

***** = "Minimum average" lot area per dwelling unit shall be calculated after deleting existing right-of-way of existing streets and alleys, but may include the following: right-of-way of proposed streets and alleys and areas of proposed parking courts, common open space, and stormwater detention basins.

The minimum average lot area may be decreased to 1,500 square feet of lot area per dwelling unit if a lot includes 6 or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 55 and older, or age 62 and older, the physically handicapped and their spouses.

***** = A minimum of 10 percent of the total lot area of any lot(s) including a principal non-residential use, apartment building or townhouse development shall be landscaped in vegetative ground cover, trees and shrubs, except within the I district. If approved as part of the official subdivision plans, then the amount of landscaped area on each lot may vary, provided that legally binding provisions would ensure that 10 percent of the total lot area of all of the lots will be landscaped.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum

Space under an unenclosed porch may be used for storage.

307. B. Height. All districts shall have a maximum height for buildings of 3.5 stories and 40 feet, whichever is more restrictive, except as follows:

1. in the R-2 district, a hospital and closely related health care uses may have a maximum height of 4 stories or 60 feet, whichever is more restrictive;
2. in the CD, CF and I/C districts, the maximum height shall be 4 stories or 45 feet, whichever is more restrictive;
3. unless specifically stated otherwise in this Ordinance for a specific use;
4. except as exempted by Section 802 "Height Exceptions";
5. except residential accessory structures, which shall have a maximum height of 1.5 stories (with the 1/2 story limited to non-habitable storage areas) and 25 feet.

C. Sewage and Water Service. Every new principal building shall be served by both public water service and public sewage service, unless the applicant proves to the satisfaction of Borough Council that such service is not feasible. If a buildable lot will not be served by public sewage service, then the minimum lot area shall be increased to one acre.

308. **ADDITIONAL REQUIREMENTS WITHIN THE PD DISTRICT.**

308.A. Purposes. See Section 301.

308.B. Permitted Uses. See Section 306.

308.C. Planned Development. Section 306 states that certain uses are only permitted within the PD district if they will be located within an approved "Planned Development." A Planned Development shall require conditional use by Borough Council after providing the Planning Commission with an opportunity for a review. The applicant shall prove that the following minimum standards will be met for a Planned Development:

1. A coordinated development plan for a total tract area of at least 5 acres shall be submitted for approval. After conditional use approval is granted, and provided there is compliance with the

Borough Subdivision and Land Development Ordinance (SALDO), portions of the tract may be sold and developed in logical phases.

2. There shall be a well-coordinated system for traffic access.
3. There shall be an efficient system for public water and sewage services.
4. There shall be sufficient setbacks and buffer landscaping between differing uses within the tract and adjacent to the tract in order to minimize conflicts among uses. The width of such setbacks and the types and sizes of buffer landscaping shall be stated on the development plan. Borough Council may require additional setbacks, landscaping and/or earth berms where necessary in order to minimize conflicts among uses.
5. There shall be an acceptable system for stormwater management and erosion control prepared by a qualified professional.
6. There shall be clearly designated areas for each type of land use that is proposed. The overall development plan shall state the proposed housing type and/or the proposed types or range of proposed types of non-residential uses within each area.
7. All housing units (except mobile/manufactured home parks) shall meet the dimensional and other requirements of an R-2 district. All allowed non-residential principal uses shall meet the same dimensional and other requirements as apply within the I/C district.
8. A mobile/manufactured home park shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section.
9. If the development is to occur in phases, they shall be shown on the development plan. The applicant shall prove that each phase could function properly prior to completing later ones.
10. Major changes to a development plan that has been granted conditional use approval shall require re-approval by Borough Council. The Zoning Officer may permit minor technical corrections or additions of information. Examples of minor technical corrections or additions of information are changes up to 5 percent in size of a structure, minor shifting of off-street parking spaces, changes in species of landscaping or minor adjustments in location of utilities.
11. The development plan shall include an overall landscaping plan, which shall be binding upon either the subdivider or developers of individual lots.
12. The applicant shall submit the substance of a proposed set of deed restrictions or covenants on properties within the development.
13. On any non-residential or apartment lot:
 - a. a minimum of 15 percent of the lot area of each lot shall be landscaped in attractively maintained vegetation ground cover, trees and shrubs, and
 - b. a 15 feet wide planting strip shall be provided adjacent to the right-of-way of a public street, except for perpendicular driveway crossings.
14. A minimum of 20 percent of each tract occupied by apartments or townhouses shall be maintained as common open space for the residents, or be dedicated to the Borough as public recreation land.
 - a. The Borough shall not be under any obligation to accept a proposed dedication of common open space. If the Borough does not accept dedication of common open space, then the applicant shall prove to the satisfaction of Borough Council that there will be an appropriate permanent system to own, fund and maintain the common open space.
 - b. Areas counted towards the minimum amount of common open space shall have a minimum width of 30 feet and shall not include areas within 20 feet of a principal building.

308.D. Signs. See Article 7.

308.E. Street Access and Utilities. A lot in the PD district shall not be used for construction of a principal building unless it will, prior to occupancy: a) have vehicle access to a dedicated public street with an

absolute minimum paved width of 20 feet, b) be served by both public water and public sewage service, and c) meet all other requirements of Borough Ordinances, whichever are more restrictive.

308.F. Individual Lots. Each single family detached, twin or townhouse dwelling unit shall be on its own fee-simple or condominium lot.