

PART 13

“PR/OS” PARKS AND RECREATION / OPEN SPACE ZONING DISTRICT

Section 1300. Purpose

This zoning district is generally comprised of important natural and manmade features and land areas within the Borough essential for providing for a wide range of open space, park, and other leisure time recreational activities and related uses. The purpose of this zoning district is to protect important natural and manmade areas, grounds, buildings, and uses within the Borough that support, enhance and provide for a variety of lower intensity outdoor recreation, open space, and other leisure time activities.

Section 1301. Permitted Uses by Right

A. See Table 6-4 in Section 605.

Section 1302. Uses Permitted by Conditional Use or Special Exception

A. See Table 6-4 in Section 605.

Section 1303. Area and Design Requirements

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Maximum Permitted Building Height
				Minimum Front	Minimum Side	Minimum Rear	
Permitted use	Shall based on size of the buildings, required setbacks, coverage, parking, loading/unloading, and other applicable standards including stormwater management requirements of Chapter 22 the Highspire SALDO		20% Impervious / 60% Vegetative	25 ft.	25 ft	25 ft.	35 ft.
Accessory use or structure	N/A	N/A	N/A	Not permitted to be located between the principal building and the public street	10 ft.	10 ft.	20 ft.

Section 1304. Compliance with General Regulations

- A. All uses shall comply with all applicable General Regulations contained within Part 4 of this Chapter, as well as:
 - 1. Part 18 Signs
 - 2. Part 19 Lot Access, Parking, and Loading Regulations.

Section 1305. Overlay Districts

- A. If located within or affected by the following overlay districts, development or uses shall meet the requirements of the applicable overlay provisions in accordance with:
 - 1. Part 15 FP Floodplain Overlay District Regulations
 - 2. Part 17 APZ Airport Zoning Overlay District Regulations.