

**Article V — Regulations for R-2 Medium-Density
Residential District**

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Article V – Regulations for R-2 Medium-Density Residential District

§ 21-501 Purpose.

The purpose of this district is to provide appropriate areas for medium-density residential development and compatible land uses in order to broaden the Borough's housing base and therefore serve a greater variety of housing needs. Standards are provided to prevent undue crowding of land, to regulate density of population, to avoid undue congestion in the streets, and to allow for the harmonious development of single-family attached housing, apartments, and other uses which are compatible with medium-density residential development. Creating conditions conducive to carrying out the broad purposes of this Chapter is an additional reason for the establishment of this district.

[Ord. 415 10-29-2003]

§ 21-502 In General.

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other, subject to the applicable provisions of Article IX (relating to General Regulations).

[Ord. 415 10-29-2003]

§ 21-503 Uses Permitted By Right.

Except as provided in § 21-509 (relating to Lots In or Near a Floodplain), the following uses and their accessory uses are permitted by right by the Zoning Officer without further condi-

tions and provided the use type, dimensional, and all other applicable requirements of this Chapter are satisfied:

- (a) Crop farming and tilling of the soil.
- (b) Forestry and wildlife preserve.
- (c) Single-family detached dwelling, not a mobile home, but including a sectional or modular dwelling.
- (d) Two-family detached dwelling.
- (e) Non-intrusive home office or business, *provided* that the person(s) conducting the use obtains an annual permit therefor from the Zoning Officer upon payment of a fee of Ten Dollars (\$10.00) or such other amount as shall be provided by resolution of Council.

[Ords. 415 10-29-2003, 594 03-05-2025]

§ 21-504 Conditional Uses.

Except as provided in § 21-509 (relating to Lots In or Near a Floodplain), the following conditional uses and their accessory uses may be permitted following a review and recommendation by the Planning Commission in accordance with the provisions of Article XIII (relating to Conditional Uses and Special Exceptions), any other applicable provisions of this Chapter, and approval by Council:

- (a) Single-family attached dwelling (townhouses).
- (b) Places of worship.
- (c) Multifamily dwelling.
- (d) Public and private educational institutions, except such uses as commercial dance and music studios, institutions of correction and detention, and trade schools.
- (e) Public facility owned or operated by the Borough or other government.
- (f) Nonprofit recreational or educational facility, other than a golf course.
- (g) Utility substation, including accepted easements for local need and serving the Borough.
- (h) Conversion of existing single-family detached dwelling to a two-family detached dwelling or multifamily dwelling limited to three (3) dwelling units.
- (i) Mobile homes and mobile home parks.
- (j) Bed and breakfast facilities.
- (k) Commercial Communications Antenna.
- (l) Commercial Communications Tower.

[Ords. 415 10-29-2003, 449 11-08-2006, 519 03-12-2014, 594 03-05-2025]

§ 21-505 Special Exceptions.

The following uses and their accessory uses may be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of Articles XIII (relating to Conditional Uses and Special Exceptions) and XVIII (relating to Zoning Hearing Board):

- (a) Cemetery.
- (b) Intrusive home office or business.

[Ord. 415 10-29-2003]

§ 21-506 Accessory Uses.

Accessory uses on the same lot as, and customarily incidental to, the permitted use are permitted by right. The term “accessory use” shall not include a business, but may include the following uses, which shall comply with all yard regulations and applicable provisions listed below:

- (a) Any accessory uses permitted in the R-1 Low-Density Residential District (*see* § 21-406).

[Ord. 415 10-29-2003]

§ 21-507 Area and Height Regulations.

Except as provided in § 21-509 (relating to Lots In or Near a Floodplain), the following dimensional requirements in this section apply to each use permitted in the R-2 District by right, by condition, or by special exception, subject to further applicable provisions of this Article, Article IX (Relating to General Regulations), and Article XIII (Relating to Conditional Uses and Special Exceptions). The most restrictive dimensional requirements for each use shall apply. All uses in the R-2 District shall hook up with the existing public centralized water and sewerage systems.

Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage (%)	Maximum Building Height (feet)
Single-family detached dwelling, sectional or modular house	5,400 ft ²	50	40	35
Single-family attached dwelling	<u>Tract:</u> 4 acres <u>Per dwelling:</u> 2,200 ft ² <u>Max. gross density:</u> 8 dwelling units per acre	<u>Tract:</u> 200 <u>Per indiv. lot:</u> 20	35	35

Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage (%)	Maximum Building Height (feet)
Two-family detached dwelling	5,000 ft ² per dwelling	50	35	35
Crop farming	1 acre	—	10	35
Public and private institutions	3 acres	200	20	35
Places of worship	2 acres	150	20	35
Cemetery	2 acres	None	None	35
Multifamily residential development	5 acres <u>Max. gross density:</u> 8 dwelling units per acre	200	30	35
Utility substation	1 acre	100	20	35
All other uses	8,000 ft ²	80	20	35

[Ords. 415 10-29-2003, 594 03-05-2025]

§ 21-508 Minimum Yard Requirements.

The following are the minimum yard requirements for principal uses in the R-2 District.

Principal Use	Front Yard (feet)	Side Yard (feet)		Rear Yard (feet)
		One	Both	
Single-family detached dwelling	25	8	16	25
Two-family detached dwelling	25	10	20	25
All other uses	25	12 1/2	25	25

[Ord. 415 10-29-2003]

§ 21-509 Lots In or Near a Floodplain.

(a) **In General.** In the case of any lot in which any portion of the lot is within the one hundred (100) year floodplain (the area which would be inundated by a flood which has a one percent (1%) chance of occurring in any year) or within three hundred (300) feet of the one hun-

dred (100) year floodplain, the following modifications shall be made to the provisions of this Article V:

(1) **Uses Permitted by Right.** Section 21-503 shall be modified by deleting therefrom subsection (d).

(2) **Conditional Uses.** Section 21-504 shall be modified by deleting therefrom subsections (a), (c), (d), (f), (h), (i), and (j).

(3) **Minimum Lot Area.** Section 21-507 shall be modified by changing the minimum lot area for a single-family detached dwelling, sectional or modular house, to 6,500 ft².

(b) **Density.** Whenever one or more lots are to be subdivided in a single subdivision plan, and any portion of any of those lots is within the one hundred (100) year floodplain or within three hundred (300) feet of the one hundred (100) year floodplain, the following additional requirements shall apply under this Article V:

(1) In the case of the first subdivision of any such lots after March 12, 2025, or the subdivision of any lot designated as residual land not currently being developed in a previous subdivision subject to this § 21-509(b) after March 12, 2025, the maximum number of residential dwelling units permitted in the subdivision shall be 2.0 dwelling units per acre of the subdivision (rounded down to the next lowest whole number).

(2) For purposes of paragraph (1), the total acreage of the subdivision shall not include any land which was part of a street right-of-way immediately before the subdivision was approved, or any lot designated as residual land not currently being developed.

(3) Each lot in the subdivision after the subdivision occurs shall be counted as a residential dwelling unit *unless* residential dwelling units are expressly prohibited on a given lot (such as, but not limited to, lots reserved for open space, recreational, utility, or stormwater management uses), *or* the lot is designated as residual land not currently being developed.

(4) In the event any of the lots being subdivided were created in a previous subdivision subject to this § 21-509(b) after March 12, 2025, other than a lot designated in the previous subdivision as residual land not currently being developed, the maximum number of residential dwelling units permitted in the new subdivision shall be no greater than the number of residential dwelling units counted for the lots being subdivided prior to the new subdivision.

(c) **Cross Reference.** *See also*, where applicable, the restrictions and limitations set forth in Article X (relating to Floodplain and Environmental Protection Areas).

[Ord. 594 03-05-2025]