

**Article XV**  
**Residence District R-7**  
**[Added 4-6-83 by Ord. No. 660;<sup>1</sup>**  
**amended 12-2-92 by Ord. No. 790]**

**§ 180.40. Permitted uses.**

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

- 180.40.1. Multiple-DWELLING housing limited to persons fifty-five (55) years of age or older.
- 180.40.2. CHURCH.
- 180.40.3. Any BOROUGH or PUBLIC BUILDING.
- 180.40.4. Parks, playgrounds and recreational areas, including swimming pools, subject to Chapter 160, Swimming Pools.
- 180.40.5. Personal care facilities.
- 180.40.6. ACCESSORY STRUCTURES.

**§ 180.41. Area and bulk regulations.**

In this district, the following regulations shall apply:

- 180.41.1. The maximum BUILDING height shall be the lesser of seventy-five (75) feet or the height of any existing BUILDING on the LOT on which the facility is to be constructed.
- 180.41.2. The minimum acreage required shall be six (6) acres.
- 180.41.3. For multiple-DWELLING housing, the unit density shall not exceed twenty (20) units per acre, and a minimum area of two thousand (2,000) square feet shall be provided for each DWELLING UNIT. For personal care facilities, not more than fifteen percent (15%) of the LOT may be occupied by BUILDING STRUCTURES.

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<sup>1</sup> Editor's Note: Provisions of this Article were originally adopted as Article XXX and have been renumbered to preserve the logical sequence of the CODE at the request of the BOROUGH COUNCIL.

180.41.4. There shall be provided a FRONT YARD having a depth of not less than one hundred (100) feet at any point.

180.41.5. There shall be provided a SIDE YARD having a depth of fifty (50) feet or the height of the STRUCTURE, whichever is less. Where more than one (1) BUILDING is intended, the SIDE YARD of each BUILDING shall be required.

180.41.6. There shall be provided a REAR YARD having a depth of not less than one hundred (100) feet.

180.41.7. For personal care facilities, one (1) parking space shall be provided for each three thousand (3,000) square feet of the facility. For multiple-DWELLING housing, there shall be provided for each DWELLING UNIT one (1) paved parking space. In addition, for visitor parking there shall be provided on-STREET paved parking spaces equal to twenty percent (20%) of the number of units. In the event that any proposed parking is on property not part of or assigned to the housing unit, the developer shall furnish proof that such PARKING AREA has been legally assigned for the use of the housing unit in perpetuity.

180.41.8. Where abutting a single-FAMILY residential area, there shall be provided a buffer of at least fifteen (15) feet of evergreen planting, which shall be continually maintained at such height and density as to provide an effective screen.

#### **§ 180.42. ACCESSORY USES.**

ACCESSORY USES shall be uses supplemental to providing services and activities for tenants of the BUILDING, but not including facilities for nursing or hospital care.

#### **§ 180.43. Site plan approval.**

Site plan approval shall be as required by § 180-94 of this chapter.

#### **§ 180.44. (Reserved)**