

ARTICLE V  
**District Regulations**

**§ 350-21. E-1 Environmental Conservation District.**

- A. Purpose. The purpose of this district is to protect and preserve the open, undeveloped character of areas of the municipality used for public utility watersheds, river-based and other recreation, forestland and very-low-density residential development.
- B. Principal permitted uses. (See the attached Residential Use Schedule, Schedule A.<sup>1</sup>)
- C. Accessory uses. (See the attached Residential Use Schedule, Schedule A.)
- D. Special exception uses: (See Article VI.)
  - (1) Animal hospitals and kennels.
  - (2) Golf courses, golf driving ranges and country clubs.
  - (3) Home occupations.
  - (4) Model homes.
  - (5) Nurseries and day-care centers.
  - (6) Nursing and convalescent homes.
  - (7) Personal care centers.
  - (8) Public and parochial schools.<sup>2</sup>
  - (9) Temporary structures.
- E. Conditional uses: (See Article VII.)
  - (1) None.
- F. Dimensional regulations: (See attached Residential Use Schedule, Schedule A.<sup>3</sup>)
  - (1) Minimum yards for unattached accessory buildings: 75 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 10%, and the maximum total impervious cover shall be 15%.
- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

---

1. Editor's Note: The schedules are included at the end of this chapter.

2. Editor's Note: Original Subsection D(9), Radio and television transmission or receiving towers, which immediately followed this subsection, was repealed 4-21-2009 by Ord. No. 2009-2.

3. Editor's Note: The schedules are included at the end of this chapter.

**§ 350-22. R-1 Residential Low-Density District.**

- A. Purpose. The purpose of this district is to provide for suburban-type residential development at low densities in areas already developed in this manner and in areas where similar development is desirable and appropriate.
- B. Principal permitted uses:
- (1) Single-family dwellings, including mobile homes on permanent foundations.
  - (2) Public and semipublic buildings, excluding storage yards.
  - (3) Public and semipublic parks, playgrounds and open space.
- C. Accessory uses: (See the attached Residential Use Schedule, Schedule A.<sup>4</sup>)
- (1) Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities.
- D. Special exception uses: (See Article VIII.)
- (1) Home occupations.
  - (2) Model homes.
  - (3) Nurseries and day-care centers.
  - (4) Nursing and convalescent homes.
  - (5) Places of worship, not including cemeteries.
  - (6) Public and parochial schools.
  - (7) Temporary structures and buildings, including trailers.
  - (8) Personal care centers.
- E. Conditional uses: (See Article VII.)
- (1) Cluster housing.
  - (2) Garden apartments.
- F. Dimensional regulations: (See attached Residential Use Schedule, Schedule A.<sup>5</sup>)
- (1) Minimum yards for unattached accessory buildings: 20 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 35%, and the maximum total impervious cover shall be 35%.
- G. Supplementary regulations. (See Article VIII.)

---

4. Editor's Note: The schedules are included at the end of this chapter.

5. Editor's Note: The schedules are included at the end of this chapter.

- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

**§ 350-23. R-1A Residential Moderate-Density District.**

- A. Purpose. The purpose of this district is to provide for moderately dense suburban-type residential development in areas already developed in this manner and in areas where similar development is desirable and appropriate.
- B. Principal permitted uses:
- (1) Single-family dwellings, including mobile homes on permanent foundations.
  - (2) Public and semipublic buildings, excluding storage yards.
  - (3) Public and semipublic parks, playgrounds and open space.
- C. Accessory uses: (See the attached Residential Use Schedule, Schedule A.<sup>6</sup>)
- (1) Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities.
- D. Special exception uses: (See Article VI.)
- (1) Home occupations.
  - (2) Model homes.
  - (3) Nurseries and day-care centers.
  - (4) Nursing and convalescent homes.
  - (5) Places of worship, not including cemeteries.
  - (6) Public and parochial schools.
  - (7) Temporary structures and buildings, including trailers.
  - (8) Personal care centers.
  - (9) Two-family dwellings.
- E. Conditional uses: (See Article VII.)
- (1) Cluster housing.
  - (2) Multifamily housing.
- F. Dimensional regulations: (See the attached Residential Use Schedule, Schedule A.<sup>7</sup>)

---

6. Editor's Note: The schedules are included at the end of this chapter.

7. Editor's Note: The schedules are included at the end of this chapter.

- (1) Minimum yards for unattached accessory buildings: seven feet for side and rear yards.
- (2) Maximum lot coverage. The maximum land area covered by buildings shall be 35%, and the maximum total impervious cover shall be 40%.

G. Supplementary regulations. (See Article VIII.)

H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

#### **§ 350-24. R-2 Residential Medium-Density District.**

A. Purpose. The purpose of this district is to provide for urban-type residential development at medium densities in areas already developed in this manner and in areas where similar development is desirable and appropriate.

B. Principal permitted uses:

- (1) Single-family dwellings, including mobile homes on permanent foundations.
- (2) Two-family dwellings.
- (3) Places of religious worship and cemeteries.
- (4) Public and semipublic buildings, excluding storage yards.
- (5) Public and semipublic parks, playgrounds and open space.

C. Accessory uses: (See the attached Residential Use Schedule, Schedule A.<sup>8</sup>)

- (1) Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities.

D. Special exception uses: (See Article VI.)

- (1) Home occupations.
- (2) Model homes.
- (3) Nurseries and day-care centers.
- (4) Nursing and convalescent homes.
- (5) Personal care center.
- (6) Rooming and boarding homes.
- (7) Temporary structures and buildings, including trailers.

E. Conditional uses: (See Article VII.)

---

8. Editor's Note: The schedules are included at the end of this chapter.

- (1) Multifamily housing.
- (2) Mobile home parks.
- F. Dimensional regulations: (See the attached Residential Use Schedule, Schedule A.<sup>9</sup>)
  - (1) Minimum yards for unattached accessory buildings: seven feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 50%, and the maximum total impervious cover shall be 60%.
- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

**§ 350-25. C-1 Main Street Commercial District.**

- A. Purpose. The purpose of this district is to provide the type of commercial facilities which supply goods and services to residents of the Borough and neighboring communities, as well as to businesses.
- B. Principal permitted uses. (See the attached Commercial Use Schedule, Schedule B.<sup>10</sup>)
- C. Accessory uses. (See the attached Commercial Use Schedule, Schedule B.)
- D. Special exception uses: (See Article VI.)
  - (1) Animal hospitals.
  - (2) Automobile body shops.
  - (3) Dwellings directly related to certain businesses.
  - (4) Mini markets (grocery) with gas pumps.
  - (5) Nurseries and day-care centers for children.
  - (6) Places of worship, not including cemeteries.
  - (7) Public and parochial schools.
  - (8) Public utility buildings, except telephone offices and booths.
  - (9) Rooming and boarding homes.
  - (10) Temporary structures.
- E. Conditional uses: (See Article VII.)

---

9. Editor's Note: The schedules are included at the end of this chapter.

10. Editor's Note: The schedules are included at the end of this chapter.

- (1) None.
- F. Dimensional regulations: (See the attached Commercial Use Schedule, Schedule B.<sup>11</sup>)
  - (1) Minimum yards for unattached accessory buildings: 10 feet for side and rear yards and 20 feet for front yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 50%, and the maximum total impervious cover shall be 80%.
- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.
- I. Buffer area. Buffer areas shall be required between zoning districts. No commercial activities, including areas for parking of vehicles and storage of equipment and supplies, shall be allowed in an area measured 25 feet at right angles to the district boundary within the commercial district. All buffer areas shall be landscaped, except for roadways crossing these buffer areas, with trees, shrubbery or hedges at least six feet high and maintained in good condition, as provided for in § 350-36G.

#### **§ 350-26. C-2 Highway Commercial District.**

- A. Purpose. The purpose of this district is to provide regional commercial facilities which supply goods and services to residents of the Borough, as well as those from the region and those passing through the area.
- B. Principal permitted uses. (See the attached Commercial Use Schedule, Schedule B.<sup>12</sup>)
- C. Accessory uses:
  - (1) All C-1 accessory uses. (See the attached Commercial Use Schedule, Schedule B.)
- D. Special exception uses: (See Article VI.)
  - (1) Auto body shops.
  - (2) Golf courses, driving ranges and country clubs.
  - (3) Mobile home parks.
  - (4) Nurseries and day-care centers.
  - (5) Nursing homes.
  - (6) Outdoor advertising.
  - (7) Places of worship, not including cemeteries.

---

11. Editor's Note: The schedules are included at the end of this chapter.

12. Editor's Note: The schedules are included at the end of this chapter.

- (8) Public and parochial schools.
- (9) Public utility buildings.
- (10) Radio and television transmission or receiving towers.
- (11) Temporary structures.
- E. Conditional uses: (See Article VII.)
  - (1) Adult uses.
  - (2) Office parks.
- F. Dimensional regulations:
  - (1) Minimum yards for unattached accessory buildings: 10 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 25%, and the maximum total impervious cover shall be 50%.
- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

**§ 350-27. C-3 Office Commercial District.**

- A. Purpose. The purpose of this district is to provide regional office commercial facilities which supply office employment to residents of the Borough, as well as those from the region at large.
- B. Principal permitted uses. (See the attached Commercial Use Schedule, Schedule B.<sup>13</sup>)
- C. Accessory uses: distribution centers and warehousing.
- D. Special exception uses: (See Article VI.)
  - (1) Research, engineering and testing laboratories.
  - (2) Nurseries and day-care centers.
- E. Conditional uses: (See Article VII.)
  - (1) None.
- F. Dimensional regulations:
  - (1) Minimum yards for unattached accessory buildings: 50 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 10%,

---

13. Editor's Note: The schedules are included at the end of this chapter.

and the maximum total impervious cover shall be 25%.

- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

**§ 350-28. I-1 Light Industrial District.**

- A. Purpose. The purpose of this district is to provide for light industrial activities and related service activities which, with sufficient buffering, can be located near residential neighborhoods and commercial areas.
- B. Principal permitted uses. (See the attached Industrial Use Schedule, Schedule C.<sup>14</sup>)
- C. Accessory uses:
  - (1) All C-2 accessory uses. (See the attached Commercial Use Schedule, Schedule B.)
  - (2) Private parking and loading.
  - (3) Signs, per regulations. (See § 350-36.)
  - (4) All other accessory uses customary and appurtenant to the permitted use.
- D. Special exception uses: (See Article VI.)
  - (1) Lumber mills.
  - (2) Outdoor advertising.
  - (3) Public utility structures.
  - (4) Radio and television transmission or receiving towers.
  - (5) Temporary structures.
- E. Conditional uses: (See Article VII.)
  - (1) None.
- F. Dimensional regulations:
  - (1) Minimum yards for unattached accessory buildings: 10 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 25%, and the maximum total impervious cover shall be 50%.
- G. Supplementary regulations. (See Article VIII.)
- H. Subdividing and developing. Any area divided into parcels or developed according to the

---

14. Editor's Note: The schedules are included at the end of this chapter.



definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.

- I. Buffer area. Buffer areas shall be required between zoning districts. No activities permitted by this district, including areas for parking of vehicles and storage of equipment and supplies, shall be allowed in an area measured 25 feet at right angles to the district boundary within the I-1 Light Industrial District. All buffer areas shall be landscaped, except for roadways crossing these buffer areas, with trees, shrubbery or hedges at least six feet high and maintained in good condition, as provided for in § 350-36G.
- J. Performance standards. All activities and uses allowed in this district shall comply with all regulations governing odors, fumes, dust, smoke, vibration, noise, sewage, industrial wastes, fire hazards and any other activities and use's side effects deemed injurious to the public health, safety and welfare by the United States Environmental Protection Agency (EPA), the United States Occupational Safety and Health Agency (OSHA), the Pennsylvania Department of Environmental Protection (DEP) and the Pennsylvania Department of Labor and Industry (DL&I).

#### **§ 350-29. I-2 Heavy Industrial District.**

- A. Purpose. The purpose of this district is to provide for industrial activities and related service activities which require greater regulations due to the intense characteristics of the operations involved.
- B. Principal permitted uses. (See the attached Industrial Use Schedule, Schedule C.<sup>15</sup>)
- C. Special exception uses: (See Article VI.)
  - (1) Lumber mills.
  - (2) Outdoor advertising.
  - (3) Public utility structures.
  - (4) Radio and television transmission or receiving towers.
  - (5) Temporary structures.
- D. Conditional uses: (See Article VII.)
  - (1) Solid waste facilities.
- E. Dimensional regulations:
  - (1) Minimum yards for unattached accessory buildings: 50 feet for side and rear yards.
  - (2) Maximum lot coverage. The maximum land area covered by buildings shall be 25%, and the maximum total impervious cover shall be 40%.
- F. Supplementary regulations. (See Article VIII.)

---

15. Editor's Note: The schedules are included at the end of this chapter.

- G. Subdividing and developing. Any area divided into parcels or developed according to the definitions of "subdivision" and "land development" as found in Article III shall also be subject to the regulations found in Chapter 305, Subdivision and Land Development.
- H. Buffer area. Buffer areas shall be required between zoning districts. No activities permitted by this district, including areas for parking of vehicles and storage of equipment and supplies, shall be allowed in an area measured 25 feet at right angles to the district boundary within the I-2 Heavy Industrial District. All buffer areas shall be landscaped, except for roadways crossing these buffer areas, with trees, shrubbery or hedges at least six feet high and maintained in good condition, as provided for in § 350-36G.
- I. Performance standards. All activities and uses allowed in this district shall comply with all regulations governing odors, fumes, dust, smoke, vibration, noise, sewage, industrial wastes, fire hazards and any other activities and use's side effects deemed injurious to the public health, safety, and welfare by the United States Environmental Protection Agency (EPA), the United States Occupational Safety and Health Agency (OSHA), the Pennsylvania Department of Environmental Protection (DEP) and the Pennsylvania Department of Labor and Industry (DL&I).