

§130.10. **R3 Medium Density Residential District.**

130.10.1. Purpose. To preserve existing medium density single-family neighborhoods; provide the opportunity for TWO-FAMILY DWELLINGS in PLANNED RESIDENTIAL DEVELOPMENTS on SITES of four (4) acres or more; and authorize compatible MULTIFAMILY DWELLINGS and MIXED USES within the ZONING DISTRICT by PLANNED RESIDENTIAL DEVELOPMENT on SITES of ten (10) acres or more.

130.10.2. AUTHORIZED USES.

130.10.2.1. PERMITTED USES BY RIGHT.

130.10.2.1.1. PRINCIPAL USES.

130.10.2.1.1.1. SINGLE-FAMILY DWELLINGS.

130.10.2.1.1.2. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.10.2.1.1.3. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.10.2.1.1.4. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.10.2.1.2. ACCESSORY USES: any ACCESSORY USE permitted in the R1 ZONING DISTRICT. See §130.8.2.1.2.

130.10.2.1.2.1. Dumpsters, except as an ACCESSORY USE to a SINGLE-FAMILY or TWO-FAMILY DWELLING. **[Added 10-1-90 by Ord. No. 1453]**

130.10.2.1.2.2. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.10.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in §130.10.3.2. below.

130.10.2.2.1. PRINCIPAL USES.

130.10.2.2.1.1. Any CONDITIONAL USE authorized in the R2 ZONING DISTRICT. See §130.9.2.2.1.

130.10.2.2.1.2. LONG-TERM CARE NURSING FACILITIES. **[Added 11-5-84 by Ord. No. 1104; Amended 10-1-90 by Ord. No. 1453]**

130.10.2.2.1.3. GROUP HOMES. **[Added 10-1-90 by Ord. No. 1453]**

130.10.2.2.1.4. GROUP DWELLINGS. **[Added 10-1-90 by Ord. No. 1453]**

130.10.2.2.1.5. PERSONAL CARE HOMES. **[Added 10-1-90 by Ord. No. 1453]**

130.10.2.2.2. ACCESSORY USES. See §130.7.5.

130.10.2.3. USES BY SPECIAL EXCEPTION. The following USES BY SPECIAL EXCEPTION are authorized subject to the express standards and criteria in §130.10.3.3. below:

130.10.2.3.1. PRINCIPAL USES: None.

130.10.2.3.2. ACCESSORY USES: Any ACCESSORY USE BY SPECIAL EXCEPTION authorized in the R1 ZONING DISTRICT. See §130.8.2.3.2.

130.10.2.4. USES BY PLANNED DEVELOPMENT.

130.10.2.4.1. PRINCIPAL USES.

130.10.2.4.1.1. SINGLE-FAMILY DWELLINGS.

130.10.2.4.1.2. TWO-FAMILY DWELLINGS.

130.10.2.4.1.3. MULTIFAMILY DWELLINGS.

130.10.2.4.1.4. SINGLE-FAMILY ATTACHED DWELLINGS. **[Added 9-7-93 by Ord. No. 1599]**

130.10.2.4.1.5. Any USE authorized by CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the R3 ZONING DISTRICT.

130.10.2.4.2. ACCESSORY USES. See §130.7.5.

130.10.2.4.3. AUTHORIZED MIXED USES. The following PRINCIPAL USES are authorized only when designed and intended to

primarily service the residents of the PLANNED DEVELOPMENT SITE in which the USES are located.

130.10.2.4.3.1. Bank.

130.10.2.4.3.2. Congregate dining facilities.

130.10.2.4.3.3. FOOD STORE.

130.10.2.4.3.4. PROFESSIONAL OFFICES.

130.10.2.4.3.5. LAUNDRY AND DRY-CLEANING ESTABLISHMENTS.

130.10.2.4.3.6. Shopping service.

130.10.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION.

130.10.3.1. General Requirements.

130.10.3.1.1. Maximum DWELLING UNIT DENSITY: six (6) units per acre.

130.10.3.1.2. Maximum HEIGHT OF STRUCTURE.

130.10.3.1.2.1. All PRINCIPAL BUILDINGS: two and one-half (2½) STORIES which may not exceed thirty-five (35) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.10.3.1.2.1.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.10.3.1.2.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: one (1) story which may not exceed

fifteen (15) feet in total height. **[Amended 10-6-97 by Ord. No. 1750]**

130.10.3.1.3. Minimum LOT AREA.

130.10.3.1.3.1. SINGLE-FAMILY DWELLINGS and GROUP DWELLINGS: Seven thousand five hundred (7,500) square feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.3.1.3.2. Vocational-technical schools, colleges and junior colleges: twenty-five (25) acres. **[Added 4-5-82 by Ord. No. 990¹]**

130.10.3.1.3.3. All other schools: five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.10.3.1.3.4. MINOR PERSONAL CARE HOMES – Ten thousand (10,000) square feet. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.1.3.5. All other PRINCIPAL STRUCTURES: One (1) acre.

130.10.3.1.4. Minimum LOT WIDTH.

130.10.3.1.4.1. SINGLE-FAMILY DWELLINGS and GROUP DWELLINGS: Sixty (60) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.3.1.4.2. MINOR PERSONAL CARE HOMES: Seventy-five (75) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.1.4.3. All other PRINCIPAL STRUCTURES: One hundred ten (110) feet.

130.10.3.1.5. Maximum LOT COVERAGE.

130.10.3.1.5.1. All PRINCIPAL STRUCTURES: Twenty percent (20%). **[Amended 1-3-94 by Ord. No. 1609]**

130.10.3.1.5.2. ACCESSORY STRUCTURES. Except for SWIMMING POOLS and TENNIS COURTS, ACCESSORY

¹ Editor's Note: This ordinance also redesignated former Subsection 130.10.3.1.3.2. as Subsection 130.10.3.1.3.4.

STRUCTURES may not occupy more than twenty-five percent (25%) of the required REAR YARD.

130.10.3.1.6. YARD Requirements. [**Amended 10-6-97 by Ord. No. 1750**]

130.10.3.1.6.1. FRONT YARD of all LOTS. All PRINCIPAL and ACCESSORY STRUCTURES: Thirty (30) feet. [**Amended 10-6-97 by Ord. No. 1750**]

130.10.3.1.6.2. SIDE YARD of all LOTS. [**Amended 10-6-97 by Ord. No. 1750**]

130.10.3.1.6.2.1. SINGLE-FAMILY DWELLINGS, GROUP DWELLINGS, and all ACCESSORY STRUCTURES: Ten (10) feet. [**Amended 10-1-90 by Ord. No. 1453**]

130.10.3.1.6.2.2. MINOR PERSONAL CARE HOMES: Twenty (20) feet. [**Amended 10-1-90 by Ord. No. 1453**]

130.10.3.1.6.2.3. All other PRINCIPAL STRUCTURES: Thirty (30) feet.

130.10.3.1.6.3. REAR YARD of all LOTS: [**Amended 10-6-97 by Ord. No. 1750**]

130.10.3.1.6.3.1. All PRINCIPAL STRUCTURES: Forty (40) feet.

130.10.3.1.6.3.2. ACCESSORY STRUCTURES: Fifteen (15) feet.

130.10.3.1.6.4. Special YARD requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.

130.10.3.1.6.5. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.8. [**Added 10-1-90 by Ord. No. 1453**]

130.10.3.1.7. Parking Requirements. [Amended 11-5-84 by Ord. No. 1104]

130.10.3.1.7.1. Group DWELLINGS: Same as SINGLE-FAMILY DWELLINGS. See §130.8.3.1.7.2. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.1.7.2. LONG-TERM CARE NURSING FACILITIES, GROUP HOMES and PERSONAL CARE HOMES. Minimum requirements: One (1) space per three (3) beds with a minimum of two (2) spaces. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.3.1.7.3. All other requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.7.

130.10.3.1.8. LOADING BERTH requirements. **[Amended 11-5-84 by Ord. No. 1104]**

130.10.3.1.8.1. For LONG-TERM CARE NURSING FACILITIES, GROUP HOMES, PERSONAL CARE HOMES and SEMIPUBLIC USES: Same as SEMIPUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.8. **[Amended 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.10.3.1.8.2. All other USES: Same as R1 ZONING DISTRICT. See §130.8.3.1.8.

130.10.3.1.9. SIGNS: See Article V.

130.10.3.1.10. FENCES and PRIVACY FENCES: Same as R1 ZONING DISTRICT. See §130.8.3.1.10. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.3.1.11. Minimum FRONT LOT LINE.

130.10.3.1.11.1. SINGLE-FAMILY DWELLINGS, GROUP DWELLINGS, and MINOR PERSONAL CARE HOMES: Forty (40) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.3.1.11.2. All other PRINCIPAL STRUCTURES: Thirty (30) feet.

130.10.3.1.12. Screening and Landscaping: Any PARKING AREA containing more than five (5) PARKING SPACES shall contain a perimeter BUFFER AREA and a minimum of one (1) tree for every five (5) PARKING SPACES. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.1.13. STORAGE STRUCTURES: Same as R1 ZONING DISTRICT. See §130.8.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of §130.10.3.1. and in addition thereto, shall be subject to the following express standards and criteria:

130.10.3.2.1. LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES. [**Amended 11-5-84 by Ord. No. 1104; 10-1-90 by Ord. No. 1453**]

130.10.3.2.1.1. BUILDINGS for LONG-TERM CARE NURSING FACILITIES must have a bed capacity of not less than twenty (20) beds nor more than two hundred (200) beds.

130.10.3.2.1.2. Adequate open space must be provided for outdoor activity.

130.10.3.2.1.3. Outdoor lighting shall be shielded from adjacent residential LOTS.

130.10.3.2.1.4. The LOT shall be landscaped, and there shall be a perimeter BUFFER AREA. [**Amended 10-1-90 by Ord. No. 1453**]

130.10.3.2.1.5. The facility must be licensed or otherwise regulated and supervised by the Commonwealth of Pennsylvania and evidence of same shall be submitted to the ZONING ADMINISTRATOR annually on the anniversary date of the date CONDITIONAL USE APPROVAL is granted. [**Added 10-1-90 by Ord. No. 1453**]

130.10.3.2.1.6. If the facility is conveyed, the new owner must certify that all conditions of the original CONDITIONAL USE APPROVAL continue to be met. Otherwise the new owner is required to apply for CONDITIONAL USE APPROVAL in accordance with the procedures set forth in this Chapter. [**Added 10-1-90 by Ord. No. 1453**]

130.10.3.2.2. GROUP HOMES and MINOR PERSONAL CARE HOMES. [**Added 10-1-90 by Ord. No. 1453**]

130.10.3.2.2.1. The facility must be licensed or otherwise regulated and supervised by the Commonwealth of Pennsylvania and evidence of same shall be submitted to the ZONING ADMINISTRATOR annually on the anniversary date of the date

CONDITIONAL USE APPROVAL is granted. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.2.2.2. Adequate provision should be made to preserve the existing character of the neighborhood and assure the welfare and safety of the residents of the facility and the adjacent neighborhood. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.2.2.3. If the facility is conveyed, the new owner must certify that all conditions of the original CONDITIONAL USE APPROVAL continue to be met. Otherwise the new owner is required to apply for CONDITIONAL USE APPROVAL in accordance with the procedures set forth in this Chapter. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.2.2.4. The facility must be staffed by supervisory personnel sufficient to control the GROUP HOME residents so as to prevent a nuisance or danger to the community. **[Added 10-1-90 by Ord. No. 1453]**

130.10.3.2.3. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See §130.8.3.2.2. **[Amended 4-6-98 by Ord. No. 1761]**

130.10.3.2.4. ESSENTIAL SERVICES. **[Entire Section Added 4-6-98 by Ord. No. 1761]**

13.10.3.2.4.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.10.3.2.4.2. All lights must be shielded and reflected away from abutting LOTS.

130.10.3.2.4.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.10.3.2.4.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.10.3.2.4.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.10.3.2.4.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.10.3.2.4.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.10.3.2.4.8. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.10.3.2.4.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.10.3.2.4.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.10.3.2.4.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to signs or floodlights otherwise permitted by TOWNSHIP ordinance.

130.10.3.2.4.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.10.3.3. Express standards and criteria for granting USES by SPECIAL EXCEPTION. All USES BY SPECIAL EXCEPTION are subject to the general requirements of §130.10.3.1. and are subject to the following express standards and criteria:

130.10.3.3.1. Private TENNIS COURTS accessory to individual DWELLING UNITS: Same as R1 ZONING DISTRICT. See §130.8.3.3.1.

130.10.3.3.2. AIR-SUPPORTED STRUCTURES over SWIMMING POOLS or TENNIS COURTS accessory to individual DWELLING UNITS: Same as R1 ZONING DISTRICT. See §130.8.3.3.2.

130.10.4. Requirements for PLANNED RESIDENTIAL DEVELOPMENTS.

130.10.4.1. General Requirements.

130.10.4.1.1. PLANNED RESIDENTIAL DEVELOPMENTS are subject to all procedural and general requirements specified in Article VI.

130.10.4.1.2. Minimum SITE size. **[Amended 4-4-83 by Ord. No. 1024]**

130.10.4.1.2.1. PLANNED RESIDENTIAL DEVELOPMENTS containing only SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLING UNITS: Four (4) acres. **[Amended 9-7-93 by Ord. No. 1599]**

130.10.4.1.2.2. All other PLANNED RESIDENTIAL DEVELOPMENTS: Ten (10) acres.

130.10.4.1.3. Maximum DWELLING UNIT DENSITY: Six (6) units per acre. **[Amended 4-4-83 by Ord. No. 1024]**

130.10.4.1.4. Maximum length of RESIDENTIAL BUILDING and INSTITUTIONAL USES: One hundred fifty (150) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.5. Maximum HEIGHT OF STRUCTURES.

130.10.4.1.5.1. PRINCIPAL STRUCTURES.

130.10.4.1.5.1.1. SINGLE-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, GROUP DWELLINGS, TWO-FAMILY DWELLINGS and MINOR PERSONAL CARE HOMES: Two and one half (2½) STORIES which may not exceed thirty-five (35) feet. **[Added 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599]**

130.10.4.1.5.1.2. MULTIFAMILY DWELLINGS and other INSTITUTIONAL USES: Three (3) STORIES which may not exceed thirty-five (35) feet in total height. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.5.1.3. All other PRINCIPAL STRUCTURES: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height.

130.10.4.1.5.2. ACCESSORY STRUCTURES.

130.10.4.1.5.2.1. STRUCTURES accessory to RESIDENTIAL BUILDINGS containing MULTIFAMILY DWELLING UNITS and INSTITUTIONAL USES: Two (2) STORIES which may not exceed thirty (30) feet in total height. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.5.2.2. All other ACCESSORY STRUCTURES: One (1) STORY which shall not exceed fifteen (15) feet in total height.

130.10.4.1.6. Minimum LOT AREA.

130.10.4.1.6.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED DWELLINGS, TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Seven thousand five hundred (7,500) square feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.10.4.1.6.2. MINOR PERSONAL CARE HOMES: Ten thousand (10,000) square feet. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.1.6.3. All other PRINCIPAL STRUCTURES: One (1) acre. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.1.7. Minimum LOT WIDTH.

130.10.4.1.7.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Sixty (60) feet. **[Amended 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599]**

130.10.4.1.7.2. MINOR PERSONAL CARE HOMES: Seventy-five (75) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.1.7.3. PRINCIPAL STRUCTURES other than DWELLINGS: One hundred ten (110) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.1.8. YARD requirements.

130.10.4.1.8.1. FRONT YARD, SIDE YARD and REAR YARD of all PRINCIPAL STRUCTURES: Same as §130.10.3.1.6.

[Amended 10-1-90 by Ord. No. 1453]

130.10.4.1.8.2. Minimum distance between MULTI-FAMILY and INSTITUTIONAL USE BUILDINGS: Twenty (20) feet.

[Amended 10-1-90 by Ord. No. 1453]

130.10.4.1.8.3. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.5. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.8.4. Special YARD requirements are the same as those listed in §130.8.3.1.6. **[Added 11-4-85 by Ord. No. 1165]**

130.10.4.1.8.5. PRIVACY FENCES not more than six (6) feet in height may be permitted in any REAR YARD or along SIDE or REAR LOT LINES in PLANNED RESIDENTIAL DEVELOPMENTS containing MULTIFAMILY DWELLING UNITS.

130.10.4.1.9. PERIMETER SETBACKS.

130.10.4.1.9.1. Along U.S. Route 19: One hundred five (105) feet from the center line of U.S. Route 19.

130.10.4.1.9.2. From any LOT LINE abutting any other STREET: Fifty (50) feet.

130.10.4.1.9.3. From any LOT LINE abutting SINGLE-FAMILY DWELLINGS, a single-family ZONING DISTRICT or LOTS which have been approved for single-family USE as part of a PLANNED RESIDENTIAL DEVELOPMENT: **[Amended 9-7-93 by Ord. No. 1599]**

130.10.4.1.9.3.1. Fifty (50) feet for SINGLE-FAMILY DWELLINGS, GROUP DWELLINGS and MINOR PERSONAL CARE HOMES. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.9.3.2. Seventy-five (75) feet for SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS. **[Amended 9-7-93 by Ord. No. 1599]**

130.10.4.1.9.3.3. One hundred fifty (150) feet for other INSTITUTIONAL USES and MULTIFAMILY DWELLINGS. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.9.4. From any LOT LINE adjoining any other ZONING DISTRICT or USE: Fifty (50) feet. **[Added 8-3-81 by Ord. No. 958]**

130.10.4.1.9.5. Permitted projections into required PERIMETER SETBACKS: Same as permitted projections into required YARDS, R1 ZONING DISTRICT. See §130.8.3.1.6.8. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.1.10. GROUND COVERAGE.

130.10.4.1.10.1. PLANNED RESIDENTIAL DEVELOPMENTS comprised totally of SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, TWO-FAMILY DWELLING UNITS, GROUP DWELLINGS and MINOR PERSONAL CARE HOMES: Thirty-five percent (35%). **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.10.4.1.10.2. PLANNED RESIDENTIAL DEVELOPMENTS comprised totally of MULTIFAMILY DWELLING UNITS: Thirty percent (30%).

130.10.4.1.10.3. PLANNED RESIDENTIAL DEVELOPMENTS comprised of a combination of MULTIFAMILY DWELLING UNITS and other types of DWELLING UNITS and INSTITUTIONAL USES: A percentage between thirty percent (30%) and thirty-five percent (35%), to be determined in an equitable manner by the BOARD OF COMMISSIONERS. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.11. Special requirements for AUTHORIZED MIXED USES.

130.10.4.1.11.1. AUTHORIZED MIXED USES are permitted only in PLANNED RESIDENTIAL DEVELOPMENTS which contain two hundred (200) or more MULTIFAMILY DWELLING UNITS or in PLANNED RESIDENTIAL DEVELOPMENTS comprised of any number or type of DWELLING UNITS but

which include RESIDENTIAL BUILDINGS in which the only USE is HOUSING FOR THE ELDERLY. [**Amended 10-1-90 by Ord. No. 1453**]

130.10.4.1.11.2. AUTHORIZED MIXED USES must be approved by the BOARD OF COMMISSIONERS at the time of FINAL APPROVAL of the PLANNED RESIDENTIAL DEVELOPMENT subject to the following:

130.10.4.1.11.2.1. The AUTHORIZED MIXED USES may not exceed ten percent (10%) of the total gross FLOOR AREA OF RESIDENTIAL BUILDINGS in the PLANNED RESIDENTIAL DEVELOPMENT.

130.10.4.1.11.2.2. The AUTHORIZED MIXED USES are restricted to the ground or first floors of a PRINCIPAL BUILDING or may be located in an ACCESSORY BUILDING.

130.10.4.1.12. Parking requirements.

130.10.4.1.12.1. PLANNED RESIDENTIAL DEVELOPMENTS containing HOUSING FOR THE ELDERLY only.

130.10.4.1.12.1.1. One (1) PARKING SPACE per DWELLING UNIT.

130.10.4.1.12.1.2. Fifty percent (50%) of the total number of PARKING SPACES must be in a PRIVATE GARAGE.

130.10.4.1.12.2. SINGLE-FAMILY ATTACHED, TWO-FAMILY and MULTIFAMILY DWELLING UNITS: Two (2) PARKING SPACES per DWELLING UNIT, one (1) of which must be in a PRIVATE GARAGE. [**Amended 9-7-93 by Ord. No. 1599**]

130.10.4.1.12.3. All other USES: See §130.10.3.1.7. [**Amended 10-1-90 by Ord. No. 1453**]

130.10.4.1.13. LOADING BERTH requirements. [**Amended 11-5-84 by Ord. No. 1104**]

130.10.4.1.13.1. For LONG-TERM CARE NURSING FACILITIES, and MAJOR PERSONAL CARE HOMES: Same as SEMIPUBLIC USES in the R1 ZONING DISTRICT. See

§130.8.3.1.8. **[Amended 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.10.4.1.13.2. All other USES: Same as R1 ZONING DISTRICT. See §130.8.3.1.8.

130.10.4.1.14. SIGNS: See Article V.

130.10.4.1.15. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.4.1.15.1. HEIGHT OF STRUCTURE: Same as R1 ZONING DISTRICT. See §130.8.3.1.10.1.

130.10.4.1.15.2. Design of STRUCTURE: Same as R1 ZONING DISTRICT. See §130.8.3.1.10.2.

130.10.4.1.16. Minimum FRONT LOT LINE. **[Added 12-3-84 by Ord. No. 1110]**

130.10.4.1.16.1. SINGLE-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, GROUP DWELLINGS and MINOR PERSONAL CARE HOMES: Forty (40) feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.10.4.1.16.2. TWO-FAMILY DWELLINGS and MULTIFAMILY DWELLINGS: Fifteen (15) feet.

130.10.4.1.16.3. PRINCIPAL STRUCTURES, other than SINGLE-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, GROUP DWELLINGS, and MULTIFAMILY DWELLINGS: Thirty (30) feet.

130.10.4.1.17. Screening and landscaping: Same as §130.10.3.1.12.

130.10.4.1.18. STORAGE STRUCTURES: Same as R1 ZONING DISTRICT. See §130.8.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.10.4.2. Requirements for USES permitted by CONDITIONAL USE or USE by SPECIAL EXCEPTION which are included in a PLANNED RESIDENTIAL DEVELOPMENT.

130.10.4.2.1. Any PRINCIPAL USE or ACCESSORY USE otherwise permitted as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the ZONING DISTRICT in which a PLANNED RESIDENTIAL DEVELOPMENT is

proposed may be included in an APPLICATION FOR DEVELOPMENT of a PLANNED RESIDENTIAL DEVELOPMENT. The separate application and procedures provided for under §§130.54.4. and 130.55. are not required.

130.10.4.2.2. All CONDITIONAL USES are subject to the applicable express standards and criteria specified in §130.10.3.2.

130.10.4.2.3. All USES BY SPECIAL EXCEPTION are subject to the applicable express standards and criteria specified in §130.10.3.3.

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