

5.3 R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT

5.31 INTENT: It is the intent of this district to provide for single and multifamily residential uses and development of residential dwellings at higher densities. R-2 Residential Districts should be located in a manner to buffer lower density R-1 Residential Districts from more intensive commercial and industrial districts and in locations suited for multifamily uses.

5.32 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings;
2. Manufactured homes which comply with the provisions of Article 8.3;
3. Two-family dwellings;
4. Multifamily dwellings;
5. Townhouses;
6. Child care homes;
7. Community buildings;
8. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems; and
9. Places of worship such as churches and synagogues.

5.33 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2 not including barber and beauty shops; and
2. Accessory uses and structures normally appurtenant to the permitted uses and structures.

5.34 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the R-2 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Child care center;
2. Bed and breakfast homes;
3. Communication and utility buildings and uses;
4. Medical clinics;
5. Nursing homes and assisted living facilities;
6. Retirement homes;
7. Mobile home parks in accordance with the regulations prescribed in Section 8.7;
8. Clubs, fraternities, lodges, and meeting places of a non-commercial nature;
9. Public and/or private golf courses;
10. Funeral homes and funeral chapels;
11. Home occupations involving barber and beauty shops; and
12. One person, self-employed carpenter, cabinet maker, welder, or radiator repair, which may be restricted by the requirements of the “home occupation” definition Section 3.3;
13. Public and parochial schools;
14. Exercise Facility; and
15. Tanning Business

5.35 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the R-2 Residential District. The keeping or harboring of horses, cattle, sheep, goats, mules, rabbits, poultry or similar, domestic animals, or any wild animals, shall not be a permissible use, under any circumstances in R-2 Residential Districts.

5.36 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements

	<u>Lot Area</u> <u>(Sq. Ft.)</u>	<u>Lot</u> <u>Width</u>	<u>Required</u> <u>Front</u> <u>Yard (f)</u>	<u>Required</u> <u>Side</u> <u>Yard</u>	<u>Required</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Single Family Dwelling	6,000	60', 65' On corner lots	20'	7'	15'	35'
Two Family Dwelling	3,000 per family	30' per family	20'	7'	15'	35'
Multifamily Dwelling	6,000' or 2,000 per family	60'	20'	7'	15'	45'
Other Permitted Uses	6,500	60'	20'	7'	15'	35'

b) Buildings on corner lots with a width of sixty (60) feet or less shall provide a second frontage on the street side of not less than seven (7) feet, provided that the buildable width need not be reduced to less than twenty-eight (28) feet, yards remaining shall be designated side yards each with a minimum depth of five (5) feet;

c) Buildings on corner lots with a width of sixty-one (61) feet or greater shall provide a second frontage on the street side of not less than fifteen (15) feet, yards remaining shall be designated side yards with a minimum depth of five (5) feet;

d) Building and structures shall not exceed three (3) stories in height.

e) The side yard setback between individual units of two-family dwellings may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained;

f) Front Yard: In the instances where the property fronts on a Federal Aid Primary or Secondary street or highway, there shall be a minimum front yard of not less than a depth of one-hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid-Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater.

- g) Each lot shall have not less than forty (40) feet of frontage when a lot fronts on a cul-de-sac or loop street where there are curbs and gutters and not less than sixty (60) feet where there are no curbs and gutters;
- h) The minimum width of each lot shall be sixty (60) feet, and each lot shall have a depth of not less than one hundred and ten (110) feet;
- i) Distance between structures: The minimum distances between a single family dwelling and another structure shall be ten (10) feet;

5.37 PARKING REGULATIONS: Parking within the R-2 Residential District shall be in conformance with the provisions of Article 7 of these regulations.

5.38 FENCE REGULATIONS: Fences, walls and hedges within the R-2 Residential District shall be in conformance with the provisions of sections 8.8 and 8.9 of this ordinance.

5.39 VISIBILITY AT INTERSECTIONS: On a corner lot within the R-2 Residential District, an unobstructed sight distance shall be provided for safe traffic operations in conformance with the provisions of section 8.8 of this ordinance.

5.310 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 8.10 of this Ordinance.

5.311 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed forty (40) percent of the total lot area.