

ARTICLE XIV
Residence District R-6
[Added 9-17-69 by Ord. No. 466¹]

§ 180.35. 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:

180.35.1. High-rise apartments.

180.35.2. CHURCH.

180.35.3. Any BOROUGH or PUBLIC BUILDING.

180.35.4. Parks, playgrounds and recreational areas, including swimming pools, subject to the Swimming Pool Ordinance.²

§ 180.36. Area and bulk regulations.

In this district, the following regulations shall apply:

180.36.1. The maximum BUILDING height shall be limited to ten (10) habitable stories or one hundred (100) feet exclusive of equipment penthouse, subject to COMMISSION'S approval in accordance with **§ 180.38**.

180.36.2. The space between BUILDINGS shall be one and one-half (1 1/2) times the height of the taller BUILDING.

180.36.3. The minimum LOT size shall be ten (10) acres. The minimum BUILDING setback shall be thirty-five (35) feet plus the height of the BUILDING at its closest point to the BUILDING line in excess of thirty-five (35) feet. The LOT WIDTH at the BUILDING setback line shall be a minimum of one hundred fifty (150) feet. The maximum LOT coverage by the principal and ACCESSORY BUILDINGS shall not exceed thirty percent (30%) of the LOT area. The maximum paved portion of the LOT shall not exceed twenty-five percent (25%) of the LOT area. The minimum SIDE or REAR YARDS shall be thirty (30) feet or the height of the BUILDING at its closest point to the BUILDING line, whichever is greater.

§ 180.37. Density requirements; parking.

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

² Editor's Note: See Ch. 160, Swimming Pools.

The following minimum LOT areas per DWELLING UNIT shall be provided:

180.37.1. For each DWELLING UNIT containing one (1) bedroom, there shall be a minimum of one thousand five hundred (1,500) square feet in LOT area. For each one-bedroom DWELLING UNIT, there shall be a minimum of two (2) paved PARKING STALLS plus usable open space of five hundred (500) square feet, unpaved and landscaped.

180.37.2. For each DWELLING UNIT containing two (2) bedrooms, there shall be a minimum of two thousand (2,000) square feet in LOT area. For each two-bedroom DWELLING UNIT, there shall be a minimum of two (2) paved PARKING STALLS plus usable open space of one thousand (1,000) square feet, unpaved and landscaped.

180.37.3. For each DWELLING UNIT containing three (3) bedrooms, there shall be a minimum of two thousand five hundred (2,500) square feet in LOT area. For each three-bedroom DWELLING UNIT, there shall be a minimum of two (2) paved PARKING STALLS plus usable open space of one thousand five hundred (1,500) square feet, unpaved and landscaped.

180.37.4. In no event shall the overall density exceed forty-five (45) persons per gross acre of site area, calculated at two and four-tenths (2.4) persons per apartment unit; in calculating site area, any land having a slope in excess of thirty percent (30%) shall not be included in the calculation.

180.37.5. At least fifty percent (50%) of the required PARKING STALLS shall be enclosed.

§ 180.38. Site plan approval.

180.38.1. In this district, no permit shall be issued until the site plan has been approved by the COMMISSION. The site plan shall show, as proposed, the location of main and ACCESSORY STRUCTURES on the site and in relation to one another, including existing and proposed elevations, traffic circulation features within the site, the location of vehicular access onto the site, the height and bulk of STRUCTURES, the provision of automobile parking space, the provision of other open space on the site, the landscaping, all proposed DRAINAGE, paving, fences and walls on the site, and the display of SIGNS.

180.38.2. In considering any site plan hereunder, the COMMISSION shall endeavor to assure safety and convenience of traffic movement both within the site and in relation to access STREETS. Traffic movement will be planned to avoid through traffic on the site. Vehicular access points will be limited where possible to intervals of not less than three hundred (300) feet when in a MAJOR TRAFFIC THOROUGHFARE. The COMMISSION shall also endeavor to assure harmonious and beneficial relationship of STRUCTURES and uses on the site as well as contiguous properties; the height of STRUCTURE may be limited when contiguous to other residence districts.

180.38.3. In order to ensure strict compliance with the approved site plan, the owner and the developer will be required to execute an agreement with the BOROUGH providing that the grading, paving and the construction of all sewers for the BUILDINGS to be constructed shall be completed and approved prior to the commencement of construction of any STRUCTURES. The agreement shall provide that the site plan DEVELOPMENT will be performed subject to BOROUGH inspection at the proper costs to the owner and developer.

§ 180.39. Appeals.

Any person aggrieved by a decision of the COMMISSION on the application for site plan approval shall have the right to appeal to COUNCIL. Such appeal shall be effected by filing a written notice of appeal with the COMMISSION and with the BOROUGH SECRETARY, together with a copy of the proposed site plan. COUNCIL will conduct a hearing on said appeal within a reasonable time after the filing of the notice of appeal.³

³ Editor's Note: Original Section 4 of Ord. No. 466, which followed this section and contained a boundary description and an amendment to the Zoning Map, has been omitted as not necessary for codification.