

**PART 6**

**R-1 SUBURBAN RESIDENTIAL DISTRICTS**

**§27-601. District Purpose.**

The purpose of the R-1 Suburban Residential District is to retain the character of the existing residential density, exclude activities not compatible with residential development and create conditions conducive to carrying out the broad purpose of the Chapter as set forth in §27-102, "Purposes."

(Ord. 319-A, 3/21/2000, Art. 6, §114-54)

**§27-602. Applicability of Regulations.**

The regulations contained in this Part shall apply to the R-1 Suburban Residential District.

(Ord. 319-A, 3/21/2000, Art. 6, §114-55)

**§27-603. Permitted Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4.

- A. B1 – single-family detached.
- B. B2 – single-family detached dwelling, off center.
- C. C1 – place of worship.
- D. C2 – school.
- E. C0 – Borough services.
- F. H1c – instructional services.
- G. H2 – residential accessory building.
- H. H7 – temporary structure or use.
- I. H8 – temporary community event.
- J. H15 – keeping of animals.

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(Ord. 319-A, 3/21/2000, Art. 6, §114-56)

### **§27-604. Conditional Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 and the procedures set forth in §27-1809, "Conditional Uses."

- A. H1 – Accessory Home Occupation:
  - (1) H1a – professional office.
  - (2) H1d – home crafts.
  - (3) H1f – trades.
  - (4) H1g – repair services and other home occupation.
  - (5) H9 – radio and television towers.
  - (6) H10 – bed and breakfast.
  - (7) H12 – cemetery.
  - (8) H14 – satellite dish antenna.

(Ord. 319-A, 3/21/2000, Art. 6, §114-57)

### **§27-605. Conditional Uses for Parcels With Frontage on Butler Avenue.**

1. A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 and the procedures set forth in §27-1809, "Conditional Uses."
  - A. B8 – residential conversion.
  - B. D1 – office.
  - C. D2 – medical office.
  - D. E22 – dwelling in combination with business.
2. Building Design. No changes to the front of the existing buildings is permitted beyond those required to provide access in compliance with the Americans with Disabilities Act.

3. Sidewalks. Sidewalks shall be provided along all interior driveways, parking areas and frontage streets.
4. Public Utilities. All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.
5. Access. Access only to Butler Avenue. No access shall be taken to an alley or local street. No driveway shall access a local street. All uses shall take access to an interior street or driveway.
6. Parking Areas. All parking shall be located in the rear of the lot and shall access Butler Avenue.
7. Buffer Yard. A Class "A" buffer yard in accordance with §27-514 shall be provided in the rear yard of a nonresidential use when it abuts a residential use. No buffer yard is required along the side lot line.
8. Screening Vegetation. A screening hedge planting shall be provided between the parking lot of a nonresidential use and the side lot line of a residential use in accordance with §27-533(12).

(Ord. 319-A, 3/21/2000, Art. 6, §114-58)

**§27-606. Uses by Special Exception.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 and the procedures set forth in §27-1808 shall apply.

- A. F1 – utilities.
- B. H1e – family day care.

(Ord. 319-A, 3/21/2000, Art. 6, §114-59)

**§27-607. Area and Dimensional Regulations.**

The following establishes the area and dimensional requirements for the R-1 Suburban Residential District, except where greater or lesser requirements are established in Part 4, §27-407, shall apply:

- A. Lot Area. Eighteen thousand five hundred square feet minimum.
- B. Lot Width. One hundred feet minimum.
- C. Building Area. Thirty percent maximum.

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- D. Front Yard. Thirty feet minimum.
- E. Side Yard. Ten feet minimum with a total aggregate requirement of 25 feet for both sides. If there is only one side yard as per a lot shown in Figure 9 shall be 10 feet.
- F. Rear Yard. Twenty-five feet minimum.
- G. Height. Thirty-five feet, structures not designed for human occupancy are governed by Part 5, §27-549.
- H. Density. Two and thirty-five hundredths dwelling units per acre maximum.
- I. Impervious Surface. Forty percent maximum.

(Ord. 319-A, 3/21/2000, Art. 6, §114-60)

### **§27-608. Special Regulations.**

In addition the requirements of this Part, a development proposed in this district shall comply with applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards." All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 6, §114-61)