

article VII

PN - Planned Neighborhood District

SECTION 700 PURPOSE

The Planned Neighborhood District provides an area where planned residential communities, including manufactured home parks, are permitted. Such communities are to be developed in accordance with an overall master plan for the tract. As discussed in the Spring City Comprehensive Plan, this area has been set aside to ensure that a variety of housing needs are met within the Borough and to ensure that future development is consistent with the goals and recommendations of the Borough's Future Land Use Plan.

SECTION 701 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no others:

A. Use Permitted By Right

1. Public recreation.
2. Signs, in accordance with the provisions of Article XV.
3. Municipal building or use.
4. Garage or yard sale (reference Section 1202.F2).
5. Accessory residential buildings, fences, swimming pools, antennas, masts, and parking.
6. Temporary structure (reference Sections 1202.F1 through 1202.F8).
7. Temporary community event (reference Section 1202.F4).
8. Minor Home Occupation (reference Section 1202.A1).

B. Uses Permitted By Special Exception

1. Utilities and substations (reference Section 1202.E1).
2. Emergency services.

C. Conditional Use

1. Manufactured Home Park (reference Section 1202.A3).
2. Life Care Facility (reference Section 1202.A4).

SECTION 702 AREA AND BULK REGULATIONS

A. Manufactured Home Park

In accordance with the standards of Article XII, Use Regulations.

B. Life Care Facility

In accordance with the standards of Article XII, Use Regulations.

C. Any Other Principal Structure or Use

1.	Minimum Lot Area	20,000 square feet
3.	Minimum Lot Width	
	at building line	100 feet
	at curb line	75 feet
4.	Maximum Lot Coverage	25%
5.	Minimum Front Yard	50 feet, except as provided for in Section 1302.C.2.
6.	Minimum Side Yard	20 feet
7.	Minimum Rear Yard	30 feet
8.	Minimum Accessory Building Setback	5 feet

SECTION 703 HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height, provided that such height limit may be increased to a maximum of forty-five (45) feet, when one (1) additional foot of side yard setback is provided for each one (1) foot increase in height.

SECTION 704 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the PN Planned Neighborhood District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.