

ARTICLE VII “R-2” Two-Family Residence District

Section 1. GENERAL DESCRIPTION.

This residential district provides for a slightly higher-population density but with basic regulations similar to the “R-1” District, The principal use of land is for single and two-family dwellings and related recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, orderliness and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the, proper functional relationship of the different uses.

Section 2. PRINCIPAL USES.

Property and buildings in the “R-2” Two-Family Residence District shall be used only for the following purposes:

- 2.001 ONE AND TWO FAMILY DWELLINGS.
- 2.002 ACCESSORY USES AND BUILDINGS INCIDENTAL TO AND ON THE SAME ZONING LOT AS A PRINCIPAL USE, INCLUDING:
 - a. Garages and carports.
 - b. Gardens and greenhouses, private and noncommercial,
 - c. Home occupations.
 - d. Tool houses, sheds and other buildings for the storage of domestic supplies,
 - e. Off-street parking in accordance with Article XIV.

Section 3. SPECIAL USES.

Property and buildings in the “R-2” Two-Family Residence District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 3.001 CEMETERIES.
- 3.002 CULTURAL INSTITUTIONS as follows:
 - a. Art galleries.
 - b. Libraries.
 - c. Museums.
- 3.003 EDUCATIONAL INSTITUTIONS as follows:
 - a. Colleges and universities, including structures and facilities necessary to the operation of a college or university.
 - b. Elementary and high schools.
 - c. Schools for handicapped children.
 - d. Day nurseries and other schools for the care and instruction of children.
- 3.004 EXCAVATIONS FOR SPECIFIED PURPOSES as follows:
 - a. Artificial lakes.
 - b. Borrow pits.
 - c. Topsoil removal,
 - d. Filling of land.
- 3.005 LIVING QUARTERS FOR PERSONS EMPLOYED ON THE PREMISES.

- 3.006 PLANNED DEVELOPMENTS residential
- 3.007 PUBLIC UTILITY, SERVICE AND EQUIPMENT AND TELECOMMUNICATIONS TOWERS.
- 3.008 GOVERNMENTAL OFFICES, FACILITIES AND STRUCTURES.
- 3.009 RECREATIONAL FACILITIES as follows:
 - a. Country clubs,
 - b. Golf courses.
 - c. Parks, playgrounds and community buildings.
 - e. Swimming pools and clubs,
 - f. Tennis courts and clubs.
- 3.010 RELIGIOUS INSTITUTIONS as follows:
 - a. Churches, chapels, temples, synagogues and other similar establishments of religion,
 - b. Convents, monasteries, seminaries and other similar religious institutions.
 - c. Rectories, parsonages, and similar dwellings.
- 3.011 ACCESSORY uses incidental to and on the same zoning lot as the special use.

Section 4. HEIGHT REGULATIONS.

No building or structure shall exceed three (3) stories or thirty-five (35) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

- 5.001 MINIMUM LOT AREA. All lots shall be served by a public water supply and a public central sewerage system and each one family dwelling shall be located on a lot containing at least six thousand (6000) square feet of area, and each two family dwelling shall be located on a lot having at least four thousand (4000) square feet of area for each dwelling unit.
- 5.002 Minimum Frontage and Yard Requirements.

		Front	Side	Rear
	Lot	Yard	Yard	Yard
	Width	Depth	Width	Depth
a.	One-family dwellings.	75 ft.	25ft.	30 ft.
b.	Two-family dwelling (Duplex/Condo attached Using zero lot line – each Unit lot)	60 ft	25 ft	30 ft.