

Part 9 | RO Residential-Office District

§27-901 Intent

In expansion of the goals and objectives stated in the "Declaration of Legislative Intent" found in § 27-103 of this chapter and the "Community Development Objectives" found in § 27-105 of this chapter, it is hereby declared to be the intent of this Part with respect to RO Residential-Office District to establish reasonable standards of performance and promote the desirable benefits which well-located and appropriately-sized general and professional office uses will have in the Borough of Hatboro. Furthermore, it is the intent of this Part to create a transitional use district in those areas of the Borough where Residential Districts interface with mixed, commercial and multi-family residential character.

§27-902 Permitted Uses

A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown in the Use Matrix and no other, provided that such uses shall comply with the district regulations established in this Part and in **Part __: Use Regulations** (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.

Use Type	Use	RO District Use Regulation
Residential	Single-family detached	Permitted
Residential	Village House	Permitted
Residential	Two Family: Duplex	Permitted
Residential	Single-family Semidetached: Twin	Permitted
Residential	Multiplex	Permitted
Accessory	Short-Term Rental	Permitted
Mixed Uses	Residential Conversion	Permitted
Mixed Uses	Residential Office	Permitted
Institutional	Educational, religious, or philanthropic use, excluding the following: correctional, penal or mental institutions, group homes or other similar institutions.	Special Exception
Institutional	Public utility facility, park, or other municipal recreational use.	Special Exception
Institutional	Cemetery	Special Exception
Institutional	Passenger station for public transportation	Special Exception
Accessory	Family day care home and group day care home in single-family detached dwellings only.	Special Exception
Accessory	Child day care center	Special Exception
Accessory	Accessory uses as authorized by the "General Regulations" of this chapter, and subject to restrictions as set forth in Subsection 1C(6), herein.	

§27-903 Dimensional Standards

Lot Regulations			
	Minimum Lot Area	Minimum Lot Width	Maximum Impervious Coverage
All residential uses except those specified below	7,000 square feet	50 feet	40%
Village House	5,000 square feet	50 feet	50%
Single-Family Semidetached: Twin	3,500 square feet	25 feet	40%
Townhouse	See §27-804		
Residential Conversion	7,000 square feet	50 feet	65%
Residential Office	7,000 square feet	50 feet	65%
Other Nonresidential uses	40,000 square feet	50 feet	40%

Minimum Building Setbacks			
	Front	Side	Rear
All residential uses except those specified below	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet	25 feet
Single-Family Semidetached: Twin	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet (one only)	25 feet

Residential Conversion	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet	25 feet
Residential Office	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet	25 feet
Accessory Building	35 feet	8 feet	10 feet

§27-904 Residential Conversion Development Standards

1. Buildings originally constructed for residential use may be converted to any of the follow uses singly, or in combination with a permitted residential use:
 - a. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation
 - b. Studio for art, photography, music or dance.
 - c. Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor, or other such similar businesses.
 - d. Funeral home.
 - e. Coffee shop, tearoom or internet cafe.
2. Residential Conversions shall not have a building footprint larger than 5,000 square feet.

§27-905 Residential Office Development Standards

1. Small-scale buildings similar in size to residential uses may include any of the follow uses singly, or in combination with a permitted residential use:

- a. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation
 - b. Studio for art, photography, music or dance.
 - c. Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor, or other such similar businesses.
 - d. Funeral home.
 - e. Coffee shop, tearoom or internet cafe.
2. Residential Office buildings shall not have a building footprint larger than 5,000 square feet.

§27-906 Other District Regulations

1. **Height Regulations** The maximum height of a building or structure erected or enlarged in this district shall be:
 - a. For any building: 2.5 stories, up to 32 feet, except as permitted in **§27-413** of this chapter.
 - b. For any building accessory to any dwelling: 16 feet.
2. **Accessory Building/Structure Restrictions.** Accessory buildings and structures may be erected at least 10 feet to the rear of the building line, and no less than 10 feet from rear property line. Accessory buildings and structures may be erected no less than eight feet from any side property line, except that an accessory building may be erected on the side property line if the adjoining property owner(s) give written consent. The property line wall must be of solid masonry construction. No accessory building may be erected nearer than eight feet from any other existing building on the same or adjoining lot. Provision must be made for disposal of roof water onto the subject property.