

Article XV
Residence District R-7
[Added 4-6-83 by Ord. No. 660;¹
amended 12-2-92 by Ord. No. 790; Deleted and Replaced 05-16-18 by Ord. No. 1108]

§ 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:

180.40.1. SINGLE-FAMILY detached DWELLING.

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 the requirements contained in Chapter 160 of the Code (“Swimming Pools”)

180.40.5. TOWNHOUSE DWELLING UNIT.

180.40.6. DAY CARE Center.

180.40.7. ACCESSORY STRUCTURE.

§ 180.41. Area and bulk regulations.

In this district, the following regulations shall apply:

180.41.1. SINGLE-FAMILY detached DWELLING.

180.41.1.1. LOT WIDTH and LOT AREA. A LOT with a minimum width of sixty (60) feet and a minimum LOT AREA of nine thousand (9,000) square feet per family shall be provided for every BUILDING hereafter erected.

180.41.1.2. FRONT YARD. There shall be a FRONT YARD having a depth of not less than thirty-five (35) feet at any point.

180.41.1.3. SIDE YARD. On each LOT other than a CORNER LOT, there shall be a SIDE YARD of not less than seven and one-half (7 ½) feet at any point on each side of a DWELLING or MINOR GARAGE.

¹ 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.

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

180.41.1.5. CORNER and THROUGH LOT. In the case of a CORNER or THROUGH LOT, the sides and ends abutting streets shall be considered as FRONT YARDS and shall be governed by the provisions of §180.41.1.2. of this section.

180.41.1.6. Maximum LOT Coverage. No more than thirty-five percent (35%) of the area of any LOT shall be occupied by the DWELLING.

180.41.2. TOWNHOUSE DWELLING UNIT

180.41.2.1. LOT AREA. The minimum LOT AREA shall be two thousand five (2,500) square feet per individual TOWNHOUSE DWELLING UNIT. A maximum of twelve (12) TOWNHOUSE DWELLING UNITS per acre shall be permitted.

180.41.2.2. LOT WIDTH. The minimum TOWNHOUSE BUILDING LOT WIDTH shall be seventy (70) feet.

180.41.2.3. FRONT YARD. The minimum FRONT YARD shall be twenty-five (25) feet.

180.41.2.4. REAR YARD. The minimum REAR YARD shall be forty (40) feet.

180.41.2.5. SIDE YARD. The minimum SIDE YARD shall be ten (10) feet or a distance of one and one-half (1 ½) feet for each unit, whichever is greater. In the instances where the BUILDING is on 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 §180.41.2.3. of this section.

180.41.2.6. Maximum LOT Coverage. No more than forty percent (40%) of the area of any LOT shall be occupied by the BUILDING.

180.41.2.7. Minimum Development Size. The minimum DEVELOPMENT size for a TOWNHOUSE development shall be one (1) acre.

180.41.3. CHURCH

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

180.41.3.2. 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, a SIDE YARD for each BUILDING shall be required pursuant to the same standard.

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

180.41.3.4. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.

180.41.3.5. Maximum Coverage. No more than thirty-five percent (35%) of the area of any LOT shall be occupied by the BUILDING.

180.41.3.6. Maximum building height shall be forty (40) feet.

180.41.3.7. Minimum LOT width shall be seventy (70) feet.

180.41.3.8. Maximum impervious surface shall be sixty-five percent (65%).

180.41.4. BOROUGH OR PUBLIC BUILDING

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

180.41.4.2. 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, a SIDE YARD of for each BUILDING shall be required pursuant to the same standard.

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

180.41.4.4. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.

180.41.4.5. Maximum LOT Coverage. No more than thirty-five percent (35%) of the area of any LOT shall be occupied by the BUILDING.

180.41.4.6. Maximum building height shall be forty (40) feet.

180.41.4.7. Minimum lot width shall be seventy (70) feet.

180.41.4.8. Maximum impervious surface shall be sixty-five percent (65%).

180.41.5. DAY CARE Center, subject to the following:

180.41.5.1. A minimum site of two (2) acres shall be required for a DAY CARE Center.

180.41.5.2. A Traffic Study pursuant to Section 180.94.3 shall be required.

180.41.5.3. A building shall not exceed forty (40) feet.

180.41.5.4. A SITE PLAN pursuant to Section 180.94 of this Chapter shall be approved.

180.41.5.5. A Parking Demand Analysis pursuant to Section 180.104.5. shall be provided to determine the minimum parking requirement.

180.41.5.6. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.

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

180.41.5.8. A DAY CARE Center shall obtain and maintain licenses from the appropriate state and county agencies and provide evidence of said licenses to the BOROUGH.

180.41.5.9. Maximum building coverage shall be forty percent (40%).

180.41.5.10. Minimum lot width shall be seventy (70) feet.

180.41.5.11. Maximum impervious surface shall be sixty-five percent (65%).

180.41.5.12. A Tree Inventory and Removal Plan pursuant to Section 180.94.4. shall be provided.

§ 180.42. ACCESSORY USES.

180.42.1. SINGLE-FAMILY DWELLING.

180.42.1.1. A MINOR GARAGE.

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

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180.42.1.3. An ACCESSORY USE BUILDING in accordance with Article

180.42.1.4. Private Swimming Pool.

180.42.2. TOWNHOUSE Development.

180.42.2.1. The following accessory structures and use are permitted, provided they are owned and operated by a homeowners association.

180.42.2.1.1. COMMUNITY BUILDING.

180.42.2.1.2. RECREATIONAL FACILITIES, including pool, fitness equipment and trails.

180.42.2.2. The following ACCESSORY STRUCTURES are permitted for an individual TOWNHOUSE DWELLING UNIT:

180.42.2.2.1. Section of a privacy fence at the REAR YARD, in accordance with §180.92.1.4..

180.42.2.2.2. Spa and Hot Tub, not to exceed eight (8) feet in length and eight (8) feet in width.

180.42.3. ACCESSORY USES for other principal uses shall be uses incidental to providing services and activities for occupants of the BUILDING, but not including facilities for nursing or hospital care.

§ 180.43. SITE PLAN approval.

SITE PLAN approval shall be required pursuant to requirements under § 180.94 of this Chapter.

§ 180.44. CONDITIONAL USES

180.44.1. MULTIPLE-FAMILY DWELLING limited to persons 55 years of age or older, subject to the following:

180.44.1.1. Minimum LOT AREA shall be five (5) acres.

180.44.1.2. Minimum FRONT YARD shall be one hundred (100) feet.

180.44.1.3. Minimum REAR YARD shall be one hundred (100) feet.

180.44.1.4. Minimum SIDE YARD shall be fifty (50) feet.

180.44.1.5. Maximum HEIGHT OF BUILDING shall be four (4) stories and fifty (50) feet.

- 180.44.1.6. Maximum LOT coverage shall be forty percent (40%).
- 180.44.1.7. Minimum parking shall be one and one-half (1.5) parking spaces per DWELLING UNIT.
- 180.44.1.8. Minimum LOT WIDTH shall be seventy (70) feet.
- 180.44.1.9. Maximum impervious surface shall be sixty-five percent (65%).
- 180.44.1.10. Density shall be no more than thirty (30) units per acre.
- 180.44.1.11. Space between buildings shall be no less than fifty (50) feet.
- 180.44.1.12. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.
- 180.44.1.13. A SITE PLAN pursuant to Section 180.94 of this Chapter shall be approved.
- 180.44.1.14. A Traffic Study pursuant to Section 180.94.3. shall be required.
- 180.44.1.15. A photometric plan shall be provided. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent LOT LINE.
- 180.44.1.16. A Tree Inventory and Removal Plan pursuant to Section 180.94.4 shall be provided.
- 180.44.2. Personal Care Facility, including Senior Residential Care, Assisted Living and Continuing Care Facility, subject to the following:
 - 180.44.2.1. Minimum LOT AREA shall be five (5) acres.
 - 180.44.2.2. Minimum FRONT YARD shall be one hundred (100) feet.
 - 180.44.2.3. Minimum REAR YARD shall be one hundred (100) feet.
 - 180.44.2.4. Minimum SIDE YARD shall be fifty (50) feet.
 - 180.44.2.5. Maximum building height shall be four (4) stories and fifty (50) feet.
 - 180.44.2.6. Maximum LOT coverage shall be forty percent (40%).

180.44.2.7. A Parking Demand Analysis pursuant to Section 180.104.5. shall be provided to determine the minimum parking requirement.

180.44.2.8. Minimum lot width shall be seventy (70) feet.

180.44.2.9. Maximum impervious surface shall be sixty-five percent (65%).

180.44.2.10. Space between buildings shall be no less than fifty (50) feet.

180.44.2.11. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.

180.44.2.12. A site plan pursuant to Section 180.94 of this Chapter shall be approved.

180.44.2.13. A Traffic Study pursuant to Section 180.94.3. shall be required.

180.44.1.14. A photometric plan shall be provided. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent LOT LINE.

180.44.2.15. A privacy fence of higher than eight (8) feet in height shall be provided. SCREENING shall be provided. Fencing shall not encroach into the FRONT YARD.

180.44.2.16. A Tree Inventory and Removal Plan pursuant to Section 180.94.4 shall be provided.

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

180.44.3. NURSING OR CONVALESCENT HOME, including rehabilitation transitional care, Alzheimer/memory care and long-term facility, subject to the following:

180.44.3.1. Minimum lot size shall be five (5) acres.

180.44.3.2. Minimum front yard shall be one hundred (100) feet.

180.44.3.3. Minimum rear yard shall be one hundred (100) feet.

180.44.3.4. Minimum side yard shall be fifty (50) feet.

180.44.3.5. Maximum building height shall be four (4) stories and fifty (50) feet.

- 180.44.3.6. Maximum building coverage shall be forty percent (40%).
- 180.44.3.7. A Parking Demand Analysis pursuant to Section 180.104.5. shall be provided to determine the minimum parking requirement.
- 180.44.3.8. Minimum lot width shall be seventy (70) feet.
- 180.44.3.9. Maximum impervious surface shall be fifty percent (50%).
- 180.44.3.10. Space between buildings shall be one and one-half (1.5) times the height of the tallest building or 50 feet, whichever is greater.
- 180.44.3.11. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.
- 180.44.3.12. A SITE PLAN pursuant to Section 180.94 of this Chapter shall be approved.
- 180.44.3.13. A Traffic Study pursuant to Section 180.94.3. shall be required.
- 180.44.3.14. A photometric plan shall be provided. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line.
- 180.44.3.15. A Tree Inventory and Removal Plan pursuant to Section 180.94.4 shall be provided.
- 180.44.3.16. A NURSING OR CONVALESCENT HOME shall meet all licensing requirements of the Commonwealth of Pennsylvania.
- 180.44.4. PROFESSIONAL OFFICE, subject to the following:
 - 180.44.4.1. A minimum site of three (3) acres shall be required for a PROFESSIONAL OFFICE.
 - 180.44.4.2. A Traffic Study pursuant to Section 180.94.3 shall be required.
 - 180.44.4.3. A building shall not exceed forty (40) feet.
 - 180.44.4.4. A Site Plan pursuant to Section 180.94 of this Chapter shall be approved.
 - 180.44.4.5. Minimum parking shall be one parking space per three hundred (300) square feet of gross floor area.

180.44.4.6. Where abutting a property containing a SINGLE-FAMILY DWELLING, 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.

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

180.44.4.8. Maximum building coverage shall be forty percent (40%).

180.44.4.9. Minimum lot width shall be seventy (70) feet.

180.44.4.10. Maximum impervious surface shall be sixty-five percent (65%).

180.44.4.11. A Tree Inventory and Removal Plan pursuant to Section 180.94.4 shall be provided.