

ORDINANCE NO. 538

**AN ORDINANCE OF ALDAN BOROUGH, COUNTY OF DELAWARE,
COMMONWEALTH OF PENNSYLVANIA**

**AMENDING CHAPTER 256, ARTICLE III, ZONING DISTRICTS AND USE
REGULATIONS, SECTIONS ELEVEN THROUGH FOURTEEN, RESIDENTIAL
DISTRICTS R-ONE THROUGH FOUR, OF THE CODE OF ALDAN BOROUGH, TO
INCLUDE MAXIMUM BUILDING COVERAGE AND MAXIMUM BUILDING
HEIGHTS FOR PRIVATE GARAGES; AND TO ESTABLISH MINIMUM LOT AREA,
MINIMUM LOT WIDTH, MAXIMUM BUILDING COVERAGE, MAXIMUM
BUILDING HEIGHT, IMPERVIOUS SURFACE COVERAGE, AND MINIMUM TOTAL
LOT SIZE IN AGGREGATE SQUARE FEET FOR MOBILE HOME PARKS**

WHEREAS, Aldan Borough, Bucks County, is a Borough, duly organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Aldan Borough Council, in the exercise of its corporate powers, is empowered to enact and adopt ordinances for the health, protection, safety, welfare and benefit of its citizens and the public at large; and

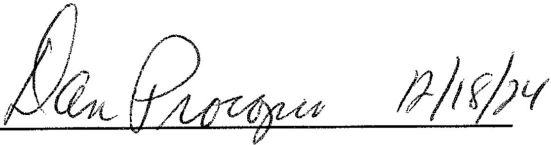
WHEREAS, in order to adopt changes to the zoning ordinance that complies with the provisions and requirements of Act 247 of the Pennsylvania Municipalities Planning Code, the community development objectives of the Aldan Comprehensive Plan, and in consideration for the character of the Borough, its various parts and the suitability of the various parts for particular uses and structures

NOW THEREFORE, BE IT ORDAINED by the Aldan Borough Council, of Aldan Borough, County of Delaware, Commonwealth of Pennsylvania, that the Borough's Code of Ordinances shall be amended as follows:

ORDAINED AND ENACTED THIS 18 DAY OF December, 2024.



Michael Ceci, Mayor



Dan Procopio, Council President

§ 256-11 R-1 Residence District (R-1).

E. Lot area, width, building coverage, impervious surface coverage and height regulations. Each of the following dimensional requirements shall apply to each use in the R-1 Residence District, except as specifically provided for in this chapter:

[Amended 11-10-2004 by Ord. No. 488]

Principal Use	Minimum Lot Area¹ (Sq. ft.)	Minimum Lot Width² (feet)	Maximum Building Coverage	Maximum Building Height (feet)	Impervious Surface Coverage
Single-family detached dwelling	10,000	75	30%	32	40%
Private Garage			704 sq ft	15	
Any other use	10,000	75	30%	32	30%

NOTES:

¹ Per dwelling unit for residential uses.

² Measured at the minimum front yard
listed in **§ 256-11F** for the particular use.

§ 256-11 R-2 Residence District (R-2).

E. Lot area, width, building coverage, impervious surface coverage and height regulations. Each of the following dimensional requirements shall apply to each use in the R-2 Residence District, except as specifically provided for in this chapter:

[Amended 11-10-2004 by Ord. No. 488]

Principal Use	Minimum Lot Area¹ (Sq. ft.)	Minimum Lot Width² (feet)	Maximum Building Coverage	Maximum Building Height (feet)	Impervious Surface Coverage
Single-family detached dwelling	6,000	60	30%	32	40%
Private Garage			480 sq ft	15	
Any other use	8,000	60	40%	32	50%

NOTES:

¹ Per dwelling unit for residential uses.

² Measured at the minimum front yard listed in § 256-11F for the particular use.

§ 256-11 R-3 Residence District (R-3).

E. Lot area, width, building coverage, impervious surface coverage and height regulations. Each of the following dimensional requirements shall apply to each use in the R-3 Residence District, except as specifically provided for in this chapter:

[Amended 11-10-2004 by Ord. No. 488]

Principal Use	Minimum Lot Area¹ (Sq. ft.)	Minimum Lot Width² (feet)	Maximum Building Coverage	Maximum Building Height (feet)	Impervious Surface Coverage
Single-family semi-detached dwelling	4,000	40	40%	32	50%
Single-family detached dwelling	6,000	60	30%	32	40%
Private Garage			400 sq ft	15	
Any other use	8,000	60	40%	32	50%

NOTES:

¹ Per dwelling unit for residential uses.

² Measured at the minimum front yard listed in § 256-11F for the particular use.

§ 256-11 R-4 Residence District (R-4).

E. Lot area, width, building coverage, impervious surface coverage and height regulations. Each of the following dimensional requirements shall apply to each use in the R-4 Residence District, except as specifically provided for in this chapter:

[Amended 11-10-2004 by Ord. No. 488]

Principal Use	Minimum Lot Area¹ (Sq. ft.)	Minimum Lot Width² (feet)	Maximum Building Coverage	Maximum Building Height (feet)	Impervious Surface Coverage
Single-family attached dwelling (townhouse)	3,000	30	50%	32	70%
Single-family semi-detached dwelling	4,000	40	40%	32	50%
Single-family detached dwelling	6,000	60	30%	32	40%
Private Garage			400 sq ft	15	
Mobile Home Park	3,000	50	30%	20	40%
Aggregate of Minimum total lot size	125,000				
Multifamily buildings, apartments	30,000	30	70%	32	80%
Any other use	8,000	60	40%	32	50%