

ARTICLE IV R1 - RESIDENTIAL DISTRICT**Section 400 PURPOSE**

The R1 Residential District is intended to provide for lower density single-family dwellings adjacent to areas of similar low density residential development in adjacent municipalities, and to provide for lower density residential development as a transition between the Borough and the more suburban uses near the edge and in the adjacent municipalities.

Section 401 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
1. Single-Family Detached Dwelling.
 2. Forestry, as per Section 2204.
 3. Minor Home Occupation Residential Accessory Use, as per Section 2401.A.10.
 4. Residential Accessory Use, as per Section 2401.A with the exception of Section 2401.A.9 and Section 2401.A.11.
 5. Temporary Structure, Building, or Use, as per Section 2401.C.
- B. **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
1. Bed and Breakfast, as per Section 2405.
 2. Major Home Occupation Residential Accessory Use, as per Section 2401.A.9.
 3. Supplemental Dwelling Unit, as per Section 2401.A.11.

Section 402 AREA AND BULK REGULATIONS

- A. **Minimum Lot Area.** One (1) acre.
- B. **Minimum Lot Width.** One hundred fifty (150) feet measured at the building line. Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.
- C. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than

the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.

- D. **Minimum Side Yard.** On each lot there shall be two (2) side yards, each having a width of not less than thirty (30) feet.
- E. **Minimum Rear Yard.** Forty (40) feet.
- F. **Maximum Building Coverage.** Ten (10) percent.
- G. **Maximum Lot Coverage.** Twenty (20) percent.
- H. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

Section 403 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.