

ARTICLE IX
Residence District R2-S

§ 180.25. Permitted uses; use exceptions.

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. The regulations of the R2-S District are intended to permit and encourage special DEVELOPMENT suitable and appropriate to certain portions of the BOROUGH having unique location and natural site advantage or disadvantage in relation to residential, cultural and recreational uses.

180.25.1. Permitted uses. ***[Amended 7-16-80 by Ord. No. 610]***

180.25.1.1. All uses permitted in Residence District R-2, under the restrictions established in Article VI of this chapter, after approval of the site plan (see § 180.94) by COUNCIL upon the recommendation of the COMMISSION.

180.25.1.2. PLANNED RESIDENTIAL DEVELOPMENT (PRD) as set forth in Article XVI of this chapter.

180.25.2. Use exceptions. The following use is permitted, subject to approval of the site plan (see § 180.94) by the COUNCIL upon recommendation by the COMMISSION:

180.25.2.1. MAJOR EXCAVATING, GRADING OR FILLING.

180.25.2.1.1. The operation shall be controlled in such a manner as to offer reasonable protection to the neighborhood against possible detrimental effects, taking into consideration the physical relationship to surrounding properties and access to the site.

180.25.2.1.2. The proposed use of any STREET for incidental trucking operations must have the approval of COUNCIL.

180.25.2.1.3. The operations shall be in accordance with Ordinance No. 613, the Whitehall BOROUGH Grading Ordinance¹ which controls land preparation.

¹ Editor's Note: See Ch. 107, Grading.