

PART 7

“R-L” RESIDENTIAL LOW INTENSITY ZONING DISTRICT

Section 700. Purpose

This zoning district is generally comprised of those areas where lower intensity residential dwellings are predominant, includes certain undeveloped areas where similar development could be extended, and provides for similar compatible reuse and infill development. The zoning district seeks to stabilize and protect certain areas of the Borough where a pattern of low density residential dwellings have been established, and to promote suitable environment for family life.

Section 701. Permitted Uses by Right

A. See Table 6.1 in Section 605.

Section 702. Uses Permitted by Conditional Use or Special Exception

A. See Table 6-1 in Section 605.

Section 703. Area and Design Requirements

| Use | Minimum Lot Area Per Unit | Minimum Lot Width at Lot Frontage | | Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage | Building Setbacks | | | Maximum Building Height |
|---------------------------------|---------------------------|-----------------------------------|--------|---|-----------------------|--------------|--------------|-------------------------|
| | | Interior | Corner | | Minimum/Maximum Front | Minimum Side | Minimum Rear | |
| Single-family detached dwelling | 5,000 sq. ft. | 50 ft. | 65 ft. | 40% Impervious / 20% Vegetative | 20 ft. / 30 ft. | 10 ft. | 20 ft. | 35 ft. |

| Use | Minimum Lot Area Per Unit | Minimum Lot Width at Lot Frontage | | Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage | Building Setbacks | | | Maximum Building Height |
|--------------------------------------|---------------------------|-----------------------------------|--------|---|-----------------------|---|--------------|-------------------------|
| | | Interior | Corner | | Minimum/Maximum Front | Minimum Side | Minimum Rear | |
| Single family semi-detached dwelling | 3,500 sq. ft. | 35 ft. | 50 ft. | 45% Impervious / 20% Vegetative | 20 ft. / 30 ft. | 10 ft., except 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building. | 20 ft. | 35 ft. |
| Two-family detached dwelling | 4,000 sq. ft. | 80 ft. | 95 ft. | 45% Impervious / 20% Vegetative | 20 ft. / 30 ft. | 10 ft. | 20 ft. | 35 ft. |
| Other permitted use | 6,000 sq. ft. | 60 ft. | 75 ft. | 60% Impervious / 20% Vegetative | 20 ft. / 35 ft. | 15 ft. | 25 ft. | 40 ft. |

| Use | Minimum Lot Area Per Unit | Minimum Lot Width at Lot Frontage | | Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage | Building Setbacks | | | Maximum Building Height |
|------------------------------------|---------------------------|-----------------------------------|--------|---|--|--------------|---|---|
| | | Interior | Corner | | Minimum/Maximum Front | Minimum Side | Minimum Rear | |
| Accessory buildings and structures | N/A | N/A | N/A | Included in above if on a permanent foundation | Not permitted to be located between the principal building and the public street | 3 ft. | 3 ft., except that detached garages adjacent to and having access to an alley, shall be setback five (5) feet from the right-of-way or fifteen (15) feet from the centerline of the alley, whichever is greater | 15 ft. or not higher than the principal building, whichever is less |

Section 704. Additional Design Guidelines and Standards

- A. All new development should generally be compatible in character, design, height, scale, setback, orientation, lot access and off-street parking with adjacent and nearby buildings/structures and development on the same shared block face (between two [2] intersecting streets) along the same side of the street. Except for the specific requirements listed herein this section below, although not required, applicants for new development may, and are encouraged to utilize the neighborhood development compatibility design guidelines and standards set forth in Part 16 Neighborhood Compatibility Standards Overlay District.
- B. Oversized Residential Lot
 - 1. If a residential lot has twice the minimum required area per unit and twice the minimum required lot width, the side setbacks shall be determined in accordance with the following standard:
 - a. One side: Minimum required side setback for zoning district (i.e. 10 ft).
 - b. Other side: Equal to the minimum required lot width plus minimum required side setback for zoning district (i.e. 50 ft. + 10 ft. = 60 ft.).
- C. Building Orientation

1. The orientation or location of the main or everyday entrance for the principal building shall be similar to those building orientations for existing principal buildings on adjunct lots in accordance with the following standard:

- a. Interior Lots

Principal buildings shall have their primary front facades, provided with a main or everyday front entrance, oriented toward and facing the public street.

- b. Corner Lots

Principal buildings on lots fronting on more than one (1) public street shall have their primary front facades, provided with a main or everyday front entrance, oriented towards and facing:

- (1). the corner; or
- (2). the street upon which the majority of the principal buildings on the adjacent lots are oriented towards.

- D. New buildings shall have a pitched roof with a slope of no less than 4:12, instead of a flat roof.

Section 705. 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 706. 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.