

## ARTICLE IX. - RB RESIDENTIAL ZONE

### 17.270-42. - Permitted principal uses.

- A. Detached single-family dwelling.
- B. Cluster developments.
- C. Apartment dwellings.
- D. Townhouse dwellings.
- E. Conversion dwellings.
- F. Professional residence.
- G. Municipal parks, playgrounds, buildings and/or structures connected with the governmental function or a governmental service.

(Ord. No. 2006-11, § 2, 8-2-2006)

### 17.270-43. - Permitted accessory uses.

- A. Private garage.
- B. Normal residential storage structures not to exceed 200 square feet.
- C. Animal shelter for domestic pet not to exceed two pets.
- D. Private swimming pool.
- E. Off-street parking areas.
- F. Signs, in accordance with the following:
  - (1) One name sign situated within the property lines and not exceeding one square foot in area on either of two sides.
  - (2) One temporary sign pertaining to the lease or sale of property or construction of a structure on the property or a political sign, none of which shall be illuminated. They shall be situated not less than ten feet from the street line, unless attached to the structure, and shall not exceed four square feet in area on either of two sides.
  - (3)

One sign, which may be illuminated by nonflashing light, identifying a public or quasi-public building, playground or other such permitted use, which is situated on the property to which it relates not less than ten feet from a street line, unless attached to a structure, and does not exceed ten square feet in area on either of two sides, and the sign shall not be higher than seven feet from finished grade to top of sign.

(4) One sign, which may be illuminated by nonflashing light, which shall indicate only the name and profession of the resident, shall be situated not less than two feet from the street line and shall not exceed one square foot in area on either of two sides, nor shall the top of the sign be more than five feet from finished grade to top of sign for a freestanding sign, eight feet for an attached sign.

(5) One sign, which may be illuminated by nonflashing light, which shall indicate only the availability of space for rent or lease on the same lot only and identifying the agent and his or her location. Said sign may not exceed 16 square feet in area on either of two sides and shall not be less than ten feet from the street line, nor shall the top of the sign be more than five feet from finished grade to top of sign for a freestanding sign, eight feet for an attached sign.

G. All private garages and normal residential storage structures not exceeding 200 square feet shall be set back five feet from the side and rear property lines.

(Ord. No. 381, 5-6-1998; Ord. No. 2015:10, § 1, 5-6-2015)

17.270-44. - Conditional uses.

- A. Nongovernmental public utility uses.
- B. Public and private schools and libraries.
- C. Churches; Sunday school buildings.
- D. Home occupations.
- E. Swimming club.

17.270-45. - Other provisions and requirements.

- A. *Access to site.* Any attached dwelling unit site shall abut or have permanent access to an approved or existing public street. Private streets within the site of an attached dwelling development shall be permitted but shall be protected by a permanent easement and shall provide for safe and suitable vehicular circulation in the development at all times. Dead-end or cul-de-sac streets shall include adequate turning space.

- B. *Access to buildings.* Convenient vehicular access to all buildings on the attached dwelling unit development site shall be provided for emergency equipment, furniture moving vans, fuel trucks where required, garbage collection, general deliveries of goods and snow removal. Pedestrian access to the rear of all buildings fronting on a public street shall be provided.
- C. *Access to dwelling units.* A safe and convenient means for pedestrian access to all dwelling units shall be provided in such manner as not to require access through any other dwelling unit.
- D. *Services and facilities.* The development of the site shall be designed so that it does not infringe upon adjoining properties. Utilities and other similar facilities shall be provided for the development without dependence upon the availability of such services on adjoining properties. All attached dwelling unit developments shall be connected to and serviced by public systems for the provision of water and disposal of sanitary and storm sewage. Such public systems shall have been determined adequate to serve the proposed development by competent authority designated by the borough council.
- E. *Occupancy of dwelling units.* No dwelling unit shall be occupied until all other dwelling units in the same building are completed and ready for occupancy, having all utility connections completed, pedestrian and vehicular accessways improved and parking areas paved and drained as designed.
- F. *Compliance with other ordinances and regulations.* The attached dwelling unit development shall conform to the recommendations of the borough master plan regarding the creation of new streets, the widening of existing streets, drainage rights-of-way and conservation areas. Where subdivision of lands is required or designed by the developer of the attached dwelling unit development, in accordance with the provisions of title 16, chapter 170, land development procedures, the receipt of subdivision approval prior to proceeding under this chapter shall not in any way be construed to imply approval of the proposed attached dwelling unit development. Where the review and/or approval of the various elements or features of approval of the various elements or features of the proposed attached dwelling unit development is required to be received from any municipal, county or state agency or official, other than the joint planning board, such review and/or approval shall be obtained prior to proceedings herein under.

17.270-46. - Area, yard and height requirements (RB).

	Single-Family, Duplex and Conversion Dwellings	Cluster and Townhouse Developments
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Minimum requirements		
Lot width (feet)	50	400
Lot depth (feet)	100	500
Lot area (square feet)	5,000	20,000
Front yard (feet)	25	25
Each side yard (feet)	<u>8</u>	15
Rear yard (feet)	30	30
Gross floor area (square feet)	950	
Efficiency units:	500	
	1 bedroom:	700
	2 bedrooms:	900
	3 bedrooms:	1,250
Maximum requirements		
Lot coverage	35 percent	35 percent

Building height (feet)	35	35
Density per acre of developable land	N/A	2 to 12 (dwelling units)

17.270-47. - Dwelling limits by story.

- A. Buildings shall not contain dwelling units above the second story nor below grade.
- B. The first story shall have a floor level at least eight inches above the grade line at the foundation.
- C. Areas where development is normally banned may be included as part of any required open space, provided that these areas do not constitute more than two-fifths of the required open space.

17.270-48. - Space between buildings.

- A. No two buildings shall be closer to each other than 30 feet.
- B. Where two structures are placed face to face or back to back, they shall be separated by a court yard the size of which shall be three times the average height of the two buildings.

17.270-49. - Compliance with codes.

All buildings and structures will comply with the borough building codes and fire codes as adopted by ordinance.

17.270-50. - Building design and appearance.

- A. Buildings shall be designed so that an offset of at least four feet shall occur between building segments.
- B. No building shall be constructed or altered in a manner so that its exterior design and appearance is not compatible and harmonious with a normal exterior residential appearance.
- C. The overall length of any structure or attached group of structures shall be no more than 160 feet.

17.270-51. - Recreation area.

- A. Outdoor recreation space shall be provided in all developments of 30 or more units.
- B. Such outdoor recreation space shall not be less in area than an amount equal to 20 percent of the gross floor area of the development.
- C. Such outdoor recreation space shall not be on a grade of more than two degrees.

17.270-52. - Parking space requirements.

- A. The planning board shall determine the number of off-street parking spaces required based on dwelling unit mix and size and related factors.
- B. Maximum requirements shall not exceed two spaces per unit nor shall be less than one space per unit.
- C. The total area devoted to parking shall not exceed 40 percent of the total land area of the site.
- D. All parking facilities shall be on the same site as the building and within 200 feet of the nearest entrance of the building they are intended to serve.

17.270-53. - Streets, roads, curbs, parking areas and sidewalks.

Streets, roads, curbs, parking areas and sidewalks shall be constructed in accordance with borough specifications furnished by the borough engineer.

17.270-54. - Plantings and landscaping.

- A. The character and appeal of the site shall be enhanced by retaining and protecting existing trees and other natural features of the site whenever possible and through the addition of new planting materials for privacy, shade, beauty of buildings and grounds and to screen objectionable features.
- B. Plant materials to be provided shall be in scale with the composition of the buildings, the site and its various uses and surroundings.
- C. Plant materials shall be arranged to harmonize in size, shape, color, texture and winter characteristics with the buildings and development of the grounds.
- D. Plants shall be indigenous to the area or be readily adaptable to the local climate and soil conditions.

E. All plantings in park strips, the area between curb and sidewalk, are subject to the approval of the planning board of the borough.

17.270-55. - Outdoor lighting.

- A. Attractive lighting fixtures for walks, steps, parking areas, streets and other facilities shall be provided at locations to assure the safe and convenient use of such facilities.
- B. Fixtures shall be placed and designed in keeping with the character of the development and be adequately shaded to screen the windows of dwelling units and adjacent properties from the direct rays from the light fixtures.

17.270-56. - Public utilities.

- A. All electric power, gas and telephone transmission lines shall be installed underground at a depth and at such location as will minimize risk of interruption of services.
- B. Screening/buffers. Fences, walls, shrubbery or other appropriate screening devices shall be installed around garbage and trash storage areas, parking areas, service areas, property lines and at such other locations deemed desirable or necessary by the planning board.

17.270-57. - Laundry facilities.

Laundry facilities shall be provided for the sole use of occupants. These facilities shall be on the ground floor of each building and be in the quantity of one dryer and one washer for every eight units. Outdoor laundry drying facilities are prohibited.

17.270-58. - Maintenance of grounds and buildings.

- A. A minimum of at least one full-time maintenance employee or caretaker, who shall maintain his or her residence within the development, shall be provided for each development.
- B. Adequate undercover storage area shall be provided for materials and equipment necessary for the maintenance of the building and grounds within the development.