

ARTICLE VI
Residence District R-2

§ 180.12. Permitted and conditional uses.

In this district, the land may be used and BUILDINGS and STRUCTURES may be erected, altered or used for the following purposes and no other:

180.12.1. Permitted uses.

180.12.1.1. Single-FAMILY detached DWELLING.

180.12.1.2. Garden, including TRUCK garden.

180.12.1.3. CHURCH.

180.12.1.4. Public and parochial schools.

180.12.1.5. Any BOROUGH or PUBLIC BUILDING.

180.12.1.6. Municipal playgrounds, parks and recreational areas.

180.12.1.7. Country or golf club when authorized as a special exception.

180.12.1.8. The following ACCESSORY USES:

180.12.1.8.1. A MINOR GARAGE.

180.12.1.8.2. A nameplate not exceeding one-half (1/2) square foot in area.

180.12.1.8.3. An ACCESSORY USE BUILDING in accordance with Article XXV. **[Added 3-18-70 by Ord. No. 471]**

180.12.1.9. PLANNED RESIDENTIAL DEVELOPMENT (PRD) as set forth in Article XVI of this chapter. **[Added 7-16-80 by Ord. No. 610]**

180.12.1.10. PRIVATE SWIMMING POOL. **[Added 7-7-76 by Ord. No. 543]**

180.12.2. Conditional uses. **[Added 6-18-80 by Ord. No. 609; Amended 10-21-87 by Ord. No. 720, Amended 6-7-17 by Ord. No. 1097]**

~~180.12.2.1. Any land upon which there is a STRUCTURE originally designed and constructed as a school BUILDING and no longer used as such may be used as a PERSONAL CARE FACILITY or as PROFESSIONAL OFFICES or business offices, provided that such use is recommended by the COMMISSION and allowed by COUNCIL, subject to the standards set forth in § 180.14.~~

- 180.12.2.1 PROFESSIONAL OFFICE in a STRUCTURE originally designed and constructed as a school BUILDING, subject to the following standards:
- 180.12.2.1.1. A minimum site of four (4) acres shall be required for a Professional Office.
 - 180.12.2.1.2. A Traffic Impact Study, prepared pursuant to Institute of Transportation Engineers' standards, including, at a minimum, potential peak hour volumes, average daily traffic volumes, existing level of service and proposed level of service of proposed or existing roadway network, shall be required.
 - 180.12.2.1.3. A PROFESSIONAL OFFICE shall have access to a State- or County-owned and maintained street.
 - 180.12.2.1.4. A building shall not exceed two stories and 25 feet.
 - 180.12.2.1.5. A site plan shall be presented as required in Article XVIII, §180.94, of this chapter.
 - 180.12.2.1.6. FRONT YARD, SIDE YARD and REAR YARD minimum requirements shall be one hundred (100) feet. In instances where the BUILDING is less than one hundred (100) feet from the STREET or adjacent residential property, that minimum dimension will be the minimum requirement.
 - 180.12.2.1.7. There shall be a buffer planting strip of fifteen (15) feet between any building and any adjacent residential areas. The fifteen-foot strip shall be part of and located at the furthest part of the front, rear and side yard areas. The type and amount of planting shall be shown on the site plan for approval.
 - 180.12.2.1.8. Minimum parking shall be one parking space per 300 square feet of gross floor area.
 - 180.12.1.9. Maximum building coverage shall be 40 percent.
 - 180.12.1.10. Minimum lot width shall be 70 feet.
 - 180.12.1.11. Maximum impervious surface shall be 65 percent.
- 180.12.2.2. PERSONAL CARE FACILITY, subject to the following standards:

- 180.12.2.2.1. A minimum site of four (4) acres shall be required for a PERSONAL CARE FACILITY.
- 180.12.2.2.2. A Traffic Impact Study, prepared pursuant to Institute of Transportation Engineers' standards, including, at a minimum, potential peak hour volumes, average daily traffic volumes, existing level of service and proposed level of service of proposed or existing roadway network, shall be required.
- 180.12.2.2.3. A PERSONAL CARE FACILITY shall have access to a State- or County-owned and maintained street.
- 180.12.2.2.4. A building shall not exceed two stories and 25 feet.
- 180.12.2.2.5. A site plan shall be presented as required in Article XVII, §180.94, of this chapter.
- 180.12.2.2.6. Minimum front yard shall be 75 feet.
- 180.12.2.2.7. Minimum rear yard shall be 75 feet.
- 180.12.2.2.8. Minimum side yard shall be 75 feet.
- 180.12.2.2.9. There shall be a buffer planting strip of fifteen (15) feet between any building and any adjacent residential areas. The fifteen-foot strip shall be part of and located at the furthest part of the front, rear and side yard areas. The type and amount of planting shall be shown on the site plan for approval.
- 180.12.2.2.10. Minimum parking shall be one parking space per four (4) beds, plus one parking space per two (2) staff positions at peak shift.
- 180.12.2.2.11. A photometric plan shall be provided. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 foot-candle of illumination when measuring from an adjacent lot line.
- 180.12.2.2.12. Maximum building coverage shall be 40 percent.
- 180.12.2.2.13. Minimum lot width shall be 70 feet.
- 180.12.2.2.14. Maximum impervious surface shall be 65 percent.
- 180.12.2.2.15. A PRIVACY FENCE of no higher than eight (8) feet may be provided. Fencing shall not encroach into the front

yard.

180.12.2.2.16.A PERSONAL CARE FACILITY shall meet all licensing requirements of the Commonwealth of Pennsylvania.

180.12.2.3. COMMUNITY CENTER, subject to the following standars:

180.12.2.3.1. A minimum site of four (4) acres shall be required for a COMMUNITY CENTER.

180.12.2.3.2. A Traffic Impact Study, prepared pursuant to Institute of Transportation Engineers' standards, including at a minimum, potential peak hour volumes, average daily traffic volumes, existing level of service and proposed level of service of proposed or existing roadway network, shall be required.

180.12.2.3.3. A COMMUNITY CENTER shall have access to a State- or County-owned and maintained street.

180.12.2.3.4. A building shall not exceed two stories and 25 feet.

180.12.2.3.5. A site plan shall be presented as required in Article XVIII, §180.94 of this chapter.

180.12.2.3.6. Minimum front yard shall be 75 feet.

180.12.2.3.7. Minimum rear yard shall be 75 feet.

180.12.2.3.8. Minimum side yard shall be 75 feet.

180.12.2.3.9. There shall be a buffer planting strip of fifteen (15) feet between any building and any adjacent residential areas. The fifteen-foot strip shall be part of and located at the furthest part of the front, rear and side yard areas. The type and amount of planting shall be shown on the site plan for approval.

180.12.2.3.10. Minimum parking shall be one parking space per 250 square feet of gross floor area.

180.12.2.3.11. A photometric plan shall be provided. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 foot-candle of illumination when measured from an adjacent lot line.

180.12.2.3.12. Maximum building coverage shall be 40 percent.

180.12.2.3.13. Minimum lot width shall be 70 feet.

180.12.2.3.14. Maximum impervious surface shall be 65 percent.

§ 180.13. Area and bulk regulations.

In this district, the minimum dimensions of LOTS, yards and other open spaces and the area of LOT required per FAMILY housed thereon shall be as follows:

180.13.1. A LOT with a minimum width of sixty (60) feet and a minimum area of nine thousand (9,000) square feet per FAMILY shall be provided for every BUILDING hereafter erected, altered or used in whole or in part as a DWELLING, provided that in the case of a LOT held in single and separate ownership at the effective date of this chapter having smaller dimensions or having an area less than nine thousand (9,000) square feet, a DWELLING may be built thereon as a special exception when authorized by the BOARD, and provided that the required FRONT and SIDE YARD restrictions are in compliance with this chapter or comply with the existing BUILDING location or restrictions and limitations applicable to at least eighty percent (80%) of the property located in the same block as the subject property, such eighty percent (80%) not to include the subject property. **[Amended 3-16-83 by Ord. No. 659]**

180.13.2. There shall be a FRONT YARD having a depth of not less than thirty-five (35) feet at any point, provided that the FRONT YARDS may be decreased on new subdivisions prior to recording to not less than twenty-five (25) feet at any point when authorized as a special exception by the BOARD upon recommendation of the COMMISSION. In considering applications for special exceptions, the BOARD shall give consideration to the topography of the land, to the BUILDING lines established for LOT plans prior to the effective date of this chapter and to the FRONT YARDS of other DWELLINGS on the STREET. Where FRONT YARD restrictions greater than thirty-five (35) feet have already become established, they shall be continued in the future use of the LOT and in further developing the STREET, and nothing in this chapter shall be construed as lessening such existing restrictions. **[Amended 3-16-83 by Ord. No. 659]**

180.13.3. On each LOT other than a CORNER LOT, there shall be a SIDE YARD of not less than seven and one-half (7 1/2) feet at any point on each side of a DWELLING or MINOR GARAGE. In the case of nonresidential STRUCTURES, no SIDE YARD shall be less than twenty-five (25) feet wide at any point.

180.13.4. There shall be a REAR YARD the depth of which shall not be less than forty (40) feet at any point.

180.13.5. In the case of a corner or THROUGH LOT, the sides or ends abutting STREETS shall be considered as FRONT YARDS and shall be governed by the provisions of **§ 180.13.2** of this section.

180.13.6. No more than thirty-five per cent (35%) of the area of any LOT may be occupied by the DWELLING unless authorized as a special exception to this chapter.¹

§ 180.14. Standards for conditional uses. [Added 6-18-80 by Ord. No. 609]

Conditional uses as set forth in § 180.12.2 of this Article shall be subject to the following standards and criteria, which shall be applied by BOROUGH COUNCIL in granting or refusing conditional use:

180.14.1. No existing STRUCTURE shall be enlarged or expanded. Any conditional use granted shall apply only to existing STRUCTURES.

180.14.2. FRONT YARD, SIDE YARD and REAR YARD minimum requirements shall be one hundred (100) feet. In instances where the BUILDING is less than one hundred (100) feet from the STREET or adjacent residential property, that minimum dimension will be the minimum requirement.

180.14.3. There shall be a buffer planting strip of fifteen (15) feet between any BUILDING and any adjacent residential areas. The fifteen-foot strip shall be part of and located at the furthest part of the FRONT, REAR or SIDE YARD areas. The type and amount of planting shall be shown on the site plan for approval.

180.14.4. The maximum permitted parking will be one (1) stall for each two hundred (200) square feet of floor area, and the location of the PARKING STALLS shall be shown on the site plan for approval.

180.14.5. Parking of commercial vehicles shall not be permitted except for actual delivery of goods.

180.14.6. Site plans shall be presented as required in Article XVIII, § 180.94, of this chapter.²

¹ Editor's Note: Former Subsection 180.13.7, regarding PRIVATE SWIMMING POOLS, added 7-7-76 by Ord. No. 543, which immediately followed this subsection, was repealed 1-2-91 by Ord. No. 769. For current provisions, see Ch. 160, Swimming Pools.

² Editor's Note: For site planning regulations, see Ch. 157, Subdivision of Land.