

PART 8

“R-M” RESIDENTIAL MODERATE INTENSITY ZONING DISTRICT

Section 800. Purpose

This zoning district is generally comprised of those areas where a variety of moderately intensive residential dwelling types, including single and multi-unit housing, are predominant and well established. This zoning district provides for similar compatible reuse and infill development. The zoning district seeks to promote and protect the mixed residential areas of the Borough where an existing pattern of diverse, moderate intensity residential dwelling types have been established.

Section 801. Permitted Uses by Right

A. See Table 6-1 in Section 605.

Section 802. Uses Permitted by Conditional Use or Special Exception

A. See Table 6-1 in Section 605.

Section 803. 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 Permitted Building Height
		Interior	Corner		Minimum/Maximum Front	Minimum Side	Minimum Rear	
Single-family detached dwelling	4,000 sq. ft.	40 ft.	55 ft.	50% Impervious / 20% Vegetative	15 ft. / 25 ft.	7.5 ft.	15 ft.	35 ft
Two-family detached dwelling	3,000 sq. ft.	30 ft.	45 ft.	55% Impervious / 20% Vegetative	15 ft. / 25 ft.	7.5 ft.	15 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 Permitted Building Height
		Interior	Corner		Minimum/Maximum Front	Minimum Side	Minimum Rear	
Single-family attached dwelling & Multi-family dwelling /apartment	2,500 sq. ft.	25 ft.	40 ft. (also end units for SFA)	60% Impervious / 20% Vegetative	15 ft. / 25 ft.	7.5 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.	15 ft.	35 ft
Other permitted use	6,000 sq. ft.	60 ft.	75 ft.	60% Impervious / 20% Vegetative	15 ft. / 25 ft.	15 ft.	25 ft.	35 ft
Accessory use or structure	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.	20 ft. or not higher than the principal building, whichever is less

Section 804. 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 in 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 at the frontage, the side yard setbacks shall be determined in accordance with the following standard:
 - a. One side: Minimum required side setback for zoning district (i.e. 7.5 ft).
 - b. Other side: Equal to the minimum required lot width plus minimum required side setback for zoning district (i.e. 40 ft. + 7.5 ft. = 47.5 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 805. 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 806. 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 16 NCS Neighborhood Compatibility Standards Overlay District
3. Part 17 APZ Airport Zoning Overlay District Regulations.