

Bulk and Coverage Controls

	District	Minimum Lot Dimensions		Minimum Yard Dimensions						Maximum Height of Buildings		Maximum Percent of Lot Coverage
		Public Water and Sewer	Neither Public Water Nor Public Sewer	Width (ft)	Depth (ft)	Front (ft)	Rear (ft)	Each Side (ft)	stories	feet		
R-A	Single family	1 acre	2 acres	200	200	50	50	25	2 1/2	35	15	
R-1	Single family	1 acre	2 acres	75	120	35	50	10% of total lot width with a minimum of 5 feet	2 1/2	35	25	
R-2	Single family	6,000 square feet	N/A	40	120	20	35	10% of total lot width with a minimum of 5 feet	2 1/2	35	50	
	2 family	8,000 square feet	N/A	60	120	20	35	10% of total lot width with a minimum of 5 feet	2 1/2	35	N/A	
R-3	Single family	6,000 square feet	N/A	40	120	20	35	10% of total lot width with a minimum of 5 feet	2 1/2	35	35	
	2 family	8,000 square feet	N/A	60	120	20	35	10% of total lot width with a minimum of 5 feet	2 1/2	50	80	
	Multifamily	12,000 square feet	N/A	100	120	20	35	10% of total lot width with a minimum of 5 feet	4	50	60	
C-1	Commercial	None required		None required		None required		None required but at least ten (10) feet if provided	3	40		
M-1	Industrial	20,000 square feet	N/A	100	120	25	30	15	2	40	50	

Notes:

N/A: Not applicable

Borough of Weatherly

Table I

Schedule of District Regulations

District	Purpose	Permitted Principal Uses	Permitted Accessory Uses	Special Exceptions	Conditional Uses
R-A Residential, Agricultural	To delineate those areas which are predominantly wooded and undeveloped; to protect these areas from premature development which would adversely affect the character of the area; to provide for residential nonfarm uses in an appropriate manner	Single-family detached dwellings Public and parochial schools Public parks and playgrounds Agricultural Horticultural greenhouses	Customary home occupations Customary farm buildings Private garages and parking areas Signs Any other accessory use customarily appurtenant to a principal permitted use	Large scale residential development Large scale commercial development Golf courses Mobile home parks Agricultural service establishments Farm supplies equipment Self storage facilities Churches and places of worship Wind Turbines	Kennels Extraction of stone, sand and gravel
R-1 Low Density Residential	To delineate those areas in the borough where predominantly low density residential development has taken place and will be encouraged in accordance with the Comprehensive Plan	Single-family detached dwellings; Public and parochial schools; Public parks and playgrounds	All accessory uses permitted in R-A Home gardening	Large scale residential development Essential services and uses of an educational and/or religious nature Wind Turbines	Health care facilities Nursing and convalescent homes
R-2 Medium Density Residential	To delineate those areas which have developed with 1 and 2-family structure; to protect the areas from the intrusion of incompatible land uses	Single-family detached dwellings; 2-family dwellings	All accessory uses permitted in R-1	Large scale residential development Essential services and uses of an educational and/or religious nature Wind Turbines	Multifamily dwellings

R-3 High Density Residential	To designate an area of the community for high density residential development which might also be utilized for housing for the elderly and low rent public housing	All uses permitted in the R-2 district plus multiple family dwellings including garden apartments	All accessory uses permitted in R-1	Social halls, lodges, fraternal organizations and other similar uses, town or row houses, off-street parking facilities. Wind Turbines	
C-1 Commercial	To delineate an area for retail commercial activity to serve the needs of the residents of the borough	Banks and other financial institutions, barbershops and beauty parlors, book and stationery stores, drugstores, dry goods and variety stores, dry cleaning establishments, eating and drinking places, florists, food stores, furniture stores, gasoline service stations, hardware stores, indoor amusement enterprises, laundries, automobile dealers, offices, state liquor stores, point and wallpaper stores radio, television repair, shoe repair, tailors and apparel stores	Signs Off-street parking and loading Accessory uses and buildings customarily appurtenant to a principal permitted use, such as incidental storage	Limited light industrial uses when conducted within an enclosed building, such as manufacturing apparel, toys, novelties, photo processing, printing and laboratories Apartments above stores Wind Turbines	Adult bookstores Adult entertainment establishments Multifamily dwellings
M-1 Industrial	To delineate those areas in the borough best suited for industrial development because of location, topography, existing facilities and the relationship to other land uses. Uses not compatible with industry are not to be permitted	Includes general industrial uses, the manufacture, assembly, packing, storage or treating of merchandise, lumberyard, coal yard, fuel supply depot, buildings supply yard, wholesale and storage	Signs Customary accessory uses incidental to a permitted use Storage of materials, goods or supplies outside a building as an accessory to a permitted use, provided that no storage space shall be located within the front yard not within 25 feet of a side or rear line, and further that no such outside storage shall be for the primary purpose of displaying for sale or advertising benefit	Self-storage facilities Wind Turbines	Off-premise advertising signs

(As amended Ord. 2010-1, 5/17/2010)