

be at least 10 feet on one side and at least 15 feet on the other. See Table 1. For corner lots, the required side yard shall be regulated by § 184-126D. Notwithstanding the foregoing, patios accessory to and additions and decks attached to a principal building in existence as of the effective date of this subsection may have an eight-foot side yard setback, excluding corner lots, so long as the addition, deck or patio is erected in such a manner that its sides continue in a straight line or are a distance from the side lot line greater than the side of the principal building.

**Table 1****Side Yard Setbacks**

<b>Lot Width</b> <b>(feet)</b>	<b>Minimum Side Yard</b> <b>Setback</b>	<b>Minimum Side Yard</b> <b>Setback</b>
	<b>(one side yard)</b> <b>(feet)</b>	<b>(other side yard)</b> <b>(feet)</b>
50	8	10
55	8	11
60	8	12
65	8.5	13
70	9	14
75 or greater	10	15

- (6) Minimum rear yard. There shall be a rear yard of at least 30 feet in depth.
- (7) Maximum building height. No principal building shall exceed the maximum of two habitable floors, exclusive of basement. Maximum height is regulated by Table 2. The height of a proposed addition may match the existing nonconforming height of the principal dwelling. Topographic information must be provided, to the satisfaction of the Borough Engineer, to determine the height of the structure for a new house or for an addition that is proposed with a taller roofline than the existing dwelling.

**Table 2****Maximum Building Height**

<b>Lot Width</b> <b>(feet)</b>	<b>Maximum Building</b> <b>Height</b>	<b>Maximum Building</b> <b>Height</b>
	<b>(feet)</b>	<b>Six Feet from Building</b> <b>Corner</b> <b>(feet)</b>
50	25	25.5
55	25.5	26
60	26	26.5
65	26.5	27

**Table 2**  
**Maximum Building Height**

Lot Width (feet)	Maximum Building Height	
	Maximum Building Height (feet)	Six Feet from Building Corner (feet)
70	27	27.5
75	27.5	28
Greater than 75	28	28.5

- (8) **Maximum building coverage.** No more than 20% of the area of any lot, as measured in the first 120 feet of lot depth, shall be covered by above-grade buildings and/or structures. Floodplains, detention basins, decks and patios, as defined herein, shall not be considered as a building or structure for purposes of computing this coverage.
- (9) **Maximum improvement coverage.** No more than 35% of the area of any lot shall be covered by physical improvements, including but not limited to any above-grade buildings and/or structures, as well as at-grade structures, including but not limited to ingress/egress platforms, sidewalks, parking areas, patios, driveways, swimming pools, etc.; but including aboveground decks. It is the intention of this provision that each lot shall have at least 65% of its lot area without any improvements except vegetation. Flood detention basins as defined herein shall not be considered as a building, structure or improvement for purposes of computing this coverage.

F. **Other regulations.** In addition to the above requirements, any development in the R-150 Zone District must comply with all applicable regulations of this chapter.

**§ 184-115. R-75 Single-Family Residence District.** [Amended 3-15-2001 by Ord. No. 01-03R; 6-14-2001 by Ord. No. 01-10R; 12-13-2001 by Ord. No. 01-22R; 6-10-2003 by Ord. No. 03-12R; 5-8-2007 by Ord. No. 07-08R]

Since the Borough is an established suburban residential community, it is the intent to preserve and protect the established character of its neighborhoods and to encourage a compatible relationship between new or expanded houses and traditional neighboring structures that reflect the best of the local character, particularly in terms of scale, siting, design features and orientation on the site.

A. **Principal uses and structures.** The following principal uses and structures shall be permitted in the R-75 Zone District:

- (1) Single-family residential uses in detached single-family residential structures;
- (2) Public parks and playgrounds; and,
- (3) Community shelters for victims of domestic violence and community