

PART 6 NONRESIDENTIAL LOT COVERAGE					
	LOT SIZE				
	Equal to or greater than				
	10,000 square feet	22,000 square feet	33,000 square feet	1.0 acre	5.0 acres
Maximum Lot Coverage - total of all impervious surfaces					
C-1, M and R-LM Districts	80%				
C-2	70% (up to 75% as a conditional use*)				
R-1, R-2 and R-3 Districts	70%			60%	40%

<p>*Lot coverage in the C-2 District may be increased to 75% subject to conditional use approval by the Borough Council. Any conditional use approval to permit such increase shall be subject to the following criteria:</p>
<p>1. Chapter and plan consistency. The project design and lot coverage increase shall be consistent with the purposes contained in this chapter and the goals and objectives of the Borough Comprehensive Plan.</p>
<p>2. Quality of design. The applicant shall demonstrate to the Borough Council that the proposed increase will not result in any detrimental effects on neighboring or downstream properties which cannot be controlled by stormwater management facilities meeting Borough requirements.</p>
<p>3. Burden; conditions. If the Borough Council, in its sole discretion, determines that the applicant has met the burden of proof, it may grant a conditional use for the increase. The Borough Council may impose such conditions as will, in its judgment, secure the objectives and purposes of this chapter. Such conditions may include, among others, wider and/or denser buffers, increased and/or denser landscaping, and decreased stormwater release rates.</p>