

S 27-802. Use Regulations.

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following permitted uses and no other:

- A. Single-family detached dwelling (R1).
- B. Municipal uses (IR7).
- C. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses (AC1).
- D. No-impact home occupations (AC2).
- E. Any of the following purposes when authorized as a special exception:
 - (1) Two-family detached dwelling (duplex) (R2), single-family attached dwelling (townhouse) (R3) and single-family semi-detached dwelling (twin) (R4).
 - (2) Educational (IR1), religious (IR3), philanthropic use and halfway house, excluding correctional or penal institution (IR4).
 - (3) Passenger station for public transportation, any other public utility use directly related to and necessary for services within the Borough (IR5).
 - (4) Hospital, nursing home, sanitarium (IR6).
 - (5) Club, fraternity house or lodge, provided that the principal activity shall not be one which is customarily carried on as a business and provided that all services shall be for members and their guests only (IR8).
 - (6) Noncommercial park, athletic field, recreational use (IR12).
 - (7) Cemetery, provided that the parcel devoted to this use shall not be less than 2 acres (IR10).
 - (8) Public utility use (IR11).
- F. Any of the following purposes when authorized as a conditional use:
 - (1) Community center (IR9).

(Ord. 379, 7/6/2009, § 802)