

Light Industrial
Heavy Industrial
Institutional
Municipal Government and Educational
Recreation -- Open Space

§ 116-7. Adoption of Zoning Map.^{EN(2)}

The areas within the borough limits as assigned to each district and the location of boundaries of the districts established by this chapter are shown upon the Zoning Map which, together with all explanatory matter thereon, is declared to be a part of this chapter and shall be kept on file with the Borough Clerk.

§ 116-8. District boundary lines.

The district boundary lines shall be as shown on the Zoning Map. Figures indicating number of feet appearing on said map between a road, street, avenue or railroad right-of-way and the boundary line of a district mean that the boundary line of the district at such location runs parallel with the street line of the road, street, avenue or railroad right-of-way at the distance therefrom indicated by the number of feet marked. Where said map indicates a district boundary approximately in a street, the center line of such street shall be construed to be the boundary. In each case of doubt or disagreement concerning the exact location of the boundary line, the determination of the Planning Board shall prevail.

§ 116-9. Boundary lines dividing lots; district applicability.

When a district boundary line (other than one located in a street, avenue, road or railroad right-of-way) divides a lot existing on the date of the adoption of this chapter, the regulations and restrictions applicable to the less restricted district in which a portion of such lot is located shall apply to the portion of such lot located in the more restricted district for a distance of not more than twenty-five (25) feet beyond such district boundary line.

ARTICLE IV, Residence District A

§ 116-10. Purpose.

It is the purpose of Residence District A to permit residential developments of medium densities with sufficient controls and to permit the continuation of standard development patterns now

existing throughout the borough.

§ 116-11. Permitted uses.

In any A Residence District, land, buildings or premises shall be used by right only for one (1) or more of the following:

- A. Single-family detached house.
- B. Municipal tower, water storage tank, water reservoir, water pumping station and water treatment plant, subject to the following special requirement: The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
- C. Substation, electric and gas facilities, sewage lift station, water pumping station, transmission lines and gas regulator stations, subject to the following special requirements:
 - (1) No storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings.
 - (2) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
 - (3) Screening, as defined in this chapter, shall be developed. All plants not surviving one (1) year after planting must be replaced.
- D. Model homes or sales offices within a subdivision shall be allowed but only during the period necessary for the sale of new homes within such subdivision. Such uses shall not be considered a business use.

§ 116-12. Conditional uses.

The following conditional uses shall be permitted in Residence District A:

- A. Church, chapel, convent or similar religious institution, including rectory or parish house, provided that:
 - (1) The minimum lot size will not be less than one-half ($\frac{1}{2}$) acre.
 - (2) The coverage will not exceed thirty-five percent (35%).
 - (3) The lot width will not be less than one hundred (100) feet.
 - (4) The lot depth and yard areas will conform to the standards set forth for this district.
 - (5) The parking requirements shall be in accordance with all the regulations set forth in

Article XX, Building Design and Site Plan Review.

- B. Private tennis courts, subject to the following performance standards:
- (1) Private tennis courts shall be allowed by special permit only, and a public hearing shall be required.
 - (2) All tennis court fencing must be ten (10) feet from all property lines.
 - (3) Construction shall be subject to site plan review.
 - (4) All lighting shall be screened to avoid glare onto adjoining properties.

§ 116-13. Accessory uses and structures.

In any A Residence District, only the following accessory uses and structures shall be permitted:

- A. Private garages or private carports for not more than two (2) cars and utility sheds. [Amended 6-25-1987 by Ord. No. 5:6-87]
- B. Conventional accessory residential uses, which shall be defined as follows: a use customarily carried on within a dwelling by the inhabitants thereof, which use is incidental and subordinate to the residential use.
- (1) Accessory residential uses shall not be interpreted to include the following: barber- and beauty shops, barber and beauty schools, tearooms, convalescent homes, stables, kennels or repair of internal combustion engines.
 - (2) Accessory residential uses shall be limited as follows:
 - (a) Professional office of one (1) physician, dentist, lawyer, architect, engineer, musician, artist, teacher, accountant, registered nurse or other similar professional person in a residential building, subject to the following special requirements in addition to all other applicable requirements of this chapter for the residential district in which such uses are located. Professional occupations shall be subject to the following standards:
 - [1] Three (3) off-street parking spaces in addition to those otherwise required in this chapter.
 - [2] No more than two (2) persons shall be employed by the practitioner of the professional occupation to provide secretarial, clerical, technical or similar assistance.
 - [3] The area used for the practice of a professional shall occupy no more than twenty-five percent (25%) of the total floor area.

- [4] No storage of materials or products outside the dwelling unit shall be permitted unless completely housed.
 - [5] The professional use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.
 - [6] No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.
 - [7] No display of products shall be visible from outside the building.
- (b) Business signs, consistent with the sign regulations.
 - (c) Such business shall be operated by the residential owner or a member of the family, provided that they are occupants of the dwelling.
- C. Private swimming pools, subject to the standards of Chapter 155, Swimming Pools, Private.^{EN(3)}
 - D. Private greenhouses.

§ 116-14. Lot and bulk regulations.

The following regulations shall apply in Residence District A:

- A. Lot size: five thousand (5,000) square feet minimum, except where the parcel to be subdivided consists of two (2) acres or more, in which case six thousand (6,000) square feet minimum.
- B. Lot width: fifty (50) feet minimum, except where the parcel to be subdivided consists of two (2) acres or more, then sixty (60) feet minimum shall be required, both of which shall be measured at the building line.
- C. Lot depth: one hundred (100) feet minimum.
- D. Lot coverage: thirty percent (30%) maximum.
- E. Front yards shall be twenty-five (25) feet or not less than the setback of any existing single-family residence located on abutting properties, whichever is the lesser, both of which shall be measured from the right-of-way line.
- F. Side yards shall be a minimum of five (5) feet with a fifteen-foot aggregate on both sides.
- G. Rear yards shall be a minimum of thirty (30) feet, with garage or utility sheds not to be counted in the construction of this provision.

- H. Height: thirty-five (35) feet maximum.
- I. Dwelling unit size: one thousand one hundred (1,100) square feet for one (1) story and one thousand five hundred (1,500) square feet for more than one (1) story, provided that where any single detached dwelling shall have an unfinished attic, in computing the total number of square feet credit shall be given for fifty percent (50%) of that portion of such unfinished attic as shall have a clearance of seven (7) feet six (6) inches in height from the top of the floor joists thereof.
- J. Accessory buildings shall be a minimum of three (3) feet from the rear and/or side property line and shall not be nearer to the street line than ten (10) feet. Garages shall not exceed twelve (12) feet in height. One-car garages shall be limited to no larger than sixteen by twenty-four (16 x 24) feet in size, and two-car garages shall be limited to no larger than thirty by twenty-four (30 x 24) feet in size. In no instance shall there be an enclosed second story. [Amended 8-6-1992 by Ord. No. 7:10-92]

§ 116-15. Additional regulations.

The following regulations shall apply in Residence District A:

- A. Parking: see Article XV.
- B. Signs: see Article XVI.
- C. Performance standards: see Article XIX.
- D. Building design and site plan review: see Article XX.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE V, Residence District B

§ 116-16. Purpose.

It is the purpose of this district to provide specified areas within the borough appropriate for the development of townhouses or garden apartments and accessory uses. Within this district no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the area requirements of this chapter.

§ 116-17. Permitted uses.

Townhouses, garden apartments and accessory uses shall be permitted in this district. A garden apartment shall mean a group of multifamily dwellings, architecturally designed with some of the units placed on top of the other units, for sale or rental of the individual units, in a structure no more than thirty-five (35) feet in height. A townhouse shall mean a building that has not less than three (3) nor more than eight (8) one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party or partition wall or walls, thus creating distinct and non-communicating dwelling units, such units intended for separate ownership or rental. This definition shall also include such terms as row house, patio house, court dwelling, maisonette, etc.

§ 116-18. Area and density regulations.

The following regulations shall apply in Residence District B:

- A. The maximum average gross residential density shall be ten (10) units per usable acre.
- B. At least twenty-five percent (25%) of the gross usable site area shall be in common open space.
- C. No more than eight (8) townhouses may be attached in one (1) group.
- D. No townhouse or garden apartment shall be closer than fifty (50) feet to any perimeter property line.
- E. Where the perimeter property line abuts a public, county, primary or arterial road, no residential structure shall be located closer than seventy-five (75) feet to such road right-of-way line.
- F. No townhouse or garden apartment building shall be closer than twenty-five (25) feet to any other townhouse or garden apartment building except as allowed by the Planning Board when this requirement is waived for architectural considerations.

§ 116-19. Dwelling requirements and regulations.

- A. Each dwelling unit shall contain complete kitchen facilities, bathing and working facilities, as well as living space, and shall have a minimum habitable floor area in accordance with the following schedule:
 - (1) Efficiency dwelling units shall have a minimum habitable floor area of six hundred (600) square feet.
 - (2) One-bedroom dwelling units shall have a minimum habitable floor area of seven hundred (700) square feet.

- (3) Two-bedroom dwelling units shall have a minimum habitable floor area of nine hundred (900) square feet.
 - (4) Three-or-more-bedroom dwelling units shall have a minimum habitable floor area of one thousand five hundred (1,500) square feet.
- B. All dwelling units shall be soundproof to at least a forty-five-decibel limit.
- C. Sufficient laundry and drying facilities shall be provided within each structure. Garbage and trash storage shall be provided within a permanently enclosed area for each principal structure, with provisions made for the private disposal of the same, other than by incineration at the site.

§ 116-20. Miscellaneous site requirements and regulations.

- A. Unless the project abuts a major street, a major access road shall be provided to a major street.
- B. Adequate recreation area and facilities to serve the needs of the anticipated population of the development shall be provided and maintained and shall consist of at least the following two (2) separate and distinct areas:
- (1) For preschool children, one (1) enclosed and equipped play area shall be provided containing a minimum of three hundred (300) square feet for the first ten (10) dwelling units in the project and an additional twenty (20) square feet for each dwelling unit thereafter.
 - (2) For school-age children and adults, space shall be provided for active and passive recreation at the ratio of four hundred (400) square feet per dwelling unit. For all projects of one hundred (100) or more dwelling units, this ratio may be three hundred (300) square feet per dwelling unit.
- C. Adequate provision shall be made for the collection and dispersal of storm- and surface waters from the project and contributory areas. All stormwater and sanitary sewage collection and dispersal systems, sidewalks, roads, streets and parking area construction shall meet engineering standards specified by the Municipal Engineer.
- D. All telephone and electric utilities shall be underground.
- E. Interior roads shall be so designed as to minimize hazards to pedestrians and to motor vehicles operating on roads within the proposed development and on roads in adjacent areas.
- F. No garage structure, apart from such facilities contained within the dwelling structures or underground, shall be permitted.
- G. Pedestrian walks shall be not less than four (4) feet in width and shall be provided wherever

normal pedestrian traffic will occur. Such walks shall be hard surfaced.

- H. All developments shall be provided with a liberal and functional landscaping scheme consisting of shade trees, plantings and lawn areas as approved by the Planning Board.
- I. Sufficient illumination of interior roads, parking areas, dwelling entrances and pedestrian walks shall be provided to meet standards specified by the Municipal Engineer. When required by the Planning Board, lights shall be shielded downward.

§ 116-21. Additional regulations.

The following regulations shall apply in Residence District B:

- A. Off-street parking: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE VI, Office District

§ 116-22. Purpose.

It is the purpose of this district to provide areas for the use or erection of buildings and the use or occupancy of lots for professional and business office buildings. Within this district no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the area requirements of this chapter and the following regulations.

§ 116-23. Permitted uses.

An office may include real estate offices, insurance offices, banking and financial offices, offices for manufacturers' representatives, offices of medical and dental practitioners and similar business or professional offices.

§ 116-24. Restricted uses.

No office building shall include a store or personal service shop.

§ 116-25. Lot and bulk regulations.

The following regulations shall apply in the Office District:

- A. Lot size: ten thousand (10,000) square feet minimum.
- B. Lot width: one hundred (100) feet minimum.
- C. Front yards shall be not less than ten (10) feet. In addition, in all areas where a residential property is contiguous to an office property, the office property shall have a front yard which is not less than the adjoining residential property.
- D. Side yard. There shall be two (2) side yards of ten (10) feet each, except that in all areas where residential property adjoins office property, the office property shall have a fifteen-foot side yard requirement with regard to that area wherein the residential and office property join.
- E. Rear yard. There shall be a rear yard of at least ten (10) feet.
- F. Occupied area. The maximum area shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side yard lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-26. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be attractively planted with trees, shrubs, plants and grass lawns. A landscape screen or screen fence as required by the Planning Board shall be provided along the property so that the parking lot and buildings are screened from the adjacent residential properties.

§ 116-27. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-28. Additional regulations.

The following regulations shall apply in the Office District:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Signs: see Article XVI.
- D. Performance standards: see Article XIX.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE VII, Business District A

§ 116-29. Purpose.

It is the purpose of this district to permit commercial development of a retail nature with sufficient controls and to permit the continuation of standard development patterns now existing throughout the borough.

§ 116-30. Permitted and prohibited uses.

- A. Permitted uses. The following are permitted uses in Business District A:
 - (1) All uses and regulations as ordained in the preceding Articles respecting Residence District A and the Office District.
 - (2) Retail business activities of and similar to the following types: business office; store; supermarket; display and sales room and other structure where goods, articles, appliances or vehicles are sold primarily at retail; post office; theater; funeral parlor; hotel; motel; restaurant; bakery; bank; and general retail business.
- B. Prohibited uses.
 - (1) No wholesale merchandise or servicing shall be permitted unless it is incidental and subordinate to a primarily retail business.

§ 116-31. Accessory uses and structures.

The following accessory uses and structures are permitted in Business District A:

- A. Any use or structure permitted in Residential District A.

§ 116-32. Lot and bulk regulations.

The following regulations apply in Business District A:

- A. Lot size: seven thousand five hundred (7,500) square feet minimum.
- B. Lot width: seventy-five (75) feet minimum.
- C. Front yards shall be not less than ten (10) feet. In addition, in all areas where a residential property is contiguous to a commercial property, the commercial property shall have a front yard which is not less than the adjoining residential property.
- D. Side yard.
 - (1) No building shall be closer than fifteen (15) feet to any residential building.
 - (2) In all areas where residential property adjoins commercial property, the commercial property shall have a ten-foot side yard requirement with regard to that area wherein the residential and commercial property join.
 - (3) Attached structures will require no side yard on the attached side. If structures are not attached, the side yard shall be five (5) feet except as set forth above.
- E. Rear yard. There shall be a rear yard of at least ten (10) feet.
- F. Occupied area. The maximum area, including accessory buildings, shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-33. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be

attractively planted with trees, shrubs, plants and grass lawns. A landscape screen or screen fence as required by the Planning Board shall be provided along the property so that the parking lot and buildings are screened from the adjacent residential properties.

§ 116-34. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-35. Additional regulations.

The following regulations shall apply in Business District A:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE VIII, Business District B

§ 116-36. Purpose.

It is the purpose of this district to permit commercial development of a retail nature especially for larger retail businesses with sufficient controls.

§ 116-37. Permitted uses.

The following are permitted uses in Business District B:

- A. Retail bakery, barbershop, beauty shop, cleaning business, dyeing business, pressing business, drugstore or pharmacy, grocery, supermarket, hardware, retail liquor store, shoe repair, radio and television sales and service, small notions and variety store, dry goods store, shoe sales, cigar and candy store, retail dairy products sales, delicatessen, custom dressmaker, fruit and vegetable sales, confectionery, launderette, collecting shops, self-service meat and

fish market, office buildings, bank, furniture store, clothing store, department store, theater, restaurant, retail aluminum products business, arts and crafts supplies sales, jewelry store, record shop, dancing school, sporting goods store, florist, furrier, garden supply shop, retail sales of business machine equipment, photography store and shop, paint supply store and offices.

- B. Residences shall be permitted in this district only when living quarters are occupied by owner or operator of said business and are part and parcel of the structure. Only one (1) residence per commercial unit will be allowed.

§ 116-38. Accessory uses and structures.

The following accessory uses and structures are permitted in Business District B:

- A. Any use or structure permitted in Residential District A.

§ 116-39. Lot and bulk regulations.

The following regulations shall apply in Residence District B:

- A. Lot size: twenty thousand (20,000) square feet minimum.
- B. Lot width: two hundred (200) feet minimum.
- C. Front yards shall be not less than thirty-five (35) feet.
- D. Side yard. Attached structures will require no side yard on the attached side. If structures are not attached, the side yard shall be fifteen (15) feet.
- E. Rear yard. There shall be a rear yard of at least fifteen (15) feet.
- F. Occupied area. The maximum area, including accessory buildings, shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side yard lines. No trash enclosure or similar structure is permitted in any front yard.

§ 116-40. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be

attractively planted with trees, shrubs, plants and grass lawns. A twenty-foot-wide landscape area of shrubs and trees together with a screen fence shall be provided along with the property adjacent to residential properties so that the paved lot and buildings are screened from the adjacent residential properties.

§ 116-41. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-42. Additional regulations.

The following regulations shall apply in Business District B:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE IX, Business District C

§ 116-43. Purpose.

It is the purpose of this district to permit commercial development of a retail nature with an emphasis on gasoline filling stations.

§ 116-44. Permitted uses.

The following are permitted uses in Business District C:

- A. Any use permitted in Residence District A, Business District A and Office District.
- B. Filling stations and gasoline and oil service stations: special permit required. Since filling stations and service stations, while necessary, may be inimical to the public safety and

general welfare if located without due consideration of conditions and surroundings, they shall be allowed only by special permit obtained from the Planning Board after first having had the opportunity to review the site plan showing the location and number of fuel pumps, the location, depth and capacity of fuel tanks, the number or capacity of automobiles that may be garaged within the principal building, the off-site improvements, landscaping, buffer zones and any other pertinent condition which might affect the public safety and general welfare.

§ 116-45. Accessory uses and structures.

The following accessory uses and structures are permitted in Business District C:

- A. Any use or structure permitted in Residential District A.

§ 116-46. Lot and bulk regulations.

The following regulations apply in Business District C:

- A. Lot size: fifteen thousand (15,000) square feet minimum.
- B. Lot width: one hundred twenty-five (125) feet minimum.
- C. Front yards for gasoline filling stations shall be fifty-five (55) feet. For all other uses, front yards shall be not less than ten (10) feet. In addition, in all areas where a residential property is contiguous to a commercial property, the commercial property shall have a front yard which is not less than the adjoining residential property.
- D. Side yard. Side yards for gasoline filling stations shall be fifteen (15) feet. For all other uses, no side yard is required except as follows:
- (1) No building shall be closer than ten (10) feet to any residential building.
 - (2) In all areas where residential property adjoins commercial property, the commercial property shall have a fifteen-foot side yard requirement with regard to that area wherein the residential and commercial property join.
- E. Rear yard. There shall be a rear yard of at least ten (10) feet.
- F. Occupied area. The maximum area, including accessory buildings, shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from

all rear and side yard lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-47. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be attractively planted with trees, shrubs, plants and grass lawns. A landscape screen or screen fence as required by the Planning Board shall be provided along the property so that the parking lot and buildings are screened from the adjacent residential properties.

§ 116-48. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-49. Special regulations for gasoline filling stations.

- A. Pumps and other service outlets shall be kept not less than fifteen (15) feet from the nearest building, except the building(s) used in connection with the service station.
- B. No gasoline dispensing equipment or outlet shall be permitted inside any public garage or service station.
- C. The entire area of the station or garage traversed by motor vehicles shall be hard surfaced.
- D. No filling station or service station property line shall be within a one-hundred-foot radius of any property line of a church, school, playground, hospital, public library, theater or other public building.
- E. Illumination of the filling station or service station shall be such that no direct glare from the lights shall fall upon adjacent properties.
- F. No equipment for the dispensing of gasoline or oil shall be placed less than fifteen (15) feet from any property line.
- G. The top of every gas or oil storage tank shall be at least thirty-six (36) inches below the surface of the ground.
- H. The requirements herein set forth relative to filling stations and service stations shall also be adhered to and required for the enlargement of any existing filling station or service station.
- I. No gasoline filling station shall be permitted to conduct the business of motor vehicle junk dealer or automotive sales of either new or used vehicles on the premises of said gasoline.

filling station. The deposit or storage of five (5) or more automobiles on the gasoline filling station premises, other than those being serviced in the normal course of business, shall be prima facie evidence of the conduct of the business of automotive sales. The deposit or storage of two (2) or more unlicensed wrecked or disabled vehicles or the major part thereof on a gasoline filling station premises shall be prima facie evidence that the business of motor vehicle junk dealer is being conducted thereon. [Added 7-26-1984 by Ord. No. 2:2-84]

§ 116-50. Additional regulations.

The following regulations shall apply in Business District C:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: See Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE X, Light Industrial District

§ 116-51. Purpose.

It is the purpose of this district to permit commercial development and industrial development of a mechanical nature with sufficient controls and to permit the continuation of standard development patterns now existing throughout the borough.^{EN(4)}

§ 116-52. Permitted uses.

The following are permitted uses in the Light Industrial District:

- A. All uses permitted in Business District A and Office District.
- B. Public garage, automotive repair shop or fender repair shop, steel or metal fabricating shop, woodwork shop equipped with electric power-driven machinery, lumberyard, machine shop, laundry, warehouse, laboratories (analytical and chemical), newspaper or job-printing building and material establishment, except those which, by reason of odor, noise, dust,

smoke or use of inflammable materials, constitute a nuisance or danger to life and property.

§ 116-53. Accessory uses and structures.

The following accessory uses and structures are permitted in the Light Industrial District:

- A. Any use or structure permitted in Residential District A.

§ 116-54. Lot and bulk regulations.

The following regulations shall apply in the Light Industrial District:

- A. Lot size: seven thousand five hundred (7,500) square feet minimum.
- B. Lot width: seventy-five (75) feet minimum.
- C. Front yards shall be not less than ten (10) feet. In addition, in all areas where a residential property is contiguous to an industrial property, the industrial property shall have a front yard which is not less than the adjoining residential property.
- D. Side yard. No side yard is required except as follows:
 - (1) No building shall be closer than ten (10) feet to any residential building.
 - (2) In all areas where residential property adjoins industrial property, the industrial property shall have a fifteen-foot side yard requirement with regard to that area wherein the residential and industrial property join.
- E. Rear yard. There shall be a rear yard of at least ten (10) feet.
- F. Occupied area. The maximum area, including accessory buildings, shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side yard lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-55. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be attractively planted with trees, shrubs, plants and grass lawns. A landscape screen and screen

fence as required by the Planning Board shall be provided along the property so that the parking lot and buildings are screened from the adjacent residential properties.

§ 116-56. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-57. Additional regulations.

The following regulations shall apply in the Light Industrial District:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE XI, Heavy Industrial District

§ 116-58. Purpose.

It is the purpose of this district to permit industrial development with an emphasis on manufacturing, warehousing and distributing facilities.^{EN(5)}

§ 116-59. Permitted uses.

The following are permitted uses in the Heavy Industrial District:

- A. Any manufacturing use, except those specifically prohibited and which are not noxious, offensive, hazardous, detrimental to the comfortable enjoyment of life or injurious to human, plant or animal life and property or to the health, safety and general welfare of the community.
- B. Warehousing and distribution facilities.

- C. Gasoline or oil filling stations. Special permit is required for gasoline or oil service stations conforming to the provisions of Article IX.

§ 116-60. Restricted uses.

The following uses shall be prohibited unless the applicant can prove to the approving body that the applicant can comply with all of the requirements of the district and will not be offensive to adjacent properties and the community: blast furnaces and forge shops; manufacture and refining of asphalt; manufacture or processing of cork, fertilizer, rubber, linoleum or oilcloth, ink, glue or gelatin; tanning and curing of hides or skins; the manufacture of paint, oil or varnish; the processing, sale, storage or reclamation of junk of all kinds, including automobile wrecking and storing; acetylene gas manufacture; ammonia, chlorine or bleaching powder manufacture; arsenal; carbon, lampblack, shoeblacking or stove polishing manufacture; celluloid and other cellulose products manufacture; coke ovens; creosote treatment and manufacture; distillation of coal, wood or bones; explosives, fireworks or match manufacture; fat rendering; incineration, reduction or dumping of offal, garbage or refuse; lime, gypsum, cement, plaster or plaster of paris manufacture; ore reduction; petroleum refining; printing-ink manufacture; rawhides or skins storage, curing or tanning; rubber manufacture from the crude or scrap material; sandpaper and emery cloth manufacture; sauerkraut manufacture; slaughtering of animals or sausage manufacture; smelting of iron, copper, tin, zinc or lead; stockyards; sulfurous, sulfuric, nitric or hydrochloric acid manufacture; tallow, grease, lard or candle manufacture or refining; tar distillation or manufacture of dyes; tar roofing or waterproofing manufacture; vinegar manufacture; wool pulling or scouring; yeast manufacture.

§ 116-61. Lot and bulk regulations.

The following regulations shall apply in the Heavy Industrial District:

- A. Lot size: forty thousand (40,000) square feet minimum.
- B. Lot width: two hundred (200) feet minimum.
- C. Front yards shall be not less than forty (40) feet.
- D. Side yard. Side yards shall be twenty (20) feet except as follows:
- (1) No building shall be closer than forty (40) feet to any residential building.
 - (2) In all areas where residential property adjoins industrial property, the industrial property shall have a thirty-foot side yard requirement with regard to that area wherein the residential and industrial property join.
- E. Rear yard. There shall be a rear yard of at least thirty (30) feet.

- F. Occupied area. The maximum area, including accessory buildings, shall not exceed eighty percent (80%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed four (4) stories or fifty (50) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side yard lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-62. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be attractively planted with trees, shrubs, plants and grass lawns. A twenty-foot-wide landscape area of shrubs and trees together with a screen fence shall be provided along with the property adjacent to residential properties so that the paved lot and buildings are screened from the adjacent residential properties.

§ 116-63. Utilities.

Each unit shall provide adequate sewerage, drainage and water facilities to service said unit as approved by the Borough Engineer.

§ 116-64. Health, sanitation and safety requirements. Any permitted heavy industrial use shall:

- A. Dispose of its liquid wastes and effluents into an approved existing sewage treatment plant in accordance with that plant's regulations or shall treat its own liquid wastes and effluents in a treatment plant or process which is in compliance with the state statutes and with the requirements of the State Department of Environmental Protection.
- B. Comply with the state statutes and requirements of the State Department of Labor and Industry with regard to the health of the workers, proper precautions against fire hazards, proper handling and storage of materials and structural design.
- C. Design and plan its buildings, facilities, operations and processes so that noises and glares operated by the use will not violate the conditions which permit the use.

§ 116-65. Additional regulations.

The following regulations shall apply in the Heavy Industrial District:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE XII, Institutional District

§ 116-66. Purpose.

It is the purpose of this district to permit development of the institutional uses in accordance with approved standards and to permit the continuation of standard development patterns now existing throughout the borough.

§ 116-67. Permitted uses.

In any Institutional District, land, buildings or premises shall be used by right for only one (1) or more of the following:

- A. Clubs and lodges and all associated functions.
- B. Hospital (general, medical or surgical), sanatorium, medical or health center, convalescent home, nursing home or similar health facility.
- C. Church, chapel, convent or similar religious institution, including rectory or parish house.
- D. College, private or public elementary, secondary or nursery school or other education institution for academic instruction, not to include a business or trade school, dance studio or similar use.
- E. Cemeteries, provided that all state laws are complied with.
- F. Civic organizations.
- G. Country club, swim club or similar use.

§ 116-68. Lot and bulk regulations.

The following regulations shall apply in the Institutional District:

- A. Lot size: ten thousand (10,000) square feet minimum.
- B. Lot width: one hundred (100) feet minimum.
- C. Front yards shall be not less than ten (10) feet. In addition, in all areas where a residential property is contiguous to an institutional property, the institutional property shall have a front yard which is not less than the adjoining residential property.
- D. Side yard. No side yard is required except as follows:
 - (1) No building shall be closer than ten (10) feet to any residential building.
 - (2) In all areas where residential property adjoins institutional property, the institutional property shall have a fifteen-foot side yard requirement with regard to that area wherein the residential and institutional property join.
- E. Rear yard. There shall be a rear yard of at least ten (10) feet.
- F. Occupied area. The maximum area, including accessory buildings, shall not exceed fifty percent (50%) of the lot area.
- G. Height regulations. The maximum height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- H. Trash enclosures. All trash enclosures or similar structures shall be set back five (5) feet from all rear and side yard lines. No trash enclosure or similar structure will be permitted in any front yard area.

§ 116-69. Landscaping.

Those portions of all front, rear and side yards that are not used for off-street parking shall be attractively planted with trees, shrubs, plants and grass lawns. A landscape screen or screen fence as required by the Planning Board shall be provided along the property so that the parking lot and buildings are screened from the adjacent residential properties.

§ 116-70. Additional regulations.

The following regulations shall apply in the Institutional District:

- A. Parking and loading spaces: see Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Performance standards: see Article XIX.
- D. Signs: see Article XVI.
- E. Fences, hedges and walls: see Article XVII.

ARTICLE XIII, Municipal Government and Educational District

§ 116-71. Purpose.

It is the purpose of this district to permit development of municipal government and educational uses in accordance with approved standards and to permit the continuation of standard development patterns now existing throughout the borough.

§ 116-72. Permitted uses.

The following are permitted uses in the Municipal Government and Educational District:

- A. College, private or public elementary, secondary or nursery school or other education institution for academic instruction, not to include a business or trade school, dance studio or similar use.
- B. Township Administrative building, governmental building, public service corporation building, public library, governmental operations and other associated functions in furtherance of the health and welfare of the general public.

§ 116-73. Additional regulations.

The following regulations shall apply in the Municipal Government and Educational District:

- A. Parking and loading spaces: See Article XV.
- B. Building design and site plan review: All development in this district is subject to building design and site plan review. See Article XX.
- C. Signs: See Article XVI.

ARTICLE XIV, Recreation - Open Space District^{EN(6)}

§ 116-74. Purpose.

It is the purpose of this district to ensure the continuation of lands set aside for park and recreational purposes for the enjoyment of all the borough residents and that such lands will not be used for any other purposes.^{EN(7)}

§ 116-75. Permitted uses.

In any park and recreation district, land, buildings or premises shall be used by right for only one (1) or more of the following:

- A. Public parks.
- B. Outdoor and indoor recreational use.
- C. Passive or active open space, including associated buildings.
- D. Community center.

§ 116-76. Lot and bulk regulations.

There shall be no minimum area and bulk regulations applicable in this district.

ARTICLE XV, Off-Street Parking and Loading

§ 116-77. Application and purpose.

In all districts in which the types of buildings and uses specified hereinafter are permitted by this chapter, off-street parking and off-street loading facilities in connection with such buildings erected after the adoption of this chapter, and any extension, addition or enlargement of such buildings, shall be provided in amounts not less than hereinafter specified.

§ 116-78. Off-street parking spaces required.

- A. A garage, carport or parking area for the storage of at least two (2) cars shall be provided per single-family detached dwelling unit and also for townhouses. The width of the driveway measured at the sidewalk shall be no larger than twenty-two (22) feet.
- B. A garage, carport or parking area for the parking of at least one and one-half (1½) cars shall be provided for horizontal and vertical multiple-dwelling housing units.
- C. Additional parking facilities may be provided where required because of the type or size of the dwelling unit or its location in relation to surrounding areas.
- D. Parking for nonresidential land use and buildings shall be determined as follows (uses and minimum required for off-street parking spaces):
 - (1) Bowling alleys: six (6) parking spaces for each alley.
 - (2) Houses of worship: one (1) parking space for each four (4) permanent seats. When individual seats are not provided, each twenty (20) inches of a bench shall be considered one (1) seat.
 - (3) Community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses: one (1) space for each two hundred (200) square feet of floor area occupied by all principal and accessory structures.
 - (4) Doctors, in other than office buildings: six (6) spaces for patients' use for each doctor's office.
 - (5) Dentists, in other than office buildings: five (5) spaces for patients' use for each dentist's office.
 - (6) Funeral homes and mortuaries: twenty-five (25) parking spaces for visitors.
 - (7) Hotels, motels and rooming houses: one (1) space for each rentable unit.
 - (8) Hospitals and nursing and convalescent homes: one (1) space for each three (3) beds.
 - (9) Manufacturing, industrial and general commercial uses not otherwise specified herein: one (1) space for each one thousand (1,000) square feet of floor area, except that there shall be not less than four (4) spaces.
 - (10) Offices: one (1) space for every four hundred (400) square feet of rentable floor area.
 - (11) Restaurants, bars and nightclubs: one (1) space for each three (3) seats.
 - (12) Retail stores, store groups, shops, etc.: one (1) space for each two hundred fifty (250) square feet of floor area.
 - (13) Wholesale establishments or warehouses: one (1) space for each two (2) employees in maximum shift. The total parking area, exclusive of aisles and driveways, shall be not

less than twenty-five percent (25%) of the building floor area.

- E. Size, access and location shall be as follows: In connection with every manufacturing, business, institutional, recreational, residential or any other use there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces in accordance with the requirements set forth herein:
- (1) Size and access.
 - (a) Each off-street parking space shall have an area of not less than two hundred (200) square feet exclusive of access drives or aisles and shall be of usable shape and condition.
 - (b) There shall be adequate provision for ingress and egress to all parking spaces. Access drives or driveways shall not be less than twenty-five (25) feet.
 - (c) No access drive or driveway shall be located in any residential area to provide access to uses other than those permitted in such residential areas.
 - (2) Driveways shall not be constructed so that vehicles occupying the driveway will block any public sidewalk or walkway.

§ 116-79. Parking space standards.

Every parcel of land hereafter used as a public or private parking area for four (4) or more cars or a loading area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements. Plans for such areas shall be reviewed by the Planning Board to insure compliance with these regulations.

- A. Screening and landscaping. Off-street parking areas for four (4) or more vehicles and off-street loading areas shall be effectively screened by a solid fence or suitable hedge. The screening shall be on the side or sides which adjoin or face premises situated in any residential area.
- B. Surfacing. Any off-street parking for four (4) or more vehicles or off-street loading area shall be surfaced with an asphaltic or portland cement paving or similar durable and dustless surface as approved by the Engineer. All areas shall be marked with traffic paint so as to provide for the orderly and safe loading, parking and storage of self-propelled vehicles.
- C. Lighting. Any lighting used to illuminate any off-street parking or loading area shall be so arranged as to reflect the light away from adjoining premises. Off-street parking facilities for multifamily structures containing four (4) or more families shall be adequately lighted.
- D. Drainage. Any off-street parking area and off-street loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses.

- E. Site plan approval. Construction of off-street parking areas for four (4) or more vehicles, whether or not constructed in conjunction with a building, shall be subject to site plan approval.
- F. The off-street parking facilities required for the uses specified in this Article and for other similar uses shall be on the same lot or parcel of land as the building they are intended to serve, unless adequate nearby facilities shall have been approved by the Planning Board and, if applicable, the Board of Adjustment.^{EN(8)}

§ 116-80. Loading facilities required.

- A. For any building or premises used for commercial, industrial or storage purposes, indoor or outdoor space for loading and unloading of goods and materials shall be provided on the premises whenever the aggregate area used for such purpose is one thousand five hundred (1,500) square feet or more, in accordance with the following schedule:
 - (1) One thousand five hundred (1,500) to twenty thousand (20,000) square feet: one (1) space.
 - (2) Twenty thousand (20,000) to forty thousand (40,000) square feet: two (2) spaces.
 - (3) Over forty thousand (40,000) square feet: three (3) spaces.
- B. Size and location. Each loading space shall be no less than ten (10) feet in width and thirty-five (35) feet in length and shall have a minimum clearance of fourteen (14) feet and may occupy all or any part of any required yard.

ARTICLE XVI, Signs

§ 116-81. General restrictions.

- A. No billboard shall be erected.
- B. No sign of any type shall be permitted to obstruct driver vision, traffic signals, traffic directional and identification signs, other places of business, other signs or windows of the building on which they are located.
- C. No sign shall be attached to trees, fence posts, stumps, utility poles, bridges, culverts or other signs, but shall be freestanding or attached to buildings in an approved manner.