

**ARTICLE IV**  
***Residence District R-1***

**§ 180.8. 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:

180.8.1. Permitted uses.

180.8.1.1. SINGLE-FAMILY detached DWELLING.

180.8.1.2. Garden, including TRUCK garden.

180.8.1.3. CHURCH.

180.8.1.4. Public and parochial schools.

180.8.1.5. Any BOROUGH or PUBLIC BUILDING.

180.8.1.6. Municipal playgrounds, parks and recreational areas.

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

180.8.1.8. The following ACCESSORY USES:

180.8.1.8.1. A MINOR GARAGE.

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

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

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

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

180.8.2. Conditional uses. ***[Added 5-19-82 by Ord. No. 643; amended 8-1-90 by Ord. No. 758]***

180.8.2.1. Any land upon which is a STRUCTURE originally designed, constructed or used as a school BUILDING and no longer used as such may be used as an OFFICE BUILDING for use by a firm of engineers, architects, lawyers, certified public accountants, manufacturers' representatives, insurance brokers, real estate agents and brokers, medical or dental practitioners limited to a maximum of eight (8) suites, personalized haircutting practice limited to two (2) chairs and other similar uses as approved by the COUNCIL on recommendation of the COMMISSION, provided that such use is allowed by the COUNCIL after submission to the COMMISSION and pursuant to the standards set forth in § 180.10 and subject to the standards set forth in § 180.10.

**§ 180.9. 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:

180.9.1. A LOT with a minimum width of eighty (80) feet and a minimum area of twelve thousand (12,000) square feet per FAMILY shall be provided for every BUILDING hereafter erected, 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 of less than twelve thousand (12,000) square feet, a DWELLING may be built thereon as a special exception when authorized by the BOARD, and provided 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.

180.9.2. There shall be a FRONT YARD having a depth of not less than fifty (50) feet at any point, provided that the FRONT YARD may be decreased on new subdivisions prior to recording to not less than thirty-five (35) feet at any point when authorized as a special exception by the BOARD upon recommendation by the COMMISSION. In considering applications for special exceptions, the Board shall give consideration to the topography of the land, to 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 fifty (50) 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]***

180.9.3. On each LOT other than a CORNER LOT, no side yard of a DWELLING or MINOR GARAGE shall be less than seven and one-half (1/2) feet wide at any point, and the composite minimum width for both SIDE YARDS shall be not less than twenty (20) feet. In the case of nonresidential STRUCTURES, no SIDE YARD shall be less than twenty-five (25) feet wide at any point.

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

180.9.5. In the case of a CORNER LOT or THROUGH LOT, the sides or ends abutting STREETS shall be considered as FRONT YARDS and shall be governed by the provisions of **Subsection 180.9.2** of this section.

180.9.6. No more than thirty-five percent (35%) of the area of any LOT may be occupied by the DWELLING unless authorized as a special exception to this chapter.<sup>1</sup>

**§ 180.10. Standards for conditional uses. [Added 5-19-82 by Ord. No. 643]**

Conditional uses as set forth in **§ 180.8** of this Article shall be subject to the following standards and criteria, which shall be applied by BOROUGH COUNCIL in granting or refusing a conditional use:

180.10.1. No existing STRUCTURE shall be enlarged or expanded except for ancillary STRUCTURES necessary to enclose stairwells or comply with Department of Labor and Industry regulations. To the extent possible, such a BUILDING shall maintain its present configuration and appearance, and there shall be no significant external structural changes other than windows, doors and roofs to make the STRUCTURE energy efficient or for aesthetic purposes. Any conditional use granted shall apply only to existing BUILDINGS.

180.10.2. FRONT, SIDE 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. In the event that the SIDE YARD is used for parking, the minimum permitted SIDE YARD from the BUILDING wall to the PARKING AREA shall be fifty (50) feet.

180.10.3. The minimum permitted parking will be one (1) stall for each three hundred (300) square feet of floor area, and the location of the PARKING STALL shall be shown on the site plan for approval. There shall be no parking permitted in the FRONT YARD area.

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

180.10.5. There shall be a buffer evergreen planting strip of fifteen (15) feet between any BUILDING and any adjacent residential areas.

180.10.6. Any exterior lighting for the BUILDING or PARKING AREA shall be of a low-intensity type, directed down with the source of lighting not visible and with a maximum intensity of two (2) footcandles as measured on the ground or surface of the

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<sup>1</sup> Editor's Note: Former § 180.9.7, 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.

PARKING AREA. The BUILDING shall not be lighted by floodlights or other similar type of lighting. All exterior lighting shall be shown and approved as part of the site plan.

180.10.7. An unlighted sign in the FRONT YARD shall be allowed, provided that its size does not exceed eight (8) square feet and that it is located at least ten (10) feet from the front property line perpendicular to the roadway. All such SIGNS shall be shown and approved as a part of the site plan or, if added after approval of the site plan, shall be approved by the COMMISSION. **[Amended 11-4-87 by Ord. No. 723]**

180.10.8. All fencing and planting shall be in accord with applicable existing ordinances.

180.10.9. Site plans shall be presented as required in Article XXVIII, § 180.94, of this chapter.<sup>2</sup>

180.10.10. **[Added 11-4-87 by Ord. No. 723]** An ACCESSORY USE BUILDING in accordance with Article XXV shall be allowed subject to the following additional standards, which, if different from any standard in Article XXV, shall control:

180.10.10.1. The size shall not exceed twenty-five by forty (25 x 40) feet.

180.10.10.2. It shall be similar in architecture and material to the main BUILDING.

180.10.10.3. It shall be located at the rear of the BUILDING and used exclusively as a garage or for storage.

180.10.10.4. It shall be located perpendicular to the STREET and positioned so as not to reduce available parking space.

180.10.10.5. The ACCESSORY BUILDING may, on approval of the COMMISSION, reduce existing side and rear LOT setbacks.

180.10.10.6. The location of the auxiliary BUILDING shall be shown and approved as part of a site plan.

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<sup>2</sup> Editor's Note: For site planning regulations see Ch. 157 Subdivision of Land.