

**ARTICLE VII**  
***Residence District R2-AS***  
***[Added 2-3-82 by Ord. No. 639<sup>1</sup>]***

**§ 180.15. Permitted 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. The regulations of R2-AS are intended to permit and encourage the DEVELOPMENT of single-FAMILY homes and townhouses, either separately or mingled, in certain portions of the BOROUGH having unique location and natural site advantage or disadvantage in relation to residential, cultural and recreational uses.

180.15.1. Permitted uses.

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

**§ 180.16. 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 of this chapter providing for planned residential DEVELOPMENT may be used in appropriate cases upon approval by the COMMISSION.

**§ 180.17. Area and bulk regulations for townhouse DEVELOPMENTS.**

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

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

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<sup>1</sup> Editor's Note: Provisions of this Article were originally adopted as Article VI, § 180.12 and have been renumbered to preserve the logical sequence of the CODE at the request of the BOROUGH COUNCIL.

180.17.2. 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.

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

180.17.4. There shall be a minimum SIDE YARD of ten (10) feet or fifteen percent (150%) of the BUILDING length, whichever is greater. Between adjacent townhouses 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 sides or ends abutting STREETS shall be considered as FRONT YARDS and shall be governed accordingly.

180.17.5. There shall be a maximum of twelve (12) DWELLING UNITS per developed acre.

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

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

**§ 180.18. Regulations for joint single-FAMILY and townhouse DEVELOPMENTS.**

Where townhouses and single-FAMILY detached DWELLING UNITS are commingled in any DEVELOPMENT, the number of units per acre shall be apportioned based on four (4) single-FAMILY detached DWELLING UNITS per acre and twelve (12) TOWNHOUSE DWELLING UNITS per acre. In this zoning district, two-unit townhouse-type DWELLING UNITS may be erected on existing, accepted and improved STREETS, but two-unit townhouse-type DWELLING UNITS shall not be erected on newly created STREETS.<sup>2</sup>

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<sup>2</sup> Editor's Note: Original section 605A of Ord. No. 639, which followed this section, was repealed 3-16-83 by Ord. No. 659. Further sections of the original ordinance containing boundary descriptions and an amendment to the Zoning Map were omitted as not necessary for codification.

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