

ARTICLE 3

District Regulations and Zoning Map

Section 3.1 – Designation and Intent of Districts

A. Zoning Districts and Purpose Statements.

For the purpose of this Ordinance, Dunmore Borough is hereby divided into districts which shall be designated on the Zoning Map and as follows:

1. Agricultural/Conservation/Recreational Districts.
 - (a) **CONSV – Conservation District:** To conserve areas of unique natural beauty or low-impact recreation, or in which accessibility is difficult or constrained by topography, and to protect open spaces, environmentally sensitive areas, and natural features such as steep slopes, forests, and water courses.
2. Residential Districts.
 - (a) **R-3 – Suburban Single Family Residential District:** To arrange for low-density neighborhoods of single-family detached dwellings, largely serviced by public sewer and water.
 - (b) **R-6 – Town Mixed Residential District:** To provide for neighborhoods that are medium-to-high density and accommodate a mix of single- and multifamily dwellings, as well as ancillary land use activities.
 - (c) **R-7 – Town-City Single Family Residential District:** To allow for neighborhoods of a medium-to-high density consisting largely of single-family attached and detached dwellings on small lots developed on a grid system of curbed streets, typically with access to alleyways.
 - (d) **R-8 – City Neighborhood Mixed Residential District:** To arrange for urban residential neighborhoods that are medium-to-high density and contain a mix of single- and multifamily dwellings with on-street parking and minimal side yard setbacks, as well as ancillary institutional uses.
3. Mixed Use Districts.
 - (a) **N – City Neighborhood Mixed Use District:** To permit a mix of pedestrian-oriented residential, commercial, and ancillary institutional land uses in an urban neighborhood setting, ranging from converted dwellings to mixed-use buildings with retail uses on the ground floor and apartments on upper floors.
 - (b) **D – City Downtown Mixed-Use District:** To allow for multistory commercial, mixed-use, and institutional buildings on a pedestrian scale in the urban downtown setting of the central business district.

4. Civic/Institutional Districts.
 - (a) **TCI – Town City Institutional:** To provide for large-scale institutional uses in an urban setting.
 - (b) **CIV – Civic District:** To provide for institutional uses primarily providing public services and benefits and generally designed for and widely accessible to members of the public at large.
5. Commercial Districts.
 - (a) **HC – Highway Commercial District:** To accommodate areas of historic, cultural, and civic significance located in and around the central business district.
 - (b) **CI – Commercial–Industrial District:** To create a zone where small-scale, low-impact light industrial uses and general commercial development coexist along arterial and collector roads.
6. Industrial Districts:
 - (a) **HI – Heavy Industrial District:** To provide locations for production, fabrication, large-scale warehousing and distribution, and similar industrial uses and activities, as well as the extraction and processing of mineral deposits from the earth, with appropriate safeguards to protection of health, safety, and welfare for the region’s citizens.

B. Overlay Districts and Purpose Statements.

See Article 4 of this Ordinance for the designation and intent of the overlay districts.

Section 3.2 – Zoning Map

- A. The boundaries of the districts in which Dunmore Borough is divided shall be shown upon a map entitled the “Dunmore Borough Zoning Map,” which is available on file for public viewing at the Dunmore Municipal Building. This map and all notations, references, and other data shown thereon is hereby incorporated by reference into this Ordinance as if these items were fully described herein.
- B. Whenever there has been an amendment to the boundary of a zoning district or overlay or a reclassification of a zoning district or overlay, the Zoning Map shall be accordingly revised and shall be duly certified by the Borough.

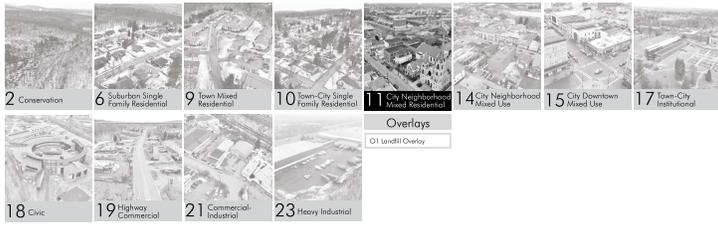
Section 3.3 – Interpretation of District Boundaries

District boundary lines as a general rule follow lot lines, municipal boundary lines, and the centerlines of streets, highways, and alleys. Where uncertainty exists as to the boundaries of districts on the Zoning Map, the Zoning Officer shall interpret the locations of the boundaries based on the following rules:

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11 City Neighborhood Mixed Residential City



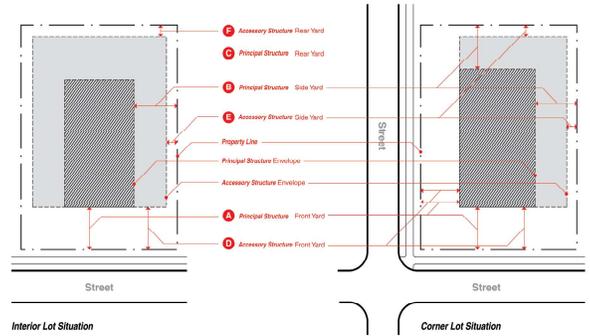
PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Bed-and-breakfast	P	Carport, garage, or shed, private	P
Dwelling: apartment building	C	Dwelling: Accessory (granny flat/garage apartment)	P
Dwelling: conversion apartment	C	Home Based Business, No Impact	P
Dwelling: single-family detached	P	Home Based Business, Other	P
Dwelling: townhouse	C	Off-street parking/loading accessory to residential uses	P
Dwelling: two-family	P	Solar energy device	P
Emergency services	P		
Essential services	SE		
Forestry	P		
Group home	P		
Oil and Gas Extraction	P		
Park, Public	P		
School, Private	SE		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

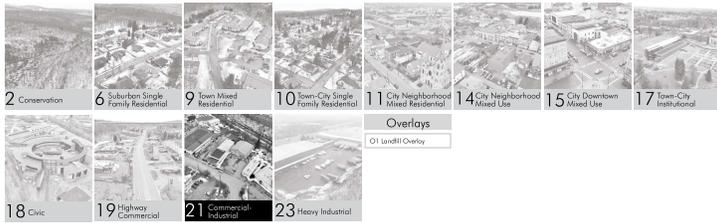
LOT SIZE (Single Family Detached)	8,000 sf	YARD SETBACK	
LOT SIZE (Other)	10,000 sf	A Front Yard, on Local/Collector Street	25 ft
LOT WIDTH		A Front Yard, on Arterial Street	25 ft
at Building Setback Line	80 ft	B Side Yard	30 ft
		C Rear Yard	20 ft
HEIGHT		D Front Yard	25 ft
Principal Structure	50 ft	E Side Yard	10 ft
Accessory Structure	20 ft	F Rear Yard	10 ft
COVERAGE			
Impervious Surface	50%		
ACCESSORY STRUCTURE FOOTPRINT	900 sf max.		



PREFERRED LOT CONFIGURATIONS

21 Commercial-Industrial

City



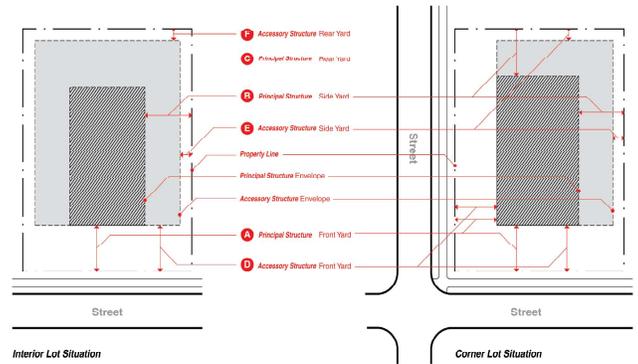
PERMITTED USES

PRINCIPAL USES	Mixed use structure (retail and apartments)	P	Vehicle or equipment sales	P	
Animal hospital or veterinary clinic	SE	Motel	P	Vehicle repair garage	P
Bar or tavern	P	Nightclub	P	Warehouse	P
Betting use	P	Office, business or professional	P	Wholesale establishment	P
Building, contracting, or related business	P	Office, medical or dental	P	Wireless communications tower	SE
Business service establishment	P	Oil and gas extraction	P		
BYOB club	SE	Outdoor storage of goods	C		
Car or truck wash	P	Personal service establishment	P		
Commercial recreation facility, indoor	P	Radio/television studio	P		
Commercial recreation facility, large-scale/intensive	SE	Recycling, large scale	C		
Convenience store	P	Recycling, small scale	C		
Craftsman-artisan workshop	P	Research and development facility	SE		
Essential services	SE	Restaurant	P		
Forestry	P	Restaurant, café	P		
Gasoline service station	P	Restaurant, carryout	P		
Grocery store	P	Restaurant, drive through/drive-in	P		
Hardware store	P	Retail establishment	P		
Health/fitness club	P	School, commercial	P		
Hotel	P	Shooting/archery range, indoor	P		
Industrial park	SE	Shopping center or mall	P		
Kennel	SE	Small scale grocery	P		
Landscape/nursery, retail	P	Small scale retail	P		
Laundromat/dry cleaners	SE	Spa	P		
Lumberyard	P	Studio or school for special training	P		
Manufacturing, light	P	Tasting rooms	P		
Medical Marijuana Dispensary	P	Tattoo parlor	P		
		Theater	P		
		Truck stop	C		
		Truck/freight terminal	P		

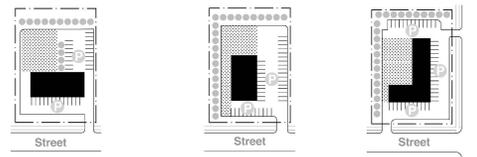
P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

LOT SIZE	40,000 sf	YARD SETBACK	
LOT WIDTH			
at Building Setback Line	100 ft		
HEIGHT			
Principal Structure	50 ft		
Accessory Structure	20 ft		
COVERAGE			
Impervious Surface	80%		
ACCESSORY STRUCTURE FOOTPRINT	900 sf max.		



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM CHARACTER

