

ARTICLE XII
Residence District R-5

§ 180.30. Permitted and CONDITIONAL USES. [Amended 8-5-20 by Ord. No. 1136]

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

180.30.1. Permitted uses.

180.30.1.1. Two-FAMILY DWELLING.

180.30.1.2. Multiple DWELLING or apartment house.

180.30.1.3. COMMUNITY GARAGE.

180.30.1.4. Garden, including TRUCK garden.

180.30.1.5. CHURCH.

180.30.1.6. Public and parochial schools.

180.30.1.7. Any BOROUGH or PUBLIC BUILDING.

180.30.1.8. Municipal playgrounds, parks and recreational areas.

180.30.1.9. ACCESSORY STRUCTURES, in accordance with Article XXV. **[Amended 8-5-20 by Ord. No. 1136 & 1137]**

180.30.1.10. Planned residential DEVELOPMENT as set forth in Article XVI of this chapter. **[Added 7-16-80 by Ord. No. 610]¹**

180.30.2. CONDITIONAL USE. **[Added 8-5-20 by Ord. No. 1136]**

180.30.2.1. ESSENTIAL SERVICES, subject to Article XLIII.

§ 180.31. Area and bulk regulations.

In this district, the minimum dimensions of LOTS and yards and the area of the LOT required per FAMILY housed thereon shall be as follows:

¹ Editor's Note: Former Subsection A(11), PRIVATE SWIMMING POOL, added 7-7-76 by Ord. No. 513, which immediately followed this subsection, was repealed 1-2-91 by Ord. No. 769. For current provisions, see Ch. 160, Swimming Pools.

180.31.1. The area of the LOT shall be sufficient to provide a REAR YARD space of not less than one thousand five hundred (1,500) square feet per FAMILY unit contained in the BUILDING. Of the gross REAR YARD area, forty-five percent (45%) must be suitable for active recreational purposes and have a slope not exceeding twenty-five degrees (25°). **[Amended 5-18-77 by Ord. No. 561]**

180.31.2. There shall be a FRONT YARD having a depth of not less than twenty-five (25) feet at any point from the property line and not less than sixty-five (65) feet at any point from the center line of all state and county roads or not less than fifty (50) feet at any point from the center line of all BOROUGH STREETS and roads.

180.31.3. On each LOT other than a CORNER LOT, there shall be a SIDE YARD of not less than twenty-five (25) feet at any point on each side of a multiple DWELLING or its ACCESSORY BUILDINGS.

180.31.4. There shall be a REAR YARD the depth of which shall be not less than twenty-five percent (25%) of the depth of the LOT and not less than thirty (30) feet at any point.

180.31.5. In the case of a CORNER or THROUGH LOT, the yards abutting STREETS shall be considered as FRONT YARDS and shall be governed by the provisions of Subsection 180.31.2 of this section.

180.31.5.1. For a CORNER LOT, the REAR YARD shall be defined as the yard opposite from the address side of the dwelling. The yard adjacent to the REAR YARD that does not abut a street shall be a SIDE YARD.

180.31.5.2. For a THROUGH LOT, the REAR YARD shall be defined as the yard opposite from the address side of the dwelling. **[Repealed and replaced 5-4-22 by Ord. No. 1152]**

180.31.6. Every COMMUNITY GARAGE in Residence District R-5 shall have the same FRONT, SIDE and REAR YARDS as are provided for multiple DWELLINGS in the district in which it is located; provided, however, that a COMMUNITY GARAGE may be built with either or both side walls attached to or in common with a wall of a multiple DWELLING, in which case no SIDE YARD shall be required on such side or sides of the COMMUNITY GARAGE.

180.31.7. Not more than twenty-five per cent (25%) of the area of any LOT may be occupied by the principal and ACCESSORY BUILDINGS situated thereon.

180.31.8. The average density of any LOT shall not exceed eight (8) units per acre for townhouses or their equivalent or twenty (20) units per acre for multiple-DWELLING or apartment houses. Where a LOT has been proposed for DEVELOPMENT into a combination of the above, the developer may use an average of these densities based on the number of units in each category. **[Added 5-18-77 by Ord. No. 564]**

§ 180.32. Maximum BUILDING height.

No BUILDING or STRUCTURE shall exceed three (3) stories in height.

§ 180.33. Maximum BUILDING length.

No BUILDING shall exceed three hundred (300) feet in length.