

ARTICLE VIII
Residence District R2-BS
[Added 1-19-83 by Ord. No. 656¹]

§ 180.19. Permitted uses.

In this district, the land may be used and the BUILDINGS and STRUCTURES may be erected, altered or used for the purposes set out hereafter and no other. The regulations of R2-BS are intended to permit and encourage the DEVELOPMENT of single-FAMILY homes, townhouses and apartments, either separately or, as in the case of townhouses and apartments, mingled, in certain portions of the BOROUGH having unique locations and certain site advantages or disadvantages in relation to residential, cultural and recreational uses:

180.19.1. Permitted uses.

180.19.1.1. All uses permitted in Residence District R-2, under the restrictions established in this Article, after approval of the site plan pursuant to § 180.94 by COUNCIL upon recommendation by the COMMISSION.

§ 180.20. Area and bulk regulations for single-FAMILY detached DWELLINGS.

In the event of single-FAMILY detached DWELLING use, the minimum requirements of Article VI, § 180.13, of this chapter shall apply; provided, however, that the minimum requirements of Article XVI providing for planned residential DEVELOPMENT may be used in appropriate cases upon approval by the COMMISSION.

§ 180.21. Area and bulk regulations for townhouse use.

In the event of townhouse use, the following regulations shall apply:

180.21.1. The minimum LOT WIDTH shall be seventy (70) feet.

¹ Editor's Note: Provisions of this Article were originally adopted as Article VI § 180.13 and have been renumbered to preserve the logical sequence of the CODE at the request of the BOROUGH COUNCIL.

180.21.2. There shall be a minimum FRONT YARD of thirty-five (35) feet, except that where FRONT YARD restrictions greater than thirty-five (35) feet have already been established, they shall be continued in the future use of the LOT and further DEVELOPMENT of the STREET. In instances where the developer arranges the units in unusual configurations, such as crescent shape, the FRONT YARD may be reduced to twenty-five (25) feet by COUNCIL upon recommendation of the COMMISSION. ***[Amended 12-7-83 by Ord. No. 672]***

180.21.3. There shall be a minimum REAR YARD of forty (40) feet.

180.21.4. There shall be a minimum SIDE YARD of ten (10) feet or a distance equal to one and one-half (1 1/2) feet for each unit, whichever is greater. Between adjacent townhouses on the same property, the SIDE YARD requirements of each BUILDING apply. In the instances where the side of the BUILDING is closest to the STREET or on a corner or THROUGH LOT, the sides or ends abutting STREETS shall be considered as FRONT YARDS and shall be governed accordingly. ***[Amended 12-7-83 by Ord. No. 672]***

180.21.5. The LOT area for each townhouse DWELLING unit shall be two thousand five hundred (2,500) square feet per DWELLING UNIT; provided, however, that no more than twelve (12) DWELLING UNITS per acre will be permitted. ***[Amended 12-7-83 by Ord. No. 672]***

180.21.6. Not more than forty percent (40%) of the area of any LOT may be occupied.

180.21.7. The minimum LOT size for townhouse DEVELOPMENT shall be one (1) acre.

§ 180.22. Area and bulk regulations for apartment use.

In the event of apartment use, the following regulations shall apply:

180.22.1. The minimum LOT WIDTH shall be seventy (70) feet.

180.22.2. There shall be a minimum FRONT YARD of thirty-five (35) feet, except that where FRONT YARD restrictions greater than thirty-five (35) feet have been established, they shall be continued in the future use of the LOT and further DEVELOPMENT of the STREET.

180.22.3. There shall be a minimum REAR YARD of forty (40) feet.

180.22.4. There shall be a minimum SIDE YARD of ten (10) feet or fifteen percent (15%) of the BUILDING length, whichever is greater. Between adjacent apartments on the same property, the SIDE YARD requirements of each BUILDING apply. In instances where the side of the BUILDING is closest to the STREET or on a corner or THROUGH LOT, the side of each BUILDING abutting STREETS shall be considered as FRONT YARDS and shall be governed accordingly.

180.22.5. The maximum BUILDING height shall be four (4) stories. If the BUILDING is on a slope, the average height as measured at the center of the BUILDING length shall be used. ***[Amended 12-19-84 by Ord. No. 687]***

180.22.6. The LOT area for each apartment DWELLING unit shall be two thousand two hundred (2,200) square feet for each DWELLING UNIT; provided, however, no more than twenty (20) DWELLING UNITS per acre will be permitted.

180.22.7. Not more than forty percent (40%) of the area of any LOT may be occupied.

180.22.8. The minimum LOT size for apartment DEVELOPMENT shall be one (1) acre.

§ 180.23. Density; distance from single-FAMILY district.

180.23.1. Single-FAMILY detached DWELLING UNITS may not be commingled with either townhouses or apartment units. Where townhouses and apartments are commingled in any DEVELOPMENT, the number of units per acre shall be apportioned based on twelve (12) TOWNHOUSE DWELLING UNITS per acre and twenty (20) apartment DWELLING UNITS per acre.

180.23.2. Inasmuch as it is not intended that this district permit total DEVELOPMENT as apartment DWELLINGS, the maximum number of apartment units in the total DEVELOPMENT shall not exceed seventy percent (70%) of the total units in the DEVELOPMENT. ***[Amended 12-19-84 by Ord. No. 687]***

180.23.3. Where any R2-BS District abuts any single-FAMILY residential district (R-1, R-2, R-3, R-4), no apartment BUILDING may be erected closer than two hundred (200) feet to the property line of the single-FAMILY residential district.

§ 180.24. Off-STREET parking. *[Amended 5-6-92 by Ord. No. 782]*

Off-STREET parking shall be in accord with the provisions of Article XXX, § 180.104, of this chapter.²

² Editor's Note: Original Section 3 of Ord. No. 656, which followed this section and contained a boundary description and an amendment to the Zoning Map, was omitted as not necessary for codification.