

- (d) Maximum Structure Height 35 feet
- (e) Maximum Impervious Coverage 65 percent
- (f) Minimum Yard Requirements - Detached Accessory Buildings
 - Rear 3 feet
 - Side 2 feet

Section 348. Supplemental Regulations. The uses in this district are also subject to the applicable regulations contained in the following sections of this Chapter:

- (a) General Regulations
- (b) Performance Regulations
- (c) Sign Provisions.
- (d) Off-Street Parking and Loading Standards

Subpart F. Residential/Professional District (R-P)

Section 351. Purpose. It is the purpose of this district to provide for medium density predominantly single-family and higher density multi-family residential and for professional uses.

Section 352. Uses Permitted by Right. The following uses and their accessory uses are permitted by right, provided that all applicable requirements of this Chapter are satisfied:

- (a) Offices
- (b) Personal service establishments, but not massage establishments
- (c) Governmental uses
- (d) Single-family detached dwellings
- (e) Single-family semi-detached dwellings
- (f) Single-family attached dwellings
- (g) No-impact home-based businesses
- (h) Public parks and playgrounds
- (i) Forestry
- (j) Accessory buildings, structures, and uses on the same lot and customarily incidental to the permitted uses

Section 353. Uses Permitted by Conditional Use. The following uses and their accessory uses may be permitted by conditional use following review and recommendation by the Borough Planning Commission, in accordance with the applicable provisions of this Chapter, and upon approval by Borough Council:

(a) Schools

(b) Public utility installations except garages, warehouses and storage yards

Section 354. Uses Permitted by Special Exception. The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in accordance with the applicable provisions of this Chapter:

(a) Low-rise apartments

(b) Planned neighborhood convenience centers

(c) Day care centers

(d) Non-commercial parking lots

(f) Places of worship and related residential uses

(g) Passenger terminals

(h) Group care facility

(i) Family care facility

Section 355. Lot, Yard, and Building Requirements for Uses Permitted by Right and by Conditional Use.

(a) Detached Dwellings

(1) Minimum Lot Area 4,000 square feet

(2) Minimum Lot Width 50 feet

(3) Minimum Yard Requirements

Front 8 feet

Rear 10 feet

One Side 6 feet

Both Sides 15 feet

(4) Maximum Structure Height 35 feet

(5) Maximum Impervious Coverage 70 percent

(6) Minimum Yard Requirements - Detached Accessory Buildings

Rear 3 feet
Side 2 feet

(b) Semi-Detached Dwellings

(1) Minimum Lot Area 3,000 square feet each dwelling

(2) Minimum Lot Width 30 feet

(3) Minimum Yard Requirements

Front 8 feet
Rear 10 feet
One Side 10 feet

(4) Maximum Structure Height 35 feet

(5) Maximum Impervious Coverage 70 percent

(6) Minimum Yard Requirements - Detached Accessory Buildings

Rear 3 feet
Side 2 feet

(c) Attached Dwellings

(1) Minimum Lot Area 2,000 Square feet

(2) Minimum Lot Width 20 feet

(3) Minimum Yard Requirements

Front 8 feet
Rear 10 feet
One Side - End Unit 10 feet

(4) Maximum Structure Height 35 feet

(5) Maximum Impervious Coverage 70 percent

(6) Minimum Yard Requirements - Detached Accessory Buildings

Rear 3 feet
Side 2 feet

(d) Other Uses Permitted by Right and by Conditional Use

(1) Minimum Lot Area 4,000 square feet

(2) Minimum Lot Width 50 feet

(3) Minimum Yard Requirements

Front	8 feet
Rear	10 feet
One Side	6 feet
Both Sides	15 feet

- (4) Maximum Structure Height 35 feet
- (5) Maximum Impervious Coverage 60 percent
- (6) Minimum Yard Requirements - Detached Accessory Buildings

Rear	3 feet
Side	2 feet

Section 356. Lot, Yard, and Building Requirements for Uses Permitted by Special Exception.

- (a) Minimum Lot Area 4,000 square feet
- (b) Minimum Lot Width 50 feet
- (c) Minimum Yard Requirements

Front	8 feet
Rear	10 feet
One Side	6 feet
Both Sides	15 feet
- (d) Maximum Structure Height 35 feet
- (e) Maximum Impervious Coverage 60 percent
- (f) Minimum Yard Requirements - Detached Accessory Buildings

Rear	3 feet
Side	2 feet

Section 357. Supplemental Regulations. The uses in this district are also subject to the applicable regulations contained in the following sections of this Chapter:

- (a) General Regulations
- (b) Performance Regulations
- (c) Sign Provisions.
- (d) Off-Street Parking and Loading Standards.

Subpart G. Institutional District (I)

Section 361. Purpose. It is the purpose of this district to provide for schools, churches, hospitals and related institutional uses which can be compatible with both residential and nonresidential neighborhoods.

Section 362. Uses Permitted by Right. The following uses and their accessory uses are permitted by right, provided that all applicable requirements of this Chapter are satisfied:

- (a) Governmental uses
- (b) Forestry
- (c) Accessory buildings, structures, and uses on the same lot and customarily incidental to the permitted uses.

Section 363. Uses Permitted by Conditional Use. The following uses and their accessory uses may be permitted by conditional use following review and recommendation by the Borough Planning Commission, in accordance with the applicable provisions of this Chapter, and upon approval by Borough Council:

- (a) Commercial and non-commercial parking lots as accessory uses
- (b) Places of worship and related residential uses
- (c) Hospitals
- (d) Extended care facilities
- (e) Intermediate care facilities
- (f) Long-term care facilities
- (g) Public utility installations except garages, warehouses and storage yards
- (h) Offices

Section 364. Uses Permitted by Special Exception. The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in accordance with the applicable provisions of this Chapter:

- (a) Mid-rise apartments
- (b) Fire stations

Section 365. Lot, Yard, and Building Requirements for Uses Permitted by Right, by Conditional Use, and by Special Exception.

- (a) Minimum Lot Area 10,000 square feet
- (b) Minimum Lot Width 90 feet
- (c) Minimum Yard Requirements
 - Front 25 feet
 - Rear 20 feet
 - One Side 15 feet
 - Both Sides 35 feet
- (d) Maximum Structure Height 70 feet
- (e) Maximum Impervious Coverage 60 percent

(f) Minimum Yard Requirements - Detached Accessory Buildings

Rear	20 feet
Side	20 feet

Section 366. Supplemental Regulations. The uses in this district are also subject to the applicable regulations contained in the following sections of this Chapter:

- (a) General Regulations
- (b) Performance Regulations
- (c) Sign Provisions
- (d) Off-Street Parking and Loading Standards

Subpart H. Central Business District (CB)

Section 367. Purpose. It is the purpose of this district to provide for a range of central core shopping, business, and related activities and to promote a greater concentration and continuity of retail uses and eating and drinking places along this section of Penn Avenue, which are intended to accommodate a high degree of business resulting from pedestrian traffic.

Section 368. Uses Permitted by Right. The following uses and their accessory uses are permitted by right, provided that all applicable requirements of this Chapter are satisfied:

- (a) Retail stores, but not adult oriented uses or pawn shops.
- (b) Governmental uses
- (c) Cultural centers, indoor theaters, and museums, but not adult oriented uses
- (d) Shopping centers
- (e) Eating and drinking places, not including drive-in service places or adult oriented uses
- (f) Offices, provided nevertheless, that no more than twenty-five percent (25%) of the first floor area and no more than twenty-five percent (25%) of the first floor elevation of any building fronting on Penn Avenue and any building located within the West Reading Shopping Center shall be developed for an office or offices. For purposes hereof, "first floor" shall mean and include the first full story above the average finished grade adjoining a street, including any half or partial story or basement located beneath said full story where any portion of such half or partial story or basement is above the finished grade.
- (g) Catering establishments
- (h) Passenger terminals, including taxi stands, bus and rail passenger stations and shelters