

ARTICLE III DISTRICTS

301. DISTRICTS DESIGNATED.

301.A. For the purpose of this Ordinance, the City of Scranton is hereby divided into the following zoning districts, as described in this Ordinance:

C-R	Conservation- Residential District
R-1	Low Density Residential District
R-1C	Low Density Residential - Cluster District
R-1A	Medium Low Density Residential District
R-2	Medium Density Residential District
R-2/O	Medium Density Residential - Office District (formerly R-4)
R-3	Medium High Density Residential District
C-D	Downtown Commercial District (formerly C-2)
C-N	Neighborhood Commercial District (formerly C-1)
C-G	General Commercial District (formerly C-3)
I-L	Light Industrial District (formerly M-1)
I-G	General Industrial/ Commercial District (formerly M-2)
INS-G	General Institutional District
INS-L	Light Institutional - Residential District
HD	Historic Overlay District (reserved for future use; see the current City Historic Preservation Ordinance which addresses designated areas and landmarks)

301.B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map." Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.

301.C. Floodplain. The Floodplain Area, as defined by this Ordinance, shall serve as an overlay area to all of the underlying Districts. The documents and mapping referenced by the floodplain provisions of this Ordinance, as amended, are hereby included in this Ordinance by reference.

302. APPLICATION OF DISTRICT REGULATIONS.

302.A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.

302.B. No building, structure, or land shall hereafter be erected, used, constructed, reconstructed, moved, or structurally altered and no building or structure or part thereof shall hereafter be used or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.

302.C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

302.D. Any territory which may hereafter be annexed to the City shall be classified as the zoning district of the City most similar to the zoning of such territory before annexation (as determined by the Zoning Hearing Board) until otherwise classified.

303. **ZONING MAP.**

303.A. A map entitled, "City of Scranton Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map shall bear the adoption date of this Ordinance and the words "Official Zoning Map."

303.B. Changes of any nature to the Official Zoning Map shall only be made in conformity with the amendment procedures set forth in this Ordinance. All changes should be noted by date with a brief description of the nature of the change.

303.C. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map shall be located in the City Office and shall be the final authority on boundaries and districts.

303.D. 1. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, City Council may, by resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map.

2. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall include an amendment thereof, unless the amendment has been duly advertised and adopted.

3. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any part or parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

304. **DISTRICT BOUNDARIES.** Where uncertainty exists as to boundaries of any district as shown on the Zoning Map, the following rules shall apply:

304.A. Unless otherwise stated on the Zoning Map, zoning district boundary lines are intended to follow or be parallel to the center line of street/ court rights-of-ways, railroad rights-of-way, waterways and lot lines as they existed as of January 1, 1992.

1. All references on the Zoning Map to tax maps are based upon lots, lot lines, lot depths, lot numbers and tax map numbers that existed as of January 1, 1992.

2. Applicants or the City staff may provide recorded deeds, plans of record in the County Recorder of Deeds' office, official County tax maps and/or official PennDOT maps to provide evidence in the determination of exact district boundary lines.

3. A subsequent change to or deletion of a lot line shall not by itself cause a change to a zoning district boundary.

304.B. Where a district boundary is not fixed by dimensions or other information on the Zoning Map and where the boundary approximately follows lot lines, such boundary shall be construed to follow such lot lines as they existed on January 1, 1992 unless specifically shown otherwise.

304.C. Where a district boundary is not fixed by information on the Zoning Map and where the line does not approximately follow lot lines, then the location of such boundary shall be determined by the use of the scale of the Zoning Map.

304.D. Interpretation of Boundaries. See Section 105.D.

305. **PROTECTION OF DWELLINGS ACROSS MUNICIPAL BOUNDARIES.**

305.A. Intent - To continue compatibility of land uses across municipal boundaries.

305.B. Where this Ordinance requires a certain use to provide additional setbacks and/or a buffer yard if the use abuts an existing dwelling or a residential zoning district, the same additional setback and/or buffer requirements shall apply regardless of whether the dwelling or residential district is located within the City of Scranton or an abutting municipality.

306. **TABLE OF PERMITTED USES BY DISTRICT**

306.A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P = Permitted by right (zoning decision by Zoning Officer)

C = Conditional use (decision by the City Council after an opportunity for review by Planning Commission)

SE = Special exception use (decision by Zoning Hearing Board, after an opportunity for review by the Planning Commission for uses other than home occupations)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

306.B. Unless otherwise provided by law or specifically stated in this Ordinance (including Section 105.B.), land or structure shall only be used or occupied for a use specifically listed in this Article as being permitted in the respective zoning district, as listed below. Any use shall only be permitted if it complies with all other requirements of this Ordinance. Where different requirements are stated for the same use in this Ordinance, the most restrictive requirement shall apply.

The following tables of permitted uses are divided into three tables: a) residential districts, b) business districts and c) institutional districts.

TYPES OF USES
(See definitions in Article II)

RESIDENTIAL DISTRICTS
C-R R1/R-1C R-1A R-2 & R-2/O R-3

AGRICULTURAL USES

Crop Farming (S. 402)	P	P	P	P	P
Raising of Livestock (S. 402) (beyond what is allowed under crop farming)	N	N	N	N	N
Commercial Forestry (S. 402)	SE	SE	SE	SE	SE

RESIDENTIAL USES

Single Family Detached Dwelling (including manufactured/mobile home [S. 402])	P	P	P	P	P
Single Family Semi-Detached Dwelling/ Half of a Twin Dwelling	N	N	P****	P****	P
Townhouse (S. 402, including lot width)	N	N	N**	P*	P***
Low-Rise Apartments (S. 402)	N	N	N	N	P
Manufactured/Mobile Home Park (S. 402)	N	N	N	N	C
Boarding House (S. 402)	N	N	N	N	N
Group Home within a lawful Dwelling Unit (S. 402)	P	P	P	P	P
Mid-Rise Apartments					
- With up to 10 stories, permanently limited to persons age 55 or older, the physically handicapped and their spouses	N	N	N	N	P
- Other than above, with a maximum of 6 stories	N	N	N	N	SE
Conversion of an existing Dwelling into a total maximum of 3 dwelling units, other than dwelling types listed above (S.402)	N	N	N	N	SE
Two Dwelling Units within one building, other than a conversion listed above and other than a Permitted Single Family Semi-Detached Dwelling	N	N	N	N	P

COMMERCIAL AND INDUSTRIAL USES

All commercial, industrial and institutional uses not specifically listed in this table as permitted in the residential districts	N	N	N	N	N
Bed and Breakfast Use (S. 402)	SE	N	N	SE in R-2 P in R-2/O	SE
Campground (S. 402)	SE	N	N	N	N
Communications Tower, Commercial	SE	N	N	N	N
Funeral Home (S.402)	N	N	N	N in R-2 P in R-2/O	N
Golf Course (S. 402) of more than 20 acres	P	P	P	P	P

Notes:

- * With a maximum of 6 dwelling units attached.
- ** Except townhouses shall be permitted by right on tracts of 4 or more acres, with a maximum of 4 dwelling units attached and a maximum average density of 4 dwelling units per acre, provided each dwelling unit is on its own fee-simple or condominium lot.
- *** With a maximum of 8 dwelling units attached.
- **** With each dwelling unit on its own fee-simple lot.
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- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

TYPES OF USES
(See definitions in Article II)

RESIDENTIAL DISTRICTS
C-R R-1/R-1C R-1A R-2 & R-3
R-2/O

INSTITUTIONAL USES (Cont.)

Place of Worship (S. 402)	P	P	P	P	P
School, Public or Private, Primary or Secondary (S. 402), other than a "Care and Treatment Facility for Children"	P	P	P	P	P
Therapy Uses - see under "Offices"					
Treatment Center	N	N	N	N	N
See also certain health care related uses that are prohibited under "Commercial Uses" in this table.					

PUBLIC/SEMI-PUBLIC

City-Owned Uses for a valid governmental, recycling, public health, public safety, recreation, stormwater or public utility purpose	P	P	P	P	P
Emergency Services Station	P	P	P	P	P
Nature Preserve, Non-Profit	P	P	P	P	P
Publicly-Owned Recreation	P	P	P	P	P
Public Utility Facility, other than facilities exempted by section 103 or permitted as "Essential Services" in Section 306.E.	N	N	N	N	N
Swimming Pool, Nonhousehold (S. 402)	SE	SE	SE	SE	SE
U.S. Postal Service Facility	N	P	P	P	P

MISCELLANEOUS USES

Surface Parking for an Institutional Use on a Lot that as of January 1, 1993: a) did not include any principal buildings or b) included principal buildings that were condemned or the subject of condemnation proceedings by the City of Scranton (see buffer yard requirements in Section 803)	N	N	P	P	P
Surface Parking as a Principal Use Serving an Institutional or Office Use, other than as permitted by the above provision	N	N	N	N in R-2 P in R2/O	N

ACCESSORY USES

Day Care Center accessory to a lawful Place of Worship, provided there is a minimum lot area of 20,000 square feet	P	P	P	P	P
Heliport, private, as an accessory use (S. 402)	C	N	N	N	N
Home Occupation, General (S. 403)	SE	SE	SE	SE	SE
Home Occupation, Light (S. 403)	P	P	P	P	P
Parking of a commercial vehicle - See Section 604					
Unit for Care of Relative (S. 403)	P	P	P	P	P
See list of additional accessory uses Section 306, Parts C, D and E.					

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TYPES OF USES (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N*	C-G	I-L	I-G
<u>AGRICULTURAL USES</u>					
Crop Farming	P	P	P	P	P
Commercial Forestry (S. 402)	P	P	P	P	P
Composting	P	P	P	P	P
Raising of Livestock (S. 402) (beyond what is allowed under crop farming)	N	N	N	N	SE
<u>RESIDENTIAL USES</u>					
Low-Rise or Mid-Rise Apartment Building (S.402)	P	P	N	N	N
Conversion of a Building into an Additional Number of Dwelling Units (S. 402), which may include but is not restricted to: a) apartment dwelling units as an accessory use to a permitted commercial use or b) the conversion of an existing non-residential building into apartment dwelling units	P	SE	N	SE***	N
Single Family Detached Dwelling (including manufactured/mobile home [S. 402])	N	*	N	N	N
Single Family Semi-Detached Dwelling/ Half of a Twin Dwelling	N	*	N	N	N
Up to 2 Apartment Dwelling Units Per Lot, which may be accessory to a lawful commercial use	P	P	P	N	N
Manufactured/Mobile Home Park	N	N	N	N	N
Boarding House (S. 402), which may include a fraternity or sorority	SE	N	N	N	N
Group Home within a lawful dwelling unit (S. 402)	P	*	P	p**	p**
<u>COMMERCIAL USES</u>					
Adult Uses - See Sexually-Oriented Businesses					
Airport (S. 402)	N	N	N	N	SE
Amusement Arcade (S. 402)	P	P	P	N	N
Amusement Park	N	N	P	P	P
Auditorium, Commercial or Nightclub (S. 402)	P	N	SE	P	P
Auto Repair Garage (S. 402)	N	N	SE	P	P
Auto Service Station - not primarily intended to service tractor-trailer trucks (S. 402)	N	SE	SE	P	P
Auto Service Station - primarily intended to service tractor-trailer trucks (S. 402)	N	N	N	N	SE
Auto, Boat or Mobile/Manufactured Home Sales or Auto Rental (S. 402)	N	N	P	P	P
Bakery	P	P	P	P	P
Bed and Breakfast Use (S. 402)	P	P	P	P	P

* An applicant in the C-N district may develop the same residential uses as are permitted in the R-2 District, within the regulations for that use of the R-2 District.

** If such dwelling exists prior to the adoption of this ordinance

*** Provided the lot abuts a residential district

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TYPES OF USES (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
COMMERCIAL USES (Cont.)					
Betting Use (S. 402)	N	N	N	N	SE
Beverage Distributor	P	SE	P	P	P
Business Services	P	P	P	P	P
Bus Terminal (S. 402), Inter-City as a Principal Use	P	N	P	P	P
Campground (S. 402)	N	N	N	P	P
Car Wash (S. 402)	N	SE	P	P	P
Commercial Outdoor Recreation (such as miniature golf course and golf driving range)	N	N	P	P	P
Commercial Indoor Recreation (such as bowling alley, roller or ice skating, batting practice, indoor miniature golf and closely similar uses)	P	P	P	P	P
Conference Center	P	P	P	P	P
Construction Company Headquarters/ Storage	P	SE	P	P	P
Convenience Store, Major, including on-site sale of gasoline (for other types of convenience stores, see "retail store")	N	SE***	P	N	N
Communications Tower, Commercial (S. 402)	N	N	SE	SE	SE
Crafts or Artisan's Studio	P	P	P	P	P
Exercise Club	P	P	P	P	P
Financial Institution (S. 402)	P	P	P	P	P
Flea Market, primarily within an enclosed building	P	P	P	P	P
Flea Market, not primarily within an enclosed building	N	N	P	P	P
Funeral Home	N	P	P	P	P
Golf Course (S. 402)	P	P	P	P	P
Heliport (S. 402)	N	N	N	SE	SE
Kennel (S. 402)	N	N	SE	P	P
Laundry/Laundromat, Commercial or Industrial	N	N	P	P	P
Lumber Yard	N	N	P	P	P
Medical or Dental Office or Clinic, which may include but are not limited to the following: Magnetic Resonance Imaging Centers and related medical testing uses, Medical Out-Patient Uses, Physical Therapy, Occupational Therapy and Speech and Hearing Therapy Uses	P	P	P	P	P
Motel or Hotel (S. 402)	P	P	P	P	P
Office	P	P	P	P	P
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair and closely similar uses)	P	P	P	P	P
Pharmacy or Drug Store within a Building containing offices of 10 or more medical doctors or dentists	P	P	P	P	P

Notes:

*** If abutting a "residential lot line" and developed after the adoption of this Ordinance, shall not be open to the public between 12 p.m. and 6 a.m.

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TYPES OF USES (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
COMMERCIAL USES (Cont.)					
Plant Nursery not including Retail Sale of Items not primarily grown on the premises (S. 402)	P	P	P	P	P
Plant Nursery including Accessory Retail Sale of Closely Related Items and Plants Not Grown on the Premises (S. 402)	P	P	P	P	P
Repair of Household Items	P	P	P	P	P
Restaurant, Fast-Food (which shall also include a use primarily involving delivery of ready-to-eat food) (S. 402)	P*	P	P	P	N
Restaurant, Standard	P	P	P	P	N
Retail Store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	P	P	P	N	N
Sexually-Oriented Business (S. 402)	SE	N	N	N	N
Shopping Center (includes indoor shopping mall)	P	P	P	N	N
Stable, Nonhousehold (S. 402)	N	N	P	P	P
Target Range, Completely Indoor and Enclosed	N	N	P	P	P
Target Range, Not Completely Indoor or Enclosed (S.402)	N	N	N	N	SE
Taxi Terminal	N	N	P	P	P
Tavern	P	N	SE	N	N
Television or Radio Broadcasting Studios/Offices	P	P	P	P	P
Theater, Indoor	P	P	P	N	N
Trade School	P	P	P	P	P
Veterinarian Office (S.402)	P	P**	P	P	P
INDUSTRIAL USES					
Assembly of Materials Manufactured Elsewhere	N	N	P	P	P
Beverage Bottling	N	N	P	P	P
Building Supplies, Wholesale Sales of	P	P	P	P	P
Distribution as a principal use (other than Truck Terminal)	N	N	P	P	P
Finishing of Previously Prepared Resin, Vinyl, Polymer or Rubber Products	N	N	N	P	P
Industrial Equipment Sales and Rental, other than vehicles primarily intended to be operated on public streets	N	N	P	P	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	SE
Junk Yard (S. 402)	N	N	N	N	C

Notes:

* Not including a drive-thru facility for customers

** With a 20,000 square feet minimum lot area.

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TYPES OF USES (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
INDUSTRIAL USES (Cont.)					
Liquid Fuel Storage, Bulk	N	N	N	N	SE
Manufacture and/or Bulk Processing of:					
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	N	SE
- Animal Feed, Bulk Manufacture for Off-Site Use	N	N	N	P	P
- Apparel, Textiles, Shoes and Apparel Accessories	N	P	P	P	P
- Asphalt and similar materials	N	N	N	N	C
- Cement, actual manufacture of	N	N	N	N	SE
- Cement, Gypsum, Concrete or Plaster Products, other than actual manufacture of cement	N	N	N	P	P
- Ceramics Products	N	P	P	P	P
- Chemicals, Bulk Manufacture, Bulk Processing or Bulk Storage of Highly Hazardous or Toxic Chemicals	N	N	N	N	N
- Chemical Products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	N	SE
- Coke or Potash Work, including Coke Oven	N	N	N	N	N
- Creosote, including Treatment with	N	N	N	N	N
- Electrical and Electronic Machines, Supplies and Equipment	N	P	P	P	P
- Explosives, Fireworks, Ammunition or Gunpowder, including bulk storage (except government-owned facilities necessary for public safety or national defense, which are permitted by right)	N	N	N	C	C
- Fabricated Metal Products (except Amunition or Explosives)	N	N	N	P	P
- Food Products (not including uses listed individually in this table)	N	P	P	P	P
- Furniture and Wood Products (not including raw paper pulp)	N	P	P	P	P
- Glass and Glass Products	N	P	P	P	P
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughter-house Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (other than uses specifically listed separately in this Section, such as: an approved Solid Waste Facility or as may be listed as a permitted accessory use)	N	N	N	N	N
- Jewelry and Optical Goods	P	P	P	P	P
- Leather, Clay and Pottery Products	P	P	P	P	P
- Manufactured or Modular Housing	N	N	N	P	P
- Metal Products, Primary	N	N	N	SE	SE
- Microelectronic Components	P	P	P	P	P
- Oilcloth	N	N	N	N	N
- Paper and Cardboard Products (other than paper pulp manufacture)	N	N	P	P	P
- Paper - Raw or Paper Pulp	N	N	N	N	N
- Paving or Roofing Materials, other than bulk manufacture of asphalt	N	N	N	SE	SE
- Petroleum or Kerosene Refining or Distillation	N	N	N	N	N
- Pharmaceuticals	N	N	P	P	P

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TYPES OF USES
(See definitions in Article II)

BUSINESS DISTRICTS
C-D C-N C-G I-L I-G

TYPES OF USES	C-D	C-N	C-G	I-L	I-G
Manufacture and/or bulk processing of:					
- Plastics, Polymers, Resins or Vinyl	N	N	N	P	P
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	P
- Rubber, Natural or Synthetic	N	N	N	SE	SE
- Scientific, Electronic and Other Precision Instruments	P	P	P	P	P
- Soaps, Detergents, Paints, Varnishes or Enamels	N	N	N	SE	SE
- Tar, including tar distillation	N	N	N	N	N
- Tire Retreading	N	N	N	SE	SE
- Transportation Equipment	N	N	N	P	P
Mineral Extraction (S. 402)(See definition, which excludes reclamation)	N	N	N	N	C
Packaging	N	N	P	P	P
Package Delivery Services Distribution Center	N	N	N	P	P
Photo Processing, Bulk	P	N	P	P	P
Printing or Bookbinding	N	N	P	P	P
Recycling Collection Center (S. 402)	P	P	P	P	P
Recycling Center, Bulk (other than a solid waste disposal or transfer facility)	N	N	N	P	P
Research, Engineering or Testing Facility or Laboratory which complies with the performance standards of Article V.	P	P	P	P	P
Sanitary Landfill (S. 402)	N	N	N	N	C
Sawmill/ Planing Mill	N	N	N	P	P
Self-Storage Development (S. 402)	N	N	P	P	P
Solid Waste Transfer Facility (S. 402)	N	N	N	N	C
Trucking Company Terminal (S. 402)	N	N	N	N	C
Warehousing as an accessory use	P	P	P	P	P
Warehousing as a principal use (other than truck terminal) (S. 402)	N	N	P	P	P
Waste to Energy Facility (S. 402)	N	N	N	N	C
Wastewater Treatment Plant, Central serving uses off of the tract	N	N	N	N	SE
Welding	N	N	N	P	P
Wholesale Sales	P	P	P	P	P
Other Industrial Uses Not Specifically Listed in this Table (Except as Provided for in Section 105)	N	N	N	N	C
All Uses that would have a serious threat of being unable to comply with the performance standards of this Ordinance, especially including the "Environmental Protection" requirements of Article V	N	N	N	N	N

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	C-D	C-N	C-G	I-L	I-G
<u>INSTITUTIONAL</u>					
Care and Treatment Center for Children (S. 402)	SE	N	N	N	N
Cemetery (S. 402, including crematorium regulations)	N	N	N	N	N
College or University - Educational, Office, Classroom, Auditorium, Library, Laboratory, Vocational Training, Computer and related Facilities	P*	P**	P	P	P
College or University - Outdoor Recreation Facilities	N	N	N	N	N
Community Center or Library	P	P	P	P	P
Cultural Center or Museum	P	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P	P
Day Care Center, Child (S. 402) (See also as accessory use)	P	P	P	P	P
Dormitory of a College, University or Primary or Secondary School	P	N	N	N	N
Hospital (S. 402)	N	N	P	P	P
Institutional Group Home (S. 402)	SE	N	N	N	SE
Membership Club (S. 402)	P	P	P	P	P
Nursing Home or Personal Care Home (S. 402)	P	P	P	P	P
Place of Worship (S. 402)	P	P	P	P	P
Picnic Grove, Private (S. 402)	N	N	P	P	P
School, Public or Private, Primary or Secondary (S. 402) - other than "Care and Treatment Center for Children"	P	P	P	N	N
Treatment Center (S. 402)	N	N	N	N	SE
<u>PUBLIC/SEMI-PUBLIC</u>					
City-Owned Uses	P	P	P	P	P
Correctional Facility, County-Owned, Expansion of (S. 402)	SE	N	N	N	N
Emergency Services Station	P	P	P	P	P
Essential Services - See Section 306.E.					
Nature Preserve	P	P	P	P	P
Publicly-Owned Recreation	P	P	P	P	P
Public Utility Facility, other than Facilities Exempted by Section 103 or that are "Essential Services"	SE	SE	SE	SE	SE
Swimming Pool, Nonhousehold (S. 402)	P	P	P	P	P
U.S. Postal Service Facility	P	P	P	P	P

Notes:

* But not including outdoor athletic recreation facilities.

** If abutting, across the street from or within 250 feet of an institutional district.

P = Permitted by right (zoning decision by Zoning Officer)

C = Conditional use (decision by the City Council with review by Planning Commission)

SE = Special exception use (decision by Zoning Hearing Board, with review by Planning Commission except for home occupations)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES
(See definitions in Article II)

BUSINESS DISTRICTS
C-D C-N C-G I-L I-G

MISCELLANEOUS USES

Off-Street Parking as an Accessory or Principal Use, Which may include surface or multi-level parking	P	P	P	P	P
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ACCESSORY USES

Day Care Center accessory to a Place of Worship, with a minimum lot area of 0.5 acre	P	P	P	N	N
Heliport (S. 402)	N	N	N	SE	SE
Home Occupation, General or Light (S. 403)	P	P	P	P	P
Incinerator of any wastes other than within an approved "Waste-to- Energy Facility" and other than DER-approved incineration of "municipal waste" generated on-site	N	N	N	N	C**
Retail Sales and/or Personal Services limited to 5% of the Total Floor Area of an Industrial or Office Building	P	P	P	P	P
Unit for Care of Relative, within a lawful dwelling unit (S.403)	P	P	P	P	P

See list of additional accessory uses in the following sections.

Notes:

- ** Provided the applicant proves to the satisfaction of City Council that the use will not generate any significant public health hazards or significant public nuisances
- P = Permitted by right (zoning decision by Zoning Officer)
- C = Conditional use (decision by the City Council with review by Planning Commission)
- SE = Special exception use (decision by Zoning Hearing Board, with review by Planning Commission except for home occupations)
- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

TYPES OF USES
(See definitions in Article II)

INSTITUTIONAL DISTRICTS
INS-G INS-L

RESIDENTIAL USES

For both districts, all of the same residential uses shall be permitted as are permitted in the R-2 district, within the regulations of the R-2 district.

Boarding Houses, other than a permitted Fraternity or Sorority	N	N
Fraternity or Sorority limited to the housing and membership activities of students of a college or university (S. 402 under "Boarding House")	SE	N
Group Home within a lawful dwelling unit (S. 402)	P	P
Mid-Rise Apartments permanently limited to persons age 55 or older, their spouses and the physically handicapped	P	N

COMMERCIAL USES

Medical and Dental Offices and Medical Out-patient Facilities, including but not limited to the following: Magnetic Resonance Imaging Centers and similar medical testing uses, Physical Therapy, Occupational Therapy, and Speech and Hearing Therapy Uses See also under accessory uses	P	P
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INSTITUTIONAL USES

Care and Treatment Center for Children (S. 402)	SE	SE
Cemetery (S. 402) not including a crematorium	P	P
College or University - Classroom, Office, Library, Recreation and Computer Facilities	P	P
College or University - Customary Support Facilities and Uses, Other than those uses listed in the above row (see also "dormitories" and "Television and radio" below and "fraternities or sororities" above and "cafeterias" under Section 306.D.)	P	N
Community Center or Public Library	P	P
Cultural Center or Museum	P	P
Day Care Center, Adult (S. 402)	P	P
Day Care Center, Child (S. 402) (See also as accessory use)	P	P
Dormitory - of a College, University, Hospital or Primary or Secondary School	P	N
Golf Course (S. 402)	P	P
Hospital (S. 402, including accessory uses), other than tractor-trailer truck loading dock (see accessory uses below for loading dock) (see cafeteria under Section 306.D.)	P	P
Institutional Group Home, other than "Care and Treatment Center for Children"	SE	N
Membership Club	P	P
Nursing Home or Personal Care Home (S. 402)	P	P
Offices, Administrative - of a Health Care Institution, College or University	P	P
Place of Worship (S. 402)	P	P
School, Public or Private, Primary or Secondary (S. 402) - other than "Care and Treatment Center for Children"	P	P

Notes:

- P = Permitted by right (zoning decision by Zoning Officer)
- C = Conditional use (decision by the City Council with review by Planning Commission)
- SE = Special exception use (decision by Zoning Hearing Board, with review by Planning Commission except for home occupations)
- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article II)	INSTITUTIONAL DISTRICTS	
	INS-G	INS-L

See list of additional accessory uses in the following sub-sections 306. parts "C," "D" and "E."

MISCELLANEOUS USES

Off-Street Parking as a Principal or Accessory Use other than within: an above-ground parking deck with 2 or more levels (see Buffer Requirements in Article V)	P	P
Off-Street Parking within an above-ground parking deck with 2 or more levels	P	N
If a lot of more than 20 acres at the time of adoption of this Ordinance includes a State-licensed hospital that clearly specializes primarily in rehabilitation services, then the following business uses shall be permitted by right, in addition to the uses permitted in other INS-G districts, provided that they meet the standards listed in parts 1 through 4 below: packaging, custom printing, custom crafts, ceramics, products from previously prepared leather and glass, light assembly of finished goods, data inputting, preparation of materials for mailing and telephone surveying and uses that the applicant proves to the satisfaction of the Zoning Officer are closely similar in character.	P	N
<ol style="list-style-type: none"> 1. the uses specified above shall be permitted: <ol style="list-style-type: none"> a) on the same lot and abutting lots within the INS-G district, and b) on portions of the same lot as a hospital that are within a commercial district; 2. the above uses shall be owned by and operated under the supervision of a U.S. Internal Revenue Service-recognized non-profit organization; 3. the above uses shall comply with the nuisance and performance standards of this Ordinance; and 4. the above uses shall clearly serve primarily vocational training and rehabilitation needs of clients and patients of the parent institution. 		

Notes:

- P = Permitted by right (zoning decision by Zoning Officer)
- C = Conditional use (decision by the City Council with review by Planning Commission)
- SE = Special exception use (decision by Zoning Hearing Board, with review by Planning Commission except for home occupations)
- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

306.C. Permitted Accessory Uses in All Districts. The following accessory uses are permitted by right as accessory uses to a permitted by right, special exception or conditional principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Air Conditioning Equipment, other than central equipment for a commercial or industrial use
2. Antennae, Household
3. Basketball backboard, which may be within a required setback area, provided it is a minimum of 2 feet from any lot line of an abutting residence
4. Crop Storage as an Accessory Use to Crop Farming
5. Family day Care Center as an accessory use, within the limits on number of children in Section 403 *
6. Fence or Wall*
7. Flag Pole

8. Garage, Household
9. Garage Sale*
10. Home Gardening
11. Indoor Storage, limited to materials that are customarily accessory to a permitted use
12. Keeping of Pets*
13. Loading, Off-Street, only to serve a use that is permitted in that district
14. Parking, Off-Street, only to serve a use that is permitted in that district
15. Recreational Facilities limited to use by employees of a lot or a development and their occasional guests
16. Recreational Facilities limited to use by residents of a development and their occasional invited guests
17. Recycling Collection Center as an accessory use to a permitted principal business or institutional use
18. Recreational Vehicle, Storage of One or Two*
19. Residential accessory structure (see definition in Article II)*
20. Satellite Antennae*
21. Signs, as permitted by Article VII
22. Solar Energy System
23. Stable, Household*
24. Swimming Pool, Household
25. Tennis/ Raquetball Court
26. Volleyball Court
27. Windmill
28. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use

* See standard for each in Section 403.D.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses on the same lot as a lawful commercial, industrial or institutional principal use, provided that all requirements of this ordinance are met:

1. Up to 3 amusement machines, coin or token operated (not including an adult use; see also "Amusement Arcade for 4 or more machines)
2. Food, beverage and toy machines, coin operated
3. Newspaper sales machines, coin operated
4. Telephones, coin operated
5. The following accessory uses are permitted, provided that such use is clearly limited to employees, patients, residents and families of employees of the use and their occasional guests:
 - a. Cafeteria without drive-thru service and without separate outside entrances or outdoor signs,
 - b. Day care center, child or adult or
 - c. Non-commercial recreational facilities.

306.E. Essential Services - The following are "Essential Services" that are permitted by right as a principal or as an accessory use in all districts:

1. The following essential services are not required to meet the accessory or principal setback, lot area or other lot requirements of this Ordinance, except that any newly created lot shall meet the applicable lot requirements if future building or subdivision of the lot would reasonably be possible for a different use.
 - a. Oil pipelines and natural gas transmission and distribution lines and accessory compressing stations.
 - b. Electrical transformers as an accessory use to dwellings.
 - c. Electrical, telephone and street light poles.
 - d. Electrical transmission and distribution lines and meters.
 - e. Wells, standpipes, water transmission lines, cisterns and meters.
 - f. Sewage pumping stations, but not including a central sewage treatment plant, provided that such use be setback a minimum of 75 feet from any dwelling or any residential lot line.
 - g. Cable television and telephone lines.
 - h. Storm water pipes, outfalls, detention basins, swales and catchbasins.
 - i. Shelters and benches for buses that transport school children or that are owned, operated or financed by a public transit authority, and that do not include off-premise signs.
 - j. U.S. mailboxes.
 - k. Boxes for receiving individual newspapers.
 - l. Railroad lines.
 - m. Fire hydrants and emergency callboxes.
 - n. Engineered retaining walls that are clearly necessary to hold back slopes.
 - o. Sidewalks and curbs.
 - p. Residential driveways.
 - q. Accessory improvements that are clearly primarily intended to provide physical access for persons with disabilities, such as handicapped access ramps.
 - r. Ground level porches that are not covered by a permanent roof.
 - s. Steps leading into the entrance of a building.
 - t. On-lot septic disposal systems.
 - u. Construction. Temporary storage of vehicles and materials and/or construction office trailers that are clearly needed and being actively used for current construction during the time of an active City construction permit on the same or an adjacent lot or within the same subdivision, provided such items are removed from the site within 30 days of completion of the portion of the construction that they relate to.

2. The following are permitted essential services and are required (except within Section 106) to meet all of the applicable requirements of this Ordinance:
 - a. Electrical substations and bulk industrial or commercial transformers that are not an accessory use to dwellings. Electric substations involving outdoor structures at least 10 feet in height shall be required to provide evergreen screening within the requirements of Section 803 on sides that are within 150 feet of a dwelling, undeveloped residentially zoned land or an expressway or an arterial street.
 - b. Water towers (see height exemption in Section 802), water filtration plants and pressure stations.
 - c. Emergency and other electrical generators and compressors.
 - d. Solid waste bulk dumpsters and bulk compactors.
 - e. Telephone switching stations.
 - f. Industrial or commercial central air conditioning equipment.

307. **TABLE OF LOT AND SETBACK REQUIREMENTS BY DISTRICT**

307.A. For the purposes of this Section 307, the following abbreviations shall have the following meanings:

- sq.ft. = square feet
- ft. = linear feet
- SFD = single family detached dwelling
- Public Sewer = service at the time of occupancy by "public sewage service" as defined by Article II
- Public Water = service at the time of occupancy by "public water service" as defined by Article II
- NA = Not applicable.

307.B. The following requirements shall apply for each respective district, unless a more restrictive requirement is listed for a particular use in Sections 402 or 403 or elsewhere in this Ordinance.

1. Requirements for the R-1C district - see Section 308.
2. Table of Requirements for the C-R, R-1 and R-1A districts:

Type of Requirement (See definition of terms in Article II)	C-R District	R-1 District	R-1A District
Minimum Lot Area (sq.ft.) (per dwelling unit for dwellings) (see Section 309 if a use is not served by both public water and public sewage service)	3 acres	8,500	5,000 for single family detached dwelling; 4,000 for each half of a twin dwelling **; 4 townhouses per acre where permitted by Section 306
Minimum Lot Width at the Minimum Front Yard Building Setback Line (ft.) (per dwelling unit for residential purposes) except on the curve of a cul-de-sac street, this minimum width may be reduced by 40%.	150	75	40; except for townhouses see Section 402
Minimum Lot Width at the Street Right-of-Way Line (ft. - after development)	20	20	20, except for townhouses see Section 402
Minimum Width and Minimum Length of a Dwelling (ft.)	20	20	20, except for townhouses see Section 402
Minimum Building Setback for Principal Structure (ft.)			
- Front Yard	30	30	20
- Side Yard - 1 side	10	10	4
- Side Yard - 2 sides combined (no side yard required along lot line where buildings are lawfully attached)	25	25	12
- Rear Yard	30	30	25
- For any Yard adjacent to a Public Street	30	20	20
- For any permitted non-residential principal structure to a lot line of a "residential lot line" (as defined in Article II)	30	30	20

Type of Requirement (See definition of terms in Article II)	C-R District	R-1 District	R-1A District
Minimum Building Setback for Accessory Structures (ft.) (see Section 403 for pools) <ul style="list-style-type: none"> - Within Required Minimum Front Yard Building Setback of a Principal Building - Not permitted - Side Yard (no side yard required along lot line where buildings are lawfully attached) - Rear Yard - For any Side or Rear Yard abutting a public street (other than an alley) 	5* 5* 5	5* 5* 5	5* 5* 5
Maximum Height (ft.; See exceptions in Section 802) <ul style="list-style-type: none"> - Principal Building - Accessory Building 	40 25	40 25	35 25
Maximum Number of Stories <ul style="list-style-type: none"> - Principal Building - Accessory Building (plus an additional non-habitable floor that shall be restricted to storage and shall not have plumbing) 	2 1/2 1	2 1/2 1	2 1/2 1
Minimum Usable Open Space Per Lot (sq. ft.)	250	250	200, except for townhouses see Section 402
Maximum Building Coverage	15%	40%	45%
Maximum Impervious Coverage	20%	60% for dwellings; 80% for other permitted uses	60% for dwellings; 80% for other permitted uses

* See note under part "3." below.

** Each dwelling unit shall be upon its own lot, and shall be completely separated from the other dwelling unit by an unpierced vertical fire-resistant wall.

3. Table of Requirements for the R2, R3 and R-2/O district **for uses other than manufactured/ mobile home parks** (for that use see Section 402):

Type of Requirement (See definition of terms in Article II)	R2 and R-2/O Districts	R3 District
a. Minimum Lot Area (sq.ft.): (see Section 309 for uses that will not be served by both public water and public sewage service) <ul style="list-style-type: none"> - SFD - Single family semi-detached dwelling (twin) - per dwelling unit - Two family detached dwelling (duplex) - per building - Other Permitted Principal Uses (other than those listed in the next row below) 	4,000 4,000 8,000 6,000	4,000 3,500 7,000 6,000

Type of Requirement (See definition of terms in Article II)	R2 and R-2/O Districts	R3 District
b. Minimum Average Lot Area (sq.ft.) per dwelling unit for the following dwelling types, where permitted: 1) Townhouses (see also Section 402) 2) Mid-Rise Apartments other than as listed in part 3) below 3) Mid-Rise Apartments permanently restricted to persons age 55 and older, the physically handicapped and their spouses 4) Low-Rise Apartments (see also Section 402) 5) Any other permitted dwelling units other than listed in this row or in row "a." above (including but not limited to conversions of buildings to apartments where permitted)	1) 3,000 2) Not permitted 3) Not permitted 4) Not permitted 5) 3,000	1) 2,000 2) 2,000 3) 800 4) 2,000 5) 2,000
c. Minimum Lot Width at the Minimum Front Yard Building Setback Line (ft.) * - Lot other than single family semi-detached dwelling (twin) or duplex - Single family semi-detached dwelling (twin) - per dwelling unit - Two family detached dwelling (duplex) - per building	40 40 80	40 40 80
d. Minimum Lot Width at the Street Right-of-Way Line (ft. - after development)	20	20
e. Minimum Width and Length of a Dwelling (ft.)	14	14
f. Minimum Building Setback for Principal Structure or Non-Residential Accessory Structure (ft.) - Front Yard - Side Yard (except no side yard required along a lot line where dwellings are lawfully attached) - Rear Yard	20 Min. of 4 for each, with a min. of 8 for both side yards added together 25	20 Min. of 4 for each, with a min. of 8 for both side yards added together 25
g. Minimum Building Setback for Principal Structure (ft.) - For any Yard adjacent to a Public Street - From a dwelling on a lot granted preliminary approval after the adoption of this Ordinance to the existing right-of-way of an expressway - For any permitted non-residential principal structure to a "residential lot line" (as defined in Article II)	20 50 25	20 50 25
h. Minimum Building Setback for Residential Accessory Structures (ft.) (see Section 403 for pools) 1) Within Required Front Yard Setback of a Principal Building - Not permitted 2) Side Yard (except no side yard required along a lot line along which dwellings are lawfully attached) 3) Rear Yard 4) For any Side or Rear Yard abutting a public street (other than an alley)	1) 5* 2) 5* 3) 5 4) 5	1) 5* 2) 5* 3) 5 4) 5
i. Maximum Height (ft.; See exceptions in Section 802) 1) Principal Building 2) Accessory Building	1) 35 2) 25	1) 40 2) 25

Type of Requirement (See definition of terms in Article II)	R2 and R-2/O Districts	R3 District
j. Maximum Number of Stories (see also Mid-Rise Apartments in Section 402) 1) Principal Building 2) Accessory Building (plus an additional non-habitable floor that shall be limited to storage and shall not have plumbing)	1) 2 1/2 2) 1	1) 3 2) 1
k. Minimum Usable Open Space (sq. ft.) for residential uses (average per dwelling unit) **	200	150
l. Maximum Building Coverage	50%	60%
m. Maximum Impervious Coverage	80%	80%

* Except: a) a storage shed of less than 200 square feet of floor area may have a minimum setback of 3 feet from side or rear lot lines that do not abut a public street, and/or
 b) see also Section 111.E.3.f. for exceptions for residential accessory setbacks.

** May include balconies or patios for each dwelling unit and/or common open yard areas.

4. Table of Requirements for the C-D, C-N, C-G, I-L and I-G districts:

Type of Requirement (See definition of terms in Article II)	C-N District ***	C-D District	C-G District	I-L District	I-G District
a. Minimum Lot Area (sq.ft.)	1,000	750	5,000	5,000	20,000
b. Minimum Lot Width at the Minimum Front Yard Building Setback Line (ft.)	8	8	50	50	75
c. Minimum Lot Width at the post-development Street Right-of-Way Line (ft.) 1) For a lot granted preliminary subdivision approval after the adoption of this Ordinance that will have direct vehicle access involving left-hand turns onto or off of an arterial street 2) For any other lot	1) 100 2) 8	1) 8 2) 8	1) 100 2) 25	1) 100 2) 25	1) 100 2) 25
d. Minimum Building Setback for Principal and Accessory Structure (ft.) - except see part "e." if abutting a residential lot 1) Front Yard 2) Side Yard 3) Rear Yard 4) For any Yard abutting a public street, other than an expressway 5) For any Yard abutting an expressway	1) 0 2) 0 3) 5 4) 0 5) 50	1) 0 2) 0 3) 0 4) 0 5) 50	1) 10 2) 5 3) 10 4) 10 5) 50	1) 10 2) 5 3) 10 4) 10 5) 50	1) 25 2) 10 3) 25 4) 25 5) 50
e. Minimum Building Setback for Principal Structure and Specified Uses (ft.) 1) For a portion of a building used for manufacturing or an area routinely used for the parking, storage or loading/ unloading of tractor-trailer trucks or refrigerated trucks <u>from</u> an abutting or adjacent "residential lot line" (see definition in Article II) 2) For any newly constructed non-residential principal structure <u>other</u> than a portion of a structure used as specified in part "e.1)" above <u>from</u> any abutting or adjacent "residential lot line" (see definition in Article II).	1) 30 2) 20	1) 15 2) 0	1) 45 2) 30	1) 45 2) 30	1) 80 2) 40
f. Maximum Height (ft.; See exceptions in Section 802) for any building, except as noted in "g." below	40	125	50 **	50 **	100 **
g. Maximum Number of Stories , except a 10 story and 125 feet maximum height shall apply for mid-rise apartments permanently restricted to persons age 55 or older, the physically handicapped and their spouses, where permitted	3	10	5	5	10

Type of Requirement (See definition of terms in Article II)	C-N District ***	C-D District	C-G District	I-L District	I-G District
h. Minimum Average Lot Area (sq.ft.) per dwelling unit for the following dwelling types, where permitted: 1) Townhouses (see also Section 402) 2) Mid-Rise Apartments other than as listed in part 3) below 3) Mid-Rise Apartments permanently restricted to persons age 55 and older, the physically handicapped and their spouses 4) Low-Rise Apartments (see also Section 402) 5) Any other permitted dwelling units other than listed in this row or in row "a." above (including but not limited to conversions of buildings to apartments where permitted)	1) see R-2 2) 2,000 3) 800 4) 2,000 5) 2,000	1) 1,000 2) 1,000 3) 600 4) 1,000 5) 1,000	1) not permitted 2) not permitted 3) not permitted 4) not permitted 5) 1,500	1) not permitted 2) not permitted 3) not permitted 4) not permitted 5) 1,500	Not permitted
i. Maximum Building Coverage	70%	100%	60%	60%	60%
j. Maximum Impervious Coverage	100%	100%	95%	90%	90%
k. Minimum Lot Area Per Dwelling Unit where dwelling units are permitted (sq. ft.)	500	500	500	500	500

** Except 40 feet maximum building height within 40 linear feet of a "residential lot line."

*** An applicant in the C-N district may develop the same residential uses as are permitted in the R-2 District, within the regulations for that use of the R-2 District.

5. Table of Requirements for the INS-L and INS-G districts (other than residential uses permitted in an R-2 district):****

Type of Requirement (See definition of terms in Article II)	INS-L District ****	INS-G District ****
a. Minimum Lot Area (sq.ft.)	4,000	10,000
b. Minimum Lot Width at the Minimum Front Yard Building Setback Line (ft.)	30	50
c. Minimum Lot Width at the post-development Street Right-of-Way Line (ft.)	20	20
d. Minimum Building Setback for Principal and Accessory Structure (ft.) (except see part "e." if abutting a residential lot) 1) Front Yard 2) Side Yard 3) Rear Yard 4) For any Yard adjacent to a public "street" (not including an alley/court) other than an expressway 5) For any Yard adjacent to an expressway	1) 15 2) 5 3) 10 4) 10 5) 50	1) 10 2) 5 3) 5 4) 10 5) 50
e. Minimum Building Setback for Principal Structure or Certain Uses (ft.) 1) For any dormitory, fraternity or sorority or any area routinely used for the parking, storage or loading/ unloading of tractor-trailer trucks or refrigerated trucks <u>from</u> an abutting or adjacent "residential lot line" (see definition in Article II) 2) For any newly constructed non-residential principal structure <u>from</u> an abutting or adjacent "residential lot line" (see definition in Article II)	1) 70 2) 25	1) 70 2) 25
f. Maximum Height (ft.; See exceptions in Section 802) for any building	40	105 *****
g. Maximum Number of Stories	3	8
h. Maximum Building Coverage - based upon all abutting lots in common ownership	50%	80%
i. Maximum Impervious Coverage - based upon all abutting lots in common ownership	90%	95%

**** This table lists standards for permitted uses other than types of dwellings allowed in the R-2 district. All of the same residential uses shall be permitted in the INS-G and INS-L districts as are permitted in the R-2 district, within the regulations of the R-2 district, except that mid-rise apartments (where permitted) may have a minimum average lot area per dwelling unit of 800 square feet.

***** Except 40 feet maximum height within 40 feet of a "residential lot line" (other than lots owned by the applicant).

307.C. See also additional Requirements in the Following Sections:

1. Additional Requirements for Specific Types of Principal Uses - Section 402

2. **Additional Requirements for Specific Types of Accessory Uses - Section 403**
3. **Off-Street Parking - Article VI (including paved area setbacks in Section 603)**
4. **Signs - Article VII**
5. **Buffer Yards - Section 803**
6. **Steeply Sloped Areas - Section 505**
7. **Environmental Protection - Article V**
8. **Temporary Structures - Section 807**
9. **Site Plan Review for certain uses - Sections 116 and 117**
10. **Outdoor Storage and Display as an accessory use - Section 403**

308. **R-1C DISTRICT.**

- 308.A. **Purposes.** To allow flexible, clustered development of areas with sensitive natural features in such as as to: a) avoid severe soil erosion and sedimentation, b) avoid severely increased stormwater flows and speeds, c) steer development to those areas that are more physically suited for it, d) avoid construction of steep roads that are difficult, time-consuming, and expensive to maintain and plow snow upon, e) conserve forested areas that are an important part of the ecological cycle, that provide for groundwater recharge, that reduce air pollution and that serve as wildlife habitats and g) reduce construction costs while f) allow each property owner a reasonable use of their land, related directly to the natural features and location and accessibility of the land. In certain cases, this option will encourage the preservation of significant areas of common open space.
- 308.B. **Applicability.** This article allows an applicant to develop land based upon an average density within the R-1C district. The applicant shall prove, as a conditional use, to the satisfaction of City Council that all of the requirements of this section 308 will be complied with.
- 308.C. **Unified Development.**
1. Land within the R-1C district shall be designed as a unified, coordinated residential development, and shall be approved within a development plan controlled by a single developer. After final subdivision approval and within an approved development agreement, a developer may sell individual lots to different builders or homebuyers, provided that the developer or his/her successor remains responsible for ensuring the compliance with the approved development plan.
 2. **Phasing.** The development shall include a phasing system that shall be approved by the City Planning Commission under the Subdivision and Land Development Ordinance. Such phases shall ensure that the requirements of this Section 308 would be met after the completion of any one phase, and that the development could properly function without the construction of additional phases.
- 308.D. **Other Requirements.** A development within the R-1C district shall be required to comply with all requirements of this Ordinance and the procedural, improvement and all other requirements of the City Subdivision and Land Development Ordinance.
- 308.E. **Permitted Uses.**
1. Only the following dwelling types shall be permitted within the R-1C district: single family detached dwelling, single family semi-detached dwelling/twin dwelling or townhouses.
 - a. Dwelling units within the R-1C district shall have a minimum building width and a minimum building length of less than 18 feet.

- b. A group home is permitted by right within any lawful dwelling unit, provided the requirements of Section 402 for group homes are complied with.
2. Any accessory use or non-residential principal use permitted in the R-1 district shall also be permitted in the R-1C district, provided that the use meets all of the same procedures and conditions as would apply within the R-1 district. Permitted non-residential principal uses shall be located on their own lots and shall not be considered in the calculation of the maximum residential density under this Section 308.

308.F. Maximum Density and Preservation of Natural Features.

1. Lot Area and Lot Width. Provided that the maximum permitted average density established by this Section is complied with, then any lot containing a single family detached dwelling may have a minimum lot area of 5,000 square feet and a minimum lot width of 45 feet. A single family detached dwelling shall have a minimum lot width of 35 feet. A townhouse dwelling shall have a minimum width as specified in Section 402.
2. For the purposes of this Section, the term "Total Area of the Tract" shall mean the total lot area or the total lot area of contiguous lots in common ownership, but not including areas within the existing and future rights-of-way of existing streets, but including: a) the right-of-way of any new future streets proposed within the tract and b) any proposed common open space.
3. All principal structures shall be served by both public water and public sewage service.
4. The following maximum average density shall be permitted on any tract the R-1C district: 2.5 dwelling units per acre. The maximum number of dwelling units permitted on a tract shall be calculated based upon the "Total Area of the Tract" (in acres) multiplied by 2.5. No single acre of land, after the deletion of street rights-of-way, shall include more than 15 dwelling units.
5. Any areas used in the calculation of density which are not shown on the development plan as intended to be used for development, or for which the Zoning Officer determines could possibly be subdivided for future development shall have a permanent conservation easement and/or deed restriction preventing the construction of buildings or parking lots or any commercial use upon such land.

305.G. Preservation of Natural Features.

1. Slopes. No building shall be placed upon any land that has or had a natural slope of 25 percent or greater.
2. Waterways. No building shall be placed within any of the following:
 - a) the "100 Year Floodplain,"
 - b) 75 feet of the centerline of any waterway shown on the official Zoning Map or
 - c) 75 feet of the shoreline of any lake as determined by the City Engineer.
3. All areas within the 100 Year Floodplain and upon areas with a slope of 25 percent or greater shall be preserved in their natural vegetation, except for:
 - a) driveway, street and/or utility crossings,
 - b) permitted outdoor recreation facilities specifically approved as part of a subdivision or land development plan by the City,

- c) routine clearance of brush and undesirable vegetation,
 - d) the clearance of pedestrian trails and firefighting roads and
 - e) necessary stormwater and erosion control improvements.
4. All areas within the 100 Year Floodplain and areas with concentrations of slopes greater than 25 percent slope within the boundaries of the development shall include restrictions, through a 99 year minimum deed restriction or conservation easement, with all rights to enforce such restriction held by the City of Scranton, in addition to the City's authority to enforce this Ordinance.
 - a. Such restriction should but is not required to be able to be enforced by a homeowners association and/or a nature conservancy, in addition to the authority required to be granted to the City.
 5. Any development in the R-1C district shall be designed in full consideration of important natural features, including mature woodlands, creek valleys, steep slopes and wetlands.

308.H. Setbacks and Lot Requirements.

1. No building shall be placed within: a) 30 feet of the right-of-way of any public street that existed at the time of adoption of this Ordinance, and/or b) 20 feet of any other public or private street right-of-way.
2. Townhouses shall comply with the provisions of Section 402 for that use, other than density. A maximum of 6 townhouse dwelling units may be attached.
3. If 2 or more principal buildings are on the same lot, each such building shall be setback a minimum of 15 feet from any other principal building.
4. If 2 principal buildings are not attached to each other and are located on abutting lots, then each building shall have a minimum setback along such abutting lot line of 6 feet.
5. Principal and accessory structure setbacks, other than those specified by this Section, shall be regulated under the same restrictions as would apply within the R-2 district.
6. The maximum height of all buildings shall be 2.5 stories or 35 feet, whichever is more restrictive.

308.I. Open Space. If any area of a tract is not part of a privately-owned lot, then the applicant shall prove to the satisfaction of the City Council that a permanent method for the oversight and maintenance of such land is provided. Such method may any of the following:

1. dedication to a formal homeowner's association as common non-public open space, with such homeowners being legally bound to ensure the maintenance and preservation of such land,
 - a. Any homeowner association agreement shall be subject to review by the City Solicitor, and the Planning Commission may require reasonable adjustments to such agreement based upon such review. The provisions of Sections 705.(f) parts (1) and (2) of the PA. Municipalities Planning Code, as amended, or such successor sections, shall serve as a general guide for such agreement.
2. dedication to the City or the County if such entity agree in writing in advance to accept such land for public recreation or
3. dedication as a Nature Preserve to a well-established nature conservancy acceptable to City Council.

308.J. Improvements to Open Spaces. The application shall include a detailed and legally binding (if approved) description of what improvements the applicant will make to any land intended to be publicly dedicated to make it suitable for its intended purpose.

1. Examples of such improvements for areas intended for passive recreation include preservation and planting of trees, development of nature, bicycle or jogging trails, the stabilization of creek banks and the removal of undesirable vegetation.
2. All proposed open spaces shall be cleared of construction debris, materials from illegal dumping and any rocks that were not naturally on the land, unless those rocks are incorporated into landscaping improvements.

308.K. Access. Development within the R-1C district shall have an interior street system that minimizes or avoids the need for individual driveways entering directly onto arterial or collector streets.

309. **USES WITHOUT PUBLIC WATER AND/OR SEWAGE SERVICE.**

309.A. Any lot that will not be served by either public water or public sewage service at the time of occupancy by humans of any principal buildings shall be required to have a minimum lot area of 1 acre per equivalent dwelling unit and a minimum lot width of 150 feet, unless a more restrictive requirement is established by another section of this Ordinance.

309.B. Any lot that will be served by public water service but not public sewage service, or by public sewage service but not public water service at the time of occupancy by humans of any principal buildings shall be required to have a minimum lot area of 30,000 square feet per equivalent dwelling unit and a minimum lot width of 120 feet, unless a more restrictive requirement is established by another section of this Ordinance.