

PART 7

R-2 VILLAGE RESIDENTIAL DISTRICT

§27-701. District Purpose.

The purpose of the R-2 Village Residential District is to retain the existing village residential character of the existing uses and neighborhoods in the district, provide for compatible infill development uses and create conditions conducive to carrying out the broad purposes of this Chapter as set forth in §27-102, "Purposes."

(Ord. 319-A, 3/21/2000, Art. 7, §114-62)

§27-702. Applicability of Regulations.

The regulations contained in this Part shall apply to the R-2 Residential District.

(Ord. 319-A, 3/21/2000, Art. 7, §114-63)

§27-703. Permitted Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4:

- A. B1 – single-family detached dwelling.
- B. B3 – twin.
- C. B4 – duplex.
- D. B5 – multiplex.
- E. B6 – townhouse.
- F. B7 – garden apartments.
- G. B11 – life care facility.
- H. C9 – Borough services.
- I. F1 – utilities.
- J. H1c – instructional services.
- K. H2 – residential accessory building.

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- L. H7 – temporary structure or use.
- M. H8 – temporary community event.
- N. H15 – keeping of animals.

(Ord. 319-A, 3/21/2000, Art. 7, §114-64)

§27-704. Conditional Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1809:

- A. C2 – school.
- B. D1 – office.
- C. D2 – medical office.
- D. H1 – accessory home occupation.
 - (1) H1a – professional office.
 - (2) H1d – home crafts.
 - (3) H1f – trades.
 - (4) H1g – repair services and other home occupations.
- E. H9 – radio and television towers.
- F. H10 – bed and breakfast.
- G. H14 – satellite dish antenna.

(Ord. 319-A, 3/21/2000, Art. 7, §114-65)

§27-705. Conditional Uses for Parcels With Frontage on Butler Avenue.

1. A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1809, “Conditional Uses”:
 - A. B8 – residential conversion.

- B. D1 – office.
 - C. D2 – medical office.
 - D. E22 – dwelling in combination with a business.
2. Building Design. No changes to the front of the existing buildings is permitted beyond those required to provide access in compliance with the Americans With Disabilities Act.
 3. Sidewalks. Sidewalks shall be provided along with all interior driveways, parking areas and frontage streets.
 4. Public Utilities. All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.
 5. Access. Access only to Butler Avenue. No access shall be taken to an alley or local street. No driveway shall access a local street. All uses shall take access to an interior street or driveway.
 6. Parking Areas. All parking shall be located in the rear of the lot and shall access Butler Avenue.
 7. Buffer Yard. A Class “A” buffer yard in accordance with §27-514 shall be provided in the rear yard of a nonresidential use when it abuts a residential use. No buffer yard is required along the side lot line.
 8. Screening Vegetation. A screening hedge planting shall be provided between the parking lot of a nonresidential use and the side lot line of a residential use in accordance with §27-533(12).

(Ord. 319-A, 3/21/2000, Art. 7, §114-66)

§27-706. Uses by Special Exception.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1808. “Special Exception”:

- A. B8 – residential conversion.
- B. B9 – rooming or boarding house.
- C. C8 – nursing home.
- D. F1 – utilities.

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- E. H1e – family day care.
- F. H3 – accessory apartment.
- G. H4 – accessory building dwelling unit.

(Ord. 3/21/2000, Art. 7, §114-67)

§27-707. Area and Dimensional Regulations.

The following establishes the area and dimensional requirements for the R-2 Village Residential District, except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

- A. Lot Area. Nine thousand square feet minimum.
- B. Lot Width. Minimum of 60 feet for use B1, 80 feet for all other uses.
- C. Building Area. Thirty-five percent maximum.
- D. Front Yard. Twenty-five feet minimum, the front yard on the long side of a corner lot may be reduced to no less than 15 feet.
- E. Side Yard.
 - (1) Use B1 – single-family detached dwellings, aggregate width of 18 feet minimum for both sides, each on at least eight feet. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 10 feet.
 - (2) Uses B3, B4, B5, B6 and B7 multifamily dwelling buildings, 10 feet. If there is only one yard as per a lot shown in Figure 9, it shall be at least 10 feet.
- F. Rear Yard. Twenty-five feet minimum.
- G. Height. Thirty-five feet, structures not designed for human occupancy are governed by Part 5, §27-549.
- H. Density. Four and eight tenths dwelling units per acre maximum.
- I. Impervious Surface. Forty-five percent maximum.

(Ord. 319-A, 3/21/2000, Art 7, §114-68)

§27-708. Special Regulations.

In addition to the requirements of this Part, a development proposed in this district shall comply with applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards." All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 7, §114-69)

