

§27-506. Table of Uses and Regulations.

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RESIDENTIAL USES									
Single-Family Detached A dwelling having: (a) only one dwelling units from ground to roof; (b) independent outside access; and (c) yards on all sides.	Y	Y	Y		Y	N	N	N	N [Ord. 2005-13]
Two-Family Dwelling A building containing two dwelling units, each of which is totally separated from the other by a solid wall extending from ground to roof or a solid ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell.	N	N	Y		N	N	N	N	N [Ord. 2005-13]
Multiple Dwelling Multi-family dwelling units are individual dwelling units which may share a common outside access or which may have individual outside entrances to each unit. They shall contain three or more dwelling units in a single structure and can be townhouses, apartments, condominiums, or any other form of attached dwelling units. Minimum tract or site area eligible for multi-family dwellings 6 acres Maximum impervious surface ratio 50 percent Building setbacks: from street line 50 feet from parking line 30 feet from other lot lines 50 feet Maximum building height: 35 ft Maximum density per acre of site area 8 units per acre Minimum open space (% of site area) 40 percent	N	N	Y		N	N	N	N	N [Ord. 2005-13]
Planned Residential Village I. <i>General Description.</i> A planned residential village is a development of single-family detached dwellings planned and designed to resemble a traditional Victorian style village. A PRV and its houses shall meet the following requirements:	Y	N	N	CU	N	N	N	N	N [Ord. 2005-13]

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II. <i>Dimensional Requirements.</i>										
A. Where a Planned Residential Village is proposed in an R-4 Residence District, the following dimensional requirements shall apply:										
Minimum tract or site area:	20 acres									
Maximum impervious surface ratio:	50 percent									
Minimum building setback from property boundary, or where the property is bordered by an easement, from the inside edge of such easement:										
	Principal building 50 feet									
	Accessory structure 5 feet									
Minimum lot area:	6,500 square feet									
Minimum average lot area:	7,500 square feet									
Minimum lot width:	55 feet									
Minimum front yard depth:	10 feet									
Minimum side yard:										
	Principal building 5 feet									
	(aggregate) 15 feet									
	Accessory structure 5 feet									
Minimum rear yard:	Principal building 30 feet									
	Accessory structure 5 feet									
Maximum lot building coverage:	35 percent									
Maximum lot impervious surface ratio:	50 percent									
The above-stated maximum lot building coverage and impervious surface ratios are those that are applicable at the time of original development. Subsequent individual property owners may increase maximum lot building coverage to 40 percent and impervious surface ratio to 55 percent for permitted purposes and subject to other applicable zoning requirements.										

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Maximum building height:	35 feet									
Maximum density per acre of site area:	3.5 dwellings/acre									
Open space (percentage):**	20 percent									
<p>**Required stormwater control facilities shall not be included toward the required open space total. Open space areas must be at least 5,000 square feet in area in order to be included toward the required open space total. At least 50 percent of the required open space shall take the form of a central open space area which shall function as a park, playfield, common green, or other Borough-approved landscaped area. The Borough Council may waive, at its option, all or a portion of this open space requirement, including design requirements, if the Developer agrees to pay a reasonable fee in lieu of required open space, as determined by Borough Council.</p> <p>B. Where a planned residential village is proposed in an R-1 Residence District, the following dimensional requirements shall apply:</p>										
Minimum tract or site area:	5 acres									
Maximum building coverage:	35 percent at time of original development; subsequent individual property owners may increase to maximum of 40 percent									
Maximum impervious surface ratio:	50 percent at time of original development; subsequent individual property owners may increase to maximum of 55 percent									
Minimum lot area:	10,000 square feet									
Minimum lot width:	Typically 80 feet, except that 20 percent of lots may be less than 80 feet, provided that no lot may be less than 70 feet in width									
Minimum front yard depth:	21 feet									

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Minimum side yard:	Principal building	7 feet									
	(aggregate)	16 feet									
	Accessory structure	5 feet									
Minimum rear yard:	Principal building	25 feet									
	Accessory structure	5 feet									
Maximum building height:		35 feet									
Maximum density per acre of site area:		35 dwellings/acre									
III. Exceptions to Side and Front Yard Requirements.											
A. Steps may extend up to 5 feet into required front and side yards, but in no event shall steps extending into a side yard come closer than 5 feet to a side property line.											
B. Chimneys, eaves, overhangs, gutters, and bay windows may extend up to 2 feet into any required front or side yard.											
C. In the R-1 Residence District, open porches may extend up to 8 feet into the required front and side yards, but in no case shall an open porch extending into a side yard be closer than 5 feet to a side property line.											

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RESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>IV. Victorian Design Appearance. All structures shall incorporate Victorian style architectural details and shall include:</p> <p>A. Homes.</p> <ol style="list-style-type: none"> 1. Open porches having a minimum depth of 8 feet and extending a minimum of 16 feet along the front and/or side of the house. 2. Minimum ground floor elevations of 18 inches above ground level or sidewalk level, whichever is higher. <p>B. All Structures. Other appropriate architectural and appearance elements include:</p> <ol style="list-style-type: none"> 1. Appropriate exterior materials such as clapboard, stone, brick, or approved substitutes. Vinyl siding of an appropriate style shall be allowed. 2. Steeply pitched, irregularly shaped roofs. For front-facing gables, the minimum slope shall be 10 over 12. 3. Dominant front-facing gables. 4. Patterned shingles. 5. Cutaway bay windows. 6. Asymmetrical facades. 7. Separation of front yards from sidewalks by means of appropriate ornamental fencing, not exceeding 42 inches in height, or raised front yards with retaining walls constructed of appropriate materials. Stockade or other privacy fences are prohibited in front yards. 8. Two pane over two pane windows. 									

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<p>Each house must incorporate at least three of the above-mentioned elements. It is provided, however, that Borough Council, with advice from the Planning Commission, shall exercise final approval over the design appearance of all proposed houses, based upon the inclusion of the above-listed design elements. The builder shall be required to construct each house so as to be in reasonable accord with such approved representations.</p> <p>The applicant shall submit sketches showing the typical dwelling units proposed to be built and typical lot layout as to provide Borough Council with the ability to determine general compliance with the above referenced guidelines. Such sketches and plans shall be submitted with the conditional use application.</p> <p>V. Garages, Alleys, and Parking.</p> <p>A. A detached or semi-detached garage having a minimum capacity for two cars shall be required for each house. For the purpose of this requirement, a "semidetached garage" means a separate garage structure connected to the main dwelling by an unenclosed but roofed breezeway.</p> <p>B. In the R-4 Residence District, not less than 40 percent of the required garages shall have access via an alley to the rear of lot. For any lot having a garage that takes access from a street, such garage shall be located not less than 10 feet to the rear of the rear facade of the house. Driveways that take access to a street, rather than an alley, are limited to a maximum width of 10 feet at the street line.</p> <p>C. If provided, alleys shall be constructed as required in the Ivyland Borough Subdivision and Land Development Ordinance [Chapter 22], except that the alleys shall be paved to a minimum width of 12 feet for a one-way alley, and 18 feet for a two-way alley. No parking will be permitted in alleys.</p> <p>D. Each lot shall provide not less than four off-street parking spaces, two of which may be the two spaces required in each garage.</p> <p>VI. Utilities.</p> <p>A. The development shall be served by public water and public sanitary sewer service.</p> <p>B. Electricity, telephone, cable television, and similar services shall be provided by means of underground cable.</p>										

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RESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>VII. Miscellaneous.</p> <p>A. <i>Street Access.</i> There shall be two means of ingress and egress to the proposed development. One access may be designed as an emergency access way; provided, however, that the means of emergency access shall be not less than 12 feet in width.</p> <p>B. The site shall consist of one or more contiguous parcels in single ownership.</p> <p>C. Notwithstanding the list of approved trees and plantings contained in the Borough's Subdivision and Land Development Ordinance [Chapter 22], native plant species shall be preferred where possible.</p> <p>D. Any applicant for a PRV use shall prepare, at its cost, and submit to the Borough a suitable traffic impact study in accordance with direction from the Borough Engineer. This requirement may be waived by Borough Council.</p> <p>E. The PRV plan shall provide for a street grid system designed to resemble, as nearly as reasonably possible, the neighborhood street grid pattern of Ivyland Borough's central R-1 neighborhood area. It is provided, however, that this requirement may be waived by Borough Council.</p> <p>F. In any instance where these requirements for PRV's conflict with provisions of the Ivyland Subdivision and Land Development Ordinance [Chapter 22], the requirements of the planned residential village use contained in the Ivyland Zoning Ordinance shall prevail.</p> <p>G. Street cartway width shall not exceed 30 feet. On-street parking may be permitted in the R-1 Residence District at the discretion of Borough Council.</p> <p>H. The developer may offer alleys, open space, stormwater control facilities and/or other public improvements for dedication to the Borough; however, the Borough shall not be required to accept such dedication. If the Borough declines to accept dedication, then maintenance of such improvements, including snow plowing, shall be the responsibility of a homeowners association, the form and constitution of which shall be subject to Borough approval.</p> <p>[Ord. 2003-1]</p>									

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RESIDENTIAL USES		R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
Planned Residential Village-Townhouse		N	N	N	CU	N	N	N	N	N
<p>I. <i>General Description.</i> A planned residential village-townhouse is a development of townhouse dwellings planned and designed with traditional Victorian style design elements. A PRV-T and its houses shall meet the following requirements:</p> <p>II. Dimensional Requirements.</p> <p>Minimum tract or site area: 5 acres</p> <p>Minimum lot area: 2,600 square feet</p> <p>Minimum lot width: 26 feet</p> <p>Maximum lot building coverage: 60 percent</p> <p>Maximum on-lot impervious surface ratio: 75 percent</p> <p>Minimum building setback</p> <p style="padding-left: 40px;">Parking area 30 feet</p> <p style="padding-left: 40px;">Pedestrian walkway 15 feet</p> <p>Minimum building spacing 30 feet (except for permitted patio and deck encroachments into required side yards).</p> <p>Minimum lot setbacks</p> <p style="padding-left: 40px;">Front yard 10 (20*) feet</p> <p style="padding-left: 40px;">Rear yard 25 feet</p> <p style="padding-left: 40px;">Side yard 10 feet**</p> <p>Maximum building height: 35 feet</p> <p>Maximum density per acre of site area: 6.0 dwellings/acre</p> <p>Minimum open space as portion of site area:*** 15 percent</p> <p>Maximum number of attached townhouse units in a row 4</p>										N [Ord. 2005- 13]

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RESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV	
<p>*20-foot front yard required if driveway and parking are located in front yard.</p> <p>**Ten-foot side yard required only for end units.</p> <p>***Required stormwater control facilities shall not be included toward the required open space total. Open space areas must be at least 5,000 square feet in area in order to be included toward the required open space total. At least 50 percent of the required open space shall take the form of a central open space area which shall function as a park, playfield, common green, or other Borough-approved landscaped area. Open space shall abut existing open space on adjacent tracts.</p> <p>III. Exceptions to Side and Front Yard Requirements.</p> <ol style="list-style-type: none"> 1. Steps may extend up to 5 feet into required front and side yards, but in no case shall steps extending into a side yard or come closer than 5 feet to a side property line. 2. Chimneys, eaves, overhangs, gutters, and bay windows may extend up to 2 feet into any required front or side yard. 3. Patios and decks, which may be covered but not enclosed, may extend up to 6 feet into a required side yard. <p>IV. Victorian Design Appearance.</p> <p>All structures shall incorporate Victorian-style architectural details and shall include:</p> <p>A. <i>Homes.</i></p> <ol style="list-style-type: none"> 1. Open porches having a minimum depth of 8 feet and extending the entire width of the dwelling. <p>B. <i>All Structures.</i></p> <p>Other appropriate architectural and appearance elements include:</p> <ol style="list-style-type: none"> 1. Appropriate exterior materials such as clapboard, stone, brick, or approved substitutes. Vinyl siding of an appropriate style shall be allowed. 2. Steeply pitched, irregularly shaped roofs. For front-facing gables, the minimum slope shall be 10 over 12. 3. Dominant front-facing gables. 										

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<p>4. Patterned shingles.</p> <p>5. Cutaway bay windows.</p> <p>6. Asymmetrical facades.</p> <p>7. Separation of front yards from sidewalks by means of appropriate ornamental fencing, not exceeding 42 inches in height, or raised front yards with retaining walls constructed of appropriate materials. Stockade or other privacy fences are prohibited in front yards.</p> <p>8. Two-pane over two-pane windows.</p> <p>Each townhouse must incorporate at least three of the above-mentioned elements. Borough Council, with advice from the Planning Commission, shall exercise final approval over the design appearance of all proposed houses, based upon the inclusion of the above-listed design elements. The Builder shall be required to construct each house so as to be in reasonable accord with such approved representations.</p> <p>The applicant shall submit sketches showing the typical dwelling units proposed to be built and typical lot layout as to provide Borough Council with the ability to determine general compliance with the above referenced guidelines. Such sketches and plans shall be submitted with the conditional use application.</p> <p>V. Parking.</p> <p>A. Each townhouse shall provide not less than two off-street parking spaces.</p> <p>VI. Utilities.</p> <p>A. The development shall be served by public water and public sanitary sewer service.</p> <p>B. Electricity, telephone, cable television, and similar services shall be provided by means of underground cable.</p>									

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RESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>VII. Miscellaneous.</p> <p>A. <i>Street Access.</i> There shall be two means of ingress and egress to the proposed development. One access may be designed as an emergency access way, provided that the means of emergency access shall be not less than 12 feet in width.</p> <p>B. The site shall consist of one or more contiguous parcels in single ownership.</p> <p>C. No lot shall have reverse frontage on a major arterial road.</p> <p>D. Notwithstanding the list of approved trees and plantings contained in the Borough's Subdivision and Land Development Ordinance [Chapter 22], native plant species shall be preferred where possible.</p> <p>E. Any applicant for a PRV-T use shall prepare, at its cost, and submit to the Borough a suitable traffic impact study in accordance with direction from the Borough Engineer. The applicant may forego this requirement at the discretion of Borough Council.</p> <p>F. The PRV-T plan shall provide for a street grid system designed to resemble, as nearly as reasonably possible, the neighborhood street grid pattern of Ivyland Borough's central R-1 neighborhood areas. The applicant may forego this requirement at the discretion of Borough Council.</p> <p>G. In any instance where these requirements for PRV-Ts conflict with provisions of the Ivyland Subdivision and Land Development Ordinance [Chapter 22], the requirements of the planned residential village-townhouse is contained in this Chapter shall prevail.</p> <p>H. Street cartway width shall not exceed 30 feet.</p> <p>I. The developer may offer alleys, open space, stormwater control facilities and/or other public improvements for dedication to the Borough; however, the Borough shall not be required to accept such dedication. If the Borough declines to accept dedication, maintenance of such improvements, including snow plowing, shall be the responsibility of a homeowners association, the form and constitution of which shall be subject to Borough approval.</p> <p>[Ord. 2003-5]</p>									

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RESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>Mobile Home Park</p> <p>A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.</p> <p>Minimum lot area for mobile home park: 5 acres Maximum density Maximum impervious surface ratio: 30 percent Planted buffer 25 feet in width shall be provided along all lot lines at periphery of site. Minimum open space: 25 percent of site area</p> <p>A mobile home is permitted on any lot where single-family detached dwellings are permitted, in compliance with the lot, area, dimensional, and other requirements for single-family detached dwellings in the district in which the mobile home is located.</p>	N	N	Y		N	N	N	SE	N [Ord. 2005- 13]

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NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>Adult-Oriented Business</p> <p>1. An adult-oriented businesses is any establishment or concern that, as a regular and substantial course of conduct, performs or operates as an adult bookstore, adult video store, adult theater, adult motion picture theater, adult cabaret, adult arcade, or any other business or concern that, as a regular and substantial portion of its business, offers its patrons products, merchandise, services, or entertainment that is distinguished or characterized by an emphasis on matter depicting or relating to "specified anatomical areas" or "specified sexual activities" as described below, but not including those uses or activities, the regulation of which is preempted by State law.</p> <p>2. For purposes of this use, the following definitions shall apply:</p> <p><i>Specified anatomical areas-</i></p> <ul style="list-style-type: none"> (1) Less than completely and opaquely covered: <ul style="list-style-type: none"> (a) Human genitals or pubic region. (b) Buttocks. (c) Female breasts below a point immediately above the top of the areola. (2) Human male genitals in a discernible turgid state, even if completely opaquely covered. <p><i>Specified sexual activities-</i>the term includes any of the following:</p> <ul style="list-style-type: none"> (1) Human genitals in a state of sexual stimulation or arousal. (2) Acts of human masturbation, sexual intercourse or sodomy, real or simulated. (3) Fondling or erotic touching of human genitals, pubic region, buttocks or female breasts. (4) Sadoomasochism and/or bondage in a sexual context. (5) Bestiality. (6) Excretory functions in a sexual context. (7) Any other activity or practice that is intended to provoke a state of human sexual arousal. <p>3. An applicant for an adult-oriented business shall show compliance with the following requirements:</p> <ul style="list-style-type: none"> A. Adult-oriented business uses shall be conducted only within a fully enclosed 	N	N	N	N	N	N	CU	CU	N

PRINCIPAL USES	DISTRICTS								
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<p>building.</p> <p>B. No more than one adult-oriented business use shall be located on a zoning lot.</p> <p>C. No such use shall be located within 1,500 lineal feet of any other existing or approved adult-oriented business use.</p> <p>D. For any lot upon which an adult-oriented business use is proposed a 30-foot buffer yard shall be provided along the side and rear lot lines but with plantings of an initial minimum height of 6 feet, planted 10 feet on center maximum.</p> <p>E. No adult-oriented business use shall be located on a lot that has any lot line closer than 300 feet from any lot line of a property that is the location of a residential use, public or private school, place of worship, commercial recreation use, community center, library, museum, municipal recreation facility, day care center, or any other religious, institutional or educational use.</p> <p>F. The proposed use shall provide for one off-street parking space for each three seats provided for patron use or at least one off-street parking space for each 50 square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests, or members, whichever requires the greater number of off-street parking spaces, plus one additional off-street parking space for each employee, including managers, who are expected to be on the premises at the same time. All parking spaces shall be provided in front of the building where to use is to be conducted, or at the sides of the building provided that no parking shall be permitted further to the rear of the property than the rear building line.</p> <p>G. Exterior areas must be well-lighted as directed by the Borough Engineer.</p> <p>H. The opening and closing hours of operation shall be limited to between 10 a.m. opening and 12 midnight closing on Fridays and Saturdays, and to between 10 a.m. opening and 10 p.m. closing on all other nights of the week.</p> <p>I. The applicant must show that the proposed adult-oriented business use would not adversely affect the character of the surrounding area, including the property value for any property that is likely to be affected. If Council determines that any adverse effect could be eliminated by adequate setbacks between the proposed use and affected properties, then Council may impose such setbacks as a condition of approval. This authority to impose adequate setbacks as a condition should not be construed to limit any other authority that Council has under law to impose conditions on approval.</p>									

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<p>J. Specific precautions shall be made to prohibit minors from entering an adult-oriented business premises including, but not limited to, checking appropriate identification for persons who reasonably appear to be less than 25 years of age. An owner or operator of an adult-oriented business commits a violation of this Chapter if the owner or operator knowingly or negligently allows a person under the age of 18 years on the premises of an adult-oriented business. It shall not be a defense that the person appeared to be 18 years of age or older. It is the owner's and operator's responsibility to insure that minors are not admitted to the premises. In the event of such a violation, the zoning officer may revoke the zoning or use permit for such adult-oriented business and issue an enforcement notice if the adult-oriented business continues to operate in spite of the revocation of its permit</p>										
<p>K. No such use shall be permitted for any purpose that violates any Federal, State or Borough law. Any violation of this zoning requirement involving any criminal offense that the owner, proprietor, or operator had continuing knowledge of and allows to occur shall be sufficient reason for the Borough to revoke all Borough permits concerning this use.</p>										
<p>L. No such use shall be allowed in combination with the sale of alcoholic beverages.</p>										
<p>M. No materials sold by an adult-oriented business, or activities occurring within a building occupied by an adult-oriented business shall be visible to the outside from any window or door.</p>										
<p>N. No advertisements, displays, or other promotional materials, other than signs, shall be shown or exhibited so as to be visible to the public from any residence, streets, pedestrian sidewalks, or walkways, or from other areas, public or semi-public.</p>										
<p>O. No signs shall be placed, erected or used on the premises except as provided for in Part 8 of this Chapter, nor shall any building or structure be painted in garish colors or such other fashion as will effectuate the same purpose as a sign. No sign shall be permitted that portrays any part of the human body naked or in a state of undress or in revealing clothes, or in silhouette or profile that suggests nudity.</p>										
<p>P. The use shall not include the sale or display of "obscene" materials, as defined by State law, as may be amended by applicable Court decisions.</p>										
<p>Q. No adult-oriented business use may include live actual or simulated sex acts or any sexual contact between entertainers.</p>										
<p>R. All patrons within any adult-oriented business shall wear non-transparent garments</p>										

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<p>that cover their genitals and the female areola.</p> <p>S. In addition to the notice required by §27-1215 of this Chapter, the applicant shall provide receipts showing that he/she has mailed by certified mail a written notice of the proposed conditional use hearing date to all property owners of record within 1,000 feet of the subject property at least 10 days prior to the hearing date.</p> <p>T. The applicant shall submit to the Borough a written list of all persons having an ownership interest of more than 1 percent in the business, including shareholders and partners of any corporation, partnership, limited liability company or other entity. The applicant shall also submit the name of the manager who is responsible to ensure that all Borough and State regulations are enforced on a day-to-day basis. Applicant shall also supply the following information for all owners and managers: (1) Social Security number; (2) Driver's license No.; (3) Photograph; (4) List of prior adult businesses where owner or manager has worked; and (5) List of any criminal convictions. Such information shall include the person's business and home addresses and phone numbers and shall, except for the Social Security number, be a matter of public record. The applicant or any subsequent owner or operator of such a use must maintain this information in writing with the Borough in a current and accurate status. Failure to keep such information current and accurate shall be a violation of this Chapter and be reason for automatic suspension of Borough permits including occupancy and zoning permits, and the operation of the use shall cease until current and accurate information is provided to the Borough. In the event of suspension for failure to maintain current and accurate information as required under this Section that is not cured within 30 days, any zoning or use permit, and/or the conditional use approval for which such use was granted shall be, at the Borough's option, permanently revoked.</p> <p>U. The applicant shall comply with the conditional use requirements for other lawful uses as set forth in this Chapter.</p> <p>4. Adult-oriented business uses are specifically prohibited in all districts except where specifically permitted by conditional use.</p> <p>[Ord. 2010-4]</p>									

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NONRESIDENTIAL USES									
Bank or Financial Establishment	N	N	N		Y	Y	Y	Y	N [Ord. 2005- 13]
<p>Bed and Breakfast</p> <p>The use and occupancy of an existing single-family detached dwelling shall be permitted for accommodating transient guests for rent subject to the following additional conditions and restrictions.</p> <p>Bathrooms—At least one full bathroom shall be provided for each two guest rooms. At least one additional bathroom is required for the owner-occupants of the residence which shall not be used as a guest bathroom.</p> <p>No external alterations, additions or changes to the exterior structure shall be permitted except as required by any governmental agency.</p> <p>The owners of the property shall be full-time residents of the property. The use shall be operated by members of the household who must reside on the premises.</p> <p>There shall be no kitchen or cooking facilities in any guest room.</p> <p>Maximum number of guest rooms in any one facility—four rooms.</p> <p>The maximum uninterrupted length of stay at a guest house shall be 14 days.</p> <p>The use of any amenities provided by the guest house such as swimming pool or tennis courts shall be restricted in use to guests of the establishment.</p> <p>The serving of meals shall be restricted to the guests of the establishment and shall be limited to breakfast.</p> <p>There shall be no use of show windows or display or advertising visible outside the premises to attract guests other than a single, nonilluminated sign which meets the regulations set forth in this Chapter.</p> <p>If the facility is served by an on-lot water supply system and/or an on-lot wastewater disposal system, the applicant shall demonstrate to the satisfaction of the Bucks County Health Department and the Borough Council that these on-lot facilities are adequate to serve the maximum number of guests which could be housed at the facility at any one time.</p> <p>Parking areas shall be separated from adjacent lots with a 7-foot wide planted buffer.</p>	SE	N	N		SE	N	N	N	N [Ord. 2005- 13]

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>Borough Offices Borough administration building, police station, road maintenance facility, parking lot, municipal authority building, or firehouse. Borough offices shall not be subject to any of the area or dimensional requirements of §27-601.</p>	Y	Y	Y		Y	Y	Y	Y	Y
<p>Cellular Telecommunications Facility A cellular telecommunications facility consists of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with other mobile units or land-based telephone lines. This use is distinct from and in addition to the co-location of commercial equipment on a governmental communications tower as specifically provided for in the use regulations for the GOV District. The following general provisions are in addition to the provisions for particular applications specified below:</p> <ul style="list-style-type: none"> A. The location of the tower and equipment building shall comply with all natural resource protection standards of this Chapter. B. An 8-foot high security fence shall completely surround the tower (and guy wires if used) and equipment structure. C. The following buffer plantings shall be located around the perimeter of the security fence: <ul style="list-style-type: none"> (1) An evergreen screen shall be planted that consists of either a hedge, or evergreen trees planted 3 feet on center maximum. All plantings shall be at least 6 feet in height. (2) Existing vegetation (trees and shrubs) shall be preserved to the maximum extent possible. D. Towers shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/ETA-222-E Manual, as amended. E. Towers shall comply with all local, State and Federal regulations including, without limitation, all emission standards and licensing of the Federal Communications Commission, effective September 1, 1997, or as amended from time to time. F. A soil report complying with the standards of Appendix I: Geotechnical Investigations, ANSI/EIA 222-E, as amended, shall be submitted to the Borough to document and verify the design specifications of the foundation for the tower and anchors for the guy wires if used. 	N	N	N	N	N	N	CU	CU	N

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>G. Towers and antennae shall be designed to withstand wind gusts of at least 100 miles per hour.</p> <p>H. All towers shall be fitted with anti-climbing devices.</p> <p>I. No sign shall be mounted on the tower structure.</p> <p>J. Towers shall be painted or have a galvanized finish.</p> <p>K. No antenna or tower shall be illuminated except as required by the Federal Aviation Administration or the Federal Communications Commission.</p> <p>L. No antenna or tower may be located on a building or structure that is located within the Borough's Historic District zoning overlay.</p> <p>M. Any addition to, or modification of an existing tower shall comply with all Borough ordinances and shall require Borough approval in advance.</p> <p>N. Elevations of existing and proposed structures or towers showing width depth, and height, use statistical data on the antenna and support structure shall be provided to the Borough.</p> <p>O. Unless specifically waived by the Borough Council, the applicant shall design and construct the proposed tower and/or antenna so as to conceal or disguise them to appear as a tree, windmill, steeple, or other structure which, in the determination of Borough Council, is most appropriate for the proposed location. Unless the applicant can clearly show technical or economic unfeasibility, the applicant will comply with any reasonable request by the Borough Council relating to appearance and/or potential harmful effects on other properties.</p> <p>P. If the application is approved, but before a zoning permit is issued, the applicant will deposit with the Borough financial security in an amount and in a form approved by the Borough Council sufficient to pay the reasonable costs of dismantling, removing and disposing of the cellular telecommunications facility should the cellular telecommunications use be abandoned and not properly removed by the applicant, operator, or owner in a timely manner as required by this paragraph. A cellular telecommunications facility will be deemed abandoned if it remains unused for a period of 12 consecutive months (i.e., no antenna receives or transmits signals). On request by the Borough, the applicant or operator will certify in writing to the Borough that the facility continues to be in operation and not abandoned as defined in this Chapter. If the applicant or operator fails to provide the written certification of continuing operation within 90 days of a written request by the Borough, then the</p>									

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>facility will be deemed to be abandoned. Once a cellular telecommunications facility has been deemed abandoned, the property owner or facility operator shall dismantle and remove the cellular telecommunications facility within 6 months of the expiration of such 12-month period, provided that the Borough may extend the 6-month removal period at its discretion. If the facility has been removed to the Borough's satisfaction within the 6-month or extended removal period, then the Borough will release the financial security to the applicant. If the cellular telecommunications facility has not been removed at the end of the 6-month period, then the Borough may apply the financial security to the costs of dismantling, removing, and disposing of the cellular telecommunications facility and may enter on to the property for such purpose. Any portion of the financial security that remains after completing the disposition to the Borough's satisfaction will be refunded to the applicant. If the financial security is insufficient to pay the full costs of dismantling, removing and disposing of the cellular telecommunications facility, then the Borough shall have a claim against the property owner and/or the facility operator and/or the applicant for the shortfall, and may file a municipal lien against the property for the shortfall. On the Borough's request, and as a condition of issuing the zoning permit, the applicant and the property owner will enter into a written agreement satisfactory to the Borough concerning abandonment and removal of the facility, and the handling of the financial security.</p> <p>Q. Any applicant proposing construction of a new cellular telecommunications facility shall demonstrate that a good faith effort has been made to obtain permission to mount the antennas on an existing building, structure or cellular telecommunications facility. A good faith effort shall require that all owners of potentially suitable structures within a ½ mile radius of the proposed cellular telecommunications facility site be contacted and that one or more of the following reasons for not selecting such structure apply:</p> <ol style="list-style-type: none"> (1) The proposed antennas and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost. (2) The proposed antennas and related equipment would cause radio frequency interference with other existing equipment for that existing structure and the interference cannot be prevented at a reasonable cost. (3) Such existing structures do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its 									

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>intended function.</p> <p>(4) The addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation and/or fields.</p> <p>(5) A commercially reasonable agreement could not be reached with the owner of such structures. Applicant shall provide written reports or evidence that a good faith effort was made and that co-location was not possible.</p> <p>R. All towers and support structures shall be designed to permit accommodation of future users in a manner approved by the Borough.</p> <p>S. <i>Parking.</i> A minimum of two off-street parking spaces shall be provided for a cellular telecommunications facility.</p> <p>T. <i>Sole Use on a Lot.</i> In addition to the other requirements of this Chapter, a cellular telecommunications facility is pertained as a sole use on a lot subject to the following additional requirements:</p> <p>(1) Minimum lot size: 20,000 sq. ft.</p> <p>(2) Minimum setback requirements: The distance from the base of the proposed tower to the nearest point on the lot line shall not be less than the full height of the tower. The equipment structure shall comply with the minimum setback requirements for the district in which the structure is located.</p> <p>(3) Maximum tower height: 175</p> <p>(4) Maximum equipment structure size: 600 sq. ft.</p> <p>U. <i>Combined with Another Use.</i> In addition to the other requirements of this Chapter, a cellular telecommunications facility is permitted with an existing or proposed use, subject to the following additional requirements:</p> <p>(1) The existing or proposed use on the property may be any permitted use in the district or any lawful non-conforming use, and need not be affiliated with the cellular telecommunications provider.</p> <p>(2) The cellular telecommunications facility shall be fully automated and unattended on a daily basis, and shall be visited only for periodic maintenance.</p> <p>(3) Minimum lot area: The minimum lot area shall be the area needed to accommodate the tower (including guy wires if used), the equipment structure,</p>									

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>security fence and buffer planting, in addition to the minimum lot area required to accommodate the original existing use on the lot.</p> <p>(4) If the applicant is not the owner of the property, the applicant shall provide written indication (for example, a written lease, easement, or licensing agreement) of the property owner's authorization for the applicant to use the property as the location of a cellular telecommunications facility.</p> <p>(5) Minimum setbacks: The telecommunications equipment structure shall comply with the minimum setback requirements for the host lot. The distance from the base of the proposed tower to the nearest point on the lot line shall not be less than the full height of the tower.</p> <p>(6) Access: The vehicular access to the equipment structure shall, whenever feasible, be provided along the circulation driveways of the existing use.</p> <p>(7) Maximum tower height: 175 ft.</p> <p>(8) Maximum equipment structure size: 600 sq. ft.</p> <p>V. <i>Combined with an Existing Structure.</i> In addition to the other requirements of this Chapter, where possible an antenna for a cellular telecommunications facility shall be attached to an existing tower or structure subject to the following additional conditions:</p> <p>(1) Maximum height: 50 feet above the existing tower or structure, but overall combined height of not more than 175 feet.</p> <p>(2) Minimum setbacks: The distance from the base of the tower to the nearest point on the lot line shall not be less than the full height of the tower including any proposed additions or extensions.</p> <p>(3) If the Applicant proposes to locate the related equipment in a separate structure, the structure shall comply with the minimum setback requirements for the district.</p> <p>[Ord. 2010-6]</p>									

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>Commercial Communications Tower</p> <p>A structure intended for transmitting or receiving radio, television, microwave, or telephone communication for commercial purposes. It may be a principal use or an accessory use, and all the following requirements must be met.</p> <p>Maximum height: 60 feet</p> <p>The tower and all of its supporting guys and/or structural supports shall be a minimum of 90 feet or 1.5 times its height, whichever is less, from any property line. Height is to be measured from the grade level of the ground to the top of the tower.</p> <p>The transmitter must be licensed by the Federal Communications Commission, and must be reviewed and approved by the Federal Aviation Authority, and by any and all other regulatory authorities with jurisdiction.</p>	N	N	N		N	N	S	S	Y
<p>Commercial Recreation</p> <p>A private commercial sports facility, indoor or outdoor, such as tennis club, skating rink, fitness club, swimming pool, bowling alley, skating rink, billiard hall, indoor movie theater, theater, miniature golf course, game arcade, subject to the following additional requirements:</p> <p>Minimum lot area: 1 acre</p> <p>No outdoor active recreational area shall be located nearer to any lot line than 50 feet.</p> <p>Outdoor play areas shall be sufficiently screened so as to protect the neighborhood from noise and other disturbances. Buffer yards of a minimum width of 30 feet planted in accordance with the standards of this Chapter shall be provided if the use is located within a residential district or adjacent to a residential use.</p> <p>No audio speakers or equipment shall be installed inside or outside the location of such use which would cause sounds to emanate to the exterior of the establishment.</p>	N	N	N		N	SE	Y	Y	N [Ord. 2005- 13]
<p>Community Center</p> <p>A community center is an educational, social or recreational center operated by an educational, philanthropic, or religious institution, which is not conducted as a commercial enterprise and which is not a use which is customarily carried on as a business and which does not include residential facilities for chronically ill or other persons who need institutional care due to illness, disability, or who are part of a criminal justice program. A buffer area between any outdoor recreational areas and adjoining residential properties or residential districts is required and must have a width of 12 feet, planted in accordance with the requirements of this Chapter.</p>	SE	N	N		SE	N	N	N	N [Ord. 2005- 13]

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>Contractor Offices and Shops</p> <p>Such as building, cement, electrical, heating, masonry, painting, roofing, plumbing, carpentry where the primary place of business is on the premises and which includes offices and equipment storage. Within the B-C Borough-Commercial District storage of equipment shall be within an enclosed structure.</p>	N	N	N		Y	N	Y	Y	N [Ord. 2005-13]
<p>Convenience Store</p> <p>A retail store offering primarily groceries, prepared food items, and other small consumer items intended for quick carry-out trade. Where sale of gasoline or fuel is proposed, the use shall be located only in a district where the use service station is permitted and only where the requirements for the service station use are met.</p> <p>Separate accessways shall be provided for the safe and convenient egress and ingress of motor vehicles. No accessway shall exceed 35 feet in width. There shall be no more than one access point into the facility from each street on which the facility has frontage. No drive-through windows are permitted.</p> <p>Trash receptacles shall be located and landscaped so as to not create an intrusion upon adjacent properties. Convenience stores shall provide a trash storage area to the rear of the building which shall be screened from the street and adjacent properties by an enclosed fence at least 6 feet in height to prevent trash from blowing from the area and to serve as a visual screen for the trash area.</p> <p>The use must have direct access to an arterial street.</p>	N	N	N		N	N	SE	N	N [Ord. 2005-13]
<p>Day Care Center</p> <p>Day care service or nursery school for more than six children, providing out-of-home care for part of a 24-hour day to children under 16 years of age, excluding care provided by relatives and care provided by places of worship during religious services.</p> <p>A. The facility shall meet all applicable design, site and area standards of the Pennsylvania Department of Public Welfare, Day Care Division, and must obtain a license from the Department of Public Welfare.</p> <p>B. Buffer yards of a minimum width of 12 feet planted in accordance with the standards of this Chapter shall be provided if the use is located within a residential district or adjacent to a residential use.</p>	N	N	N		SE	Y	Y	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
NONRESIDENTIAL USES									
Eating Place Eating place for the sale and consumption of food and beverages without drive-through service.	N	N	N		SE	SE	SE	SE	N [Ord. 2005- 13]
Emergency Services Fire, ambulance, rescue and other emergency services of a municipal or volunteer nature.	N	N	N		N	N	Y	Y	Y
Feed Mill; Retail Sales of Farm and Garden Supplies	N	N	N		Y	N	Y	Y	N [Ord. 2005- 13]
Fuel, Oil and/or Coal Distributors, Including Storage Facilities and Facilities for Residential Deliveries There shall be a maximum of 250,000 gallons of storage of liquid fuels per acre. Any acreage used for the purpose of such storage must be used exclusively for the storage of liquid fuels. There shall also be a limit of 500,000 gallons of storage of liquid fuels in any inter-connected facilities. The dike of any storage facility may not be closer than 100 feet from the nearest point on any building, may not be closer than 100 feet from the nearest point on any lot line not adjacent to a residential district, and may not be closer than 300 feet from the nearest point on any boundary line of any residential district. These restrictions and requirements shall be concurrent, and if more than one requirement is applicable, the most restrictive requirement shall govern. All other requirements of this Chapter, as amended, and any and all State and Federal regulations shall also apply. Where inconsistencies or conflicts between the requirements of this Section, this Chapter, as amended, and/or State and Federal regulations occur, the most restrictive requirement shall govern; except that there shall be no side or rear yard required between the dike of any storage facility and the lot or property line of any land used for the sole purpose of a railroad. This use does not include an automobile service station.	N	N	N		N	N	Y	Y	N [Ord. 2005- 13]

PRINCIPAL USES	DISTRICTS								
NONRESIDENTIAL USES	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>Governmental Communications Tower</p> <p>The use of a tower by a governmental entity or agency intended for transmitting or receiving radio, television, microwave, telephone communications, or other electromagnetically generated communications primarily for governmental communication uses. The co-location of commercial antennas and related necessary equipment or other use of the tower for commercial transmissions shall also be permitted so long as the tower is owned by a governmental unit and the tower is used primarily for governmental communications.</p> <p>The maximum height for such a tower is 175 feet as measured from grade level of the ground to the top of the tower.</p> <p>The tower and all of its supporting guys and/or structural supports shall be located not less the tower's height from all residentially occupied buildings.</p> <p>The transmitter must be licensed by the Federal Communications Commission, reviewed and approved by the Federal Aviation Administration, as well as all other entities having jurisdiction.</p> <p>This use may include a related building for the purpose of housing equipment, storage, or providing office space for operations related to use of the tower, provided that such a building must comply with other applicable ordinances and regulations.</p> <p>Notwithstanding any other provision of this Chapter regarding fences, a governmental communications tower, including its supporting wires and structures, or the parcel of land upon which such tower is located, shall be surrounded by a fence of 8 feet in height, constructed of materials approved by Borough Council. [Ord. 2007-1].</p> <p>A governmental communications tower and its related building (if any), and required security fence owned by a governmental unit in a GOV District shall not be considered to be an intrusion upon the minimum buffer yard required by §27-505.H(5) of this Chapter. All other provisions of §27-505.H shall, however, be applicable.</p> <p>[Ord. 2005-13]</p> <p>Notwithstanding any other provision of this Chapter, parking space dimensions for a use authorized in the GOV District may be reduced to 9 feet by 18 feet. [Ord. 2007-1]</p> <p>Notwithstanding any other provision of this Chapter, the maximum height of a building in the GOV District shall not exceed 45 feet. [Ord. 2007-1]</p>									<p>N [Ord. 2005-13]</p>

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
NONRESIDENTIAL USES Library or Museum A facility open to the public or connected with a permitted educational use, and not conducted as a private gainful business.	Y	Y	Y		Y	Y	N	N	N [Ord. 2005-13]
Lumber Yard	N	N	N		N	N	Y	Y	N [Ord. 2005-13]
Nursing Home or Personal Care Boarding Home A care facility licensed and approved by the Commonwealth of Pennsylvania to provide personal care, intermediate care, or full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness, or infirmity, require such care. Nursing homes must be licensed by the Pennsylvania Department of Health; facilities providing personal care boarding must be licensed by the Pennsylvania Department of Welfare.	N	N	N		N	N	Y	Y	N [Ord. 2005-13]
Medical Office Office or clinic for medical or dental examination or treatment of persons as outpatients including laboratories incidental thereto; veterinary offices; provided, however, that a medical office shall not include a facility intended primarily for the treatment or rehabilitation of persons experiencing a substance abuse or addiction problem such as alcoholism or alcohol addiction, illegal or prescription drug addiction, etc. [Ord. 2010-1]	N	N	N		Y	Y	Y	Y	N [Ord. 2005-13]
Municipal Recreational Facilities Recreational facilities owned or operated by the Borough or other governmental agency.	Y	Y	Y		Y	Y	Y	Y	N [Ord. 2005-13]
Office, Business or Professional Offices for business or professional use, including offices providing legal, engineering, design, insurance, brokerage, or other similar services, and which do not include retail activities and which are distinct from home offices. No accessory outside storage is permitted and all activities must take place within an enclosed building.	N	N	N		Y	Y	Y	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
NONRESIDENTIAL USES									
Place of Worship Structure or structures used for religious worship or religious instruction, including social, educational, and administrative rooms accessory thereto. A place of worship may include a nursery school or day care facility as an accessory use.	Y	Y	Y		Y	N	N	N	N [Ord. 2005-13]
Printing, Publishing, Binding	N	N	N		N	Y	Y	Y	N [Ord. 2005-13]
Production, Processing, Cleaning, Testing and Distribution of Materials, Goods, Foodstuffs, and Products.	N	N	N		N	Y	Y	Y	N [Ord. 2005-13]
Repair Shop Any business for the repair of consumer goods but not including repair of automobiles, motor vehicle or motorcycles and not including the repair of other items which, as part of the repair process, causes noise, fumes, or other disturbances to emanate to the property line of the establishment.	N	N	N		Y	SE	Y	Y	N [Ord. 2005-13]
Research, Testing or Experimental Laboratory	N	N	N		N	Y	Y	Y	N [Ord. 2005-13]
Retail Trade and Services Establishments engaged in selling goods or merchandise to the general public for personal or household consumption or use and rendering services incidental to the sale of such goods; or establishments primarily engaged in providing services involving the care of a person or his or her household goods, apparel, or other belongings. Such use does not include an eating place, eating place with drive-through service, or other use specifically designated in this Chapter as a separate use.	N	N	N		Y	N	SE	SE	N [Ord. 2005-13]
School Religious, sectarian and non-sectarian, denominational private school, or public school which is not conducted as a private gainful business, and is licensed under the proper governmental authority to provide education for pre-kindergarten through grade twelve.	Y	Y	Y		Y	N	Y	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
NONRESIDENTIAL USES									
<p>Utilities Transformer station, pumping station, relay station, substations, switching center and excluding a commercial communications tower. In residential districts, such uses shall be permitted only where all the following conditions are met: Such installation is essential to serve such residential areas; and No public business office or any storage yard or storage building is operated in connection with it; and A 50-foot buffer yard shall be provided along all property lines which shall include adequate means for visual screening and fencing where required to protect the facility from trespassers. Minimum lot area: lot area shall be adequate for the facility, necessary off- street parking, and a 50-foot buffer along all lot lines.</p>	Y	Y	Y		Y	Y	Y	Y	N [Ord. 2005-13]
<p>Warehousing Warehousing or distribution facilities as a principal use</p>	N	N	N		N	SE	Y	Y	N [Ord. 2005-13]
<p>Wholesale Business and Storage in a Roofed Structure</p>	N	N	N		N	SE	Y	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS									
	ACCESSORY USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>Home Occupation</p> <p>An office for a business of a resident who may be self-employed or who may work for another employer, or contract or consult with another company or individual which does not involve any visiting by clients or patients and which does not use any employees on the premises and which does not involve any display of merchandise on the property. It is permitted on the same lot with and must be clearly incidental to a permitted dwelling in which the operator of the home office resides and may be permitted where it conforms with the following regulations.</p> <p>A. The home office shall be accessory to a single-family residence and carried on wholly indoors and within the dwelling or other structure accessory thereto and shall be clearly incidental and subordinate to the residential use of the property;</p> <p>B. The home occupation must be carried on by the individual who resides at the property. No outside employees or contractors, other than members of the immediate family who also reside at the property, may be employed in the home office.</p> <p>C. There shall be no use of show windows or display or advertising visible outside the premises to attract customers or clients. No signs of any type are permitted.</p> <p>D. There shall be no exterior storage of materials.</p> <p>E. No external alterations, additions, or changes to the structure shall be permitted in order to accommodate or facilitate a home occupation.</p> <p>F. There shall be no retail sales on the property.</p> <p>G. There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods, or equipment by other than passenger motor vehicle or by parcel or letter carrier mail service using vehicles typically employed in residential deliveries.</p> <p>H. The floor area devoted to a home occupation shall not be more than 25 percent of the floor area of the principal residential structure.</p> <p>I. The use may include a contractor who provides services off the premises.</p>	Y	Y	Y			Y	N	N	N	N [Ord. 2005- 13]

PRINCIPAL USES	DISTRICTS								
ACCESSORY USES	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
<p>Accessory Family Apartment One apartment accessory to a single-family detached dwelling shall be permitted provided the following conditions are met.</p> <ul style="list-style-type: none"> A. The accessory family apartment shall occupy no more than 25 percent of the total floor area of the principal residence. B. Accessory family apartments may contain separate cooking, sleeping, living, and bathroom facilities. C. Accessory family apartments shall be part of the principal residence or may be contained in an existing accessory structure such as a garage. No new separate structures on the same lot with the principal residence shall be permitted to be constructed for this use. D. The required off-street parking for the principal dwelling plus one additional off-street parking space for the accessory apartment shall be provided. E. Accessory family apartments shall be noncommercial in nature and shall not be created for the purpose of creating multifamily housing in areas where single-family housing is intended. F. There shall be no changes to the exterior of the residence which suggest that the dwelling unit is other than a single-family detached dwelling or which otherwise detract from the single-family character of the neighborhood. G. No more than one accessory family apartment shall be permitted per single-family detached dwelling. H. Each accessory family apartment shall be registered with the Borough Zoning Officer who shall keep a record of its use to insure that the intent of this Chapter is being met. 	SE	SE	SE		SE	N	N	N	N [Ord. 2005- 13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
<p>ACCESSORY USES</p> <p>Accessory Office An office for a professional business of a resident which does involve visiting by clients or patients and which does use employees on the premises but which does not involve any display of merchandise on the property. It is permitted on the same lot with and must be clearly incidental to a permitted dwelling in which the operator of the home office resides and may be permitted where it conforms with the following regulations:</p> <ul style="list-style-type: none"> A. The area devoted to the permitted accessory office use shall be located within either the practitioner's dwelling or a building accessory thereto. B. The floor area devoted to such business use shall be equivalent to not more than 25 percent of the total floor area of the residence, excluding the ground area covered by an attached garage or such other similar building. C. Not more that two employees, assistants or associates, in addition to the resident practitioner, shall be employed on the premises. D. No external alterations shall be made which involve construction features not customary to dwellings. E. No signs shall be permitted, except an accessory use sign in accordance with the provisions of Part 8. No sign shall be illuminated. F. Minimum lot area for residences with accessory offices: 25,000 square feet. G. All parking shall be located to the side or rear of the residence and shall be separated from adjoining properties by a planting strip 5 feet in width. H. An accessory office is limited to single-family detached dwelling units. I. No more than three parking spaces shall be permitted in addition to the two spaces allowed for the principal residential use. 	SE	SE	N		SE	N	SE	SE	N [Ord. 2005-13]
<p>Noncommercial Residential Accessory Structure Structure such as greenhouse, toolshed, swimming pool, or similar accessory use customarily incidental to a permitted use and not normally conducted as an independent principal use, provided that any use accessory to a use only under a special exception shall be established only if and as provided in such exception. Swimming pools shall meet all requirements of the Borough Building Code.</p>	Y	Y	Y		Y	N	N	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-I	I-C	I-C 2	GOV
ACCESSORY USES									
Nonresidential Accessory Structure or Accessory Use Structure or use customarily incidental to a permitted use and not normally conducted as an independent use. Outside storage and any other use listed as a principal use shall not be considered an accessory use.	N	N	N		Y	Y	Y	Y	N [Ord. 2005-13]
Outside Storage or Display Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use, subject to the following additional regulations: <ul style="list-style-type: none"> A. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas, and no part of the required front yard shall be occupied by outside storage or display. B. Outside storage and display areas shall occupy an area of less than one-half the existing building coverage. C. Outside storage and display area shall be shielded from view from public streets. D. <i>Exceptions to Limitations.</i> Uses requiring more substantial amounts of land area for storage or display may be granted as a special exception by the Zoning Hearing Board where the following conditions are met: <ul style="list-style-type: none"> (1) No more than 25 percent of the lot area shall be used in outdoor storage or display. (2) Uses eligible for outside storage are: automobile sales, lumber yard/planing mill, fuel storage and distribution. Uses not eligible for outside storage exceptions to limitations are: retail and service stores, repair shops, automobile service station, wholesale business and storage, and contractor offices. 	N	N	N		Y	SE	Y	Y	N [Ord. 2005-13]

PRINCIPAL USES	DISTRICTS								
	R-1	R-2	R-3	R-4	B-C	L-1	I-C	I-C 2	GOV
OTHER LAWFUL USES									
<p>Other Lawful Uses</p> <p>Any lawful use that is permitted by the Municipalities Planning Code or other applicable law, and which is not otherwise permitted in other use categories of this Chapter, may be permitted as a conditional use when approved by the Borough Council and provided that the applicant for such conditional use establishes that the proposed use meets the following criteria as well as the other applicable requirements of this Chapter.</p> <ul style="list-style-type: none"> A. The use must comply with the lot, area, dimensional, and design criteria for the IC and IC-2 districts. B. Where applicable, the applicant must show that the proposed use will comply with all permit requirements for any governmental agency having jurisdiction or regulatory authority. C. A buffer area shall be established in accordance with the conditions imposed upon the granting of the conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity. The buffer area shall be in accordance with Part 6 of this Chapter and shall be of sufficient width to protect the surrounding area from objectionable effects of the proposed use including, but not limited to, noise, dust, vibration, odor, illumination, visual effects, and the like. D. The applicant must show that reasonable parking, loading, and access facilities, appropriate to the proposed use, will be provided. E. The applicant must show that reasonable provisions for the preservation of public safety, appropriate to the proposed use, will be made. F. The owner, operator, or manager of such use must provide the Borough with a telephone number by means of which the Borough Police and Borough Code Enforcement Officer may reach the owner, operator, or manager at any time, 24 hours per day, and 7 days per week. <p>[Ord. 2010-1]</p>	N	N	N	N	N	N	CU	CU	N

(Ord. 1996-4, 9/18/1996, §505; as amended by Ord. 2000-9, 9/20/2000, §§3 and 4; by Ord. 2003-1, 2/12/2003, §§1, 4; by Ord. 2003-5, 5/14/2003, §1; by Ord. 2005-13, 12/14/2005, §§3, 4; by Ord. 2007-1, 12/10/2006, §§1, 2; by Ord. 2010-1, 1/13/2010, §§1, 2; by Ord. 2010-4, 6/9/2010, §§1, 2; and by Ord. 2010-6, 8/11/2010, §§1, 2)