

Table 2
Maximum Building Height

Lot Width (feet)	Maximum Building Height (feet)	Maximum Building Height
		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