

307 Minimum Development Standards

The development standards contained herein, including for yards, are minimums and shall apply to each dwelling unit unless otherwise specifically provided. A new two-family dwelling shall, for example, require the equivalent of two minimum sized lots insofar as lot area, and yards, as will any two dwelling units on the same property. An exception may be granted as a Conditional Use, however, when the second unit is restricted to the occupancy of a parent, child or other family member requiring assistance with the activities of daily living. Minimum lot areas applicable to non-residential uses shall be based on equivalent dwelling units using anticipated sewage flows as a basis for conversion of these activities to dwelling units. Conversions into equivalent dwelling units shall be made by reference to the table below and Chapter 73 of the Regulations of the Pennsylvania Department of Environmental Protection where the table provides insufficient information. **The requirement for additional lot area under this Section 307 shall only apply to uses that are not served by Central or Community Sewage Disposal.**

Commercial Use Units Equal to One Dwelling Unit

Beauty shop	0.5 per shop
Hotels/motels	1 per 4 rooms
Offices	1 per 40 employees
Retail/service enterprises	1 per toilet
Restaurant	1 per 40 employees/patrons
Warehouses	1 per 10 employees