

ARTICLE XII

“R – 2” TWO AND THREE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “R – 2” Two and Three-Family Dwelling District is intended for the purpose of allowing single-family homes, two and three family dwelling structures, associated community facilities, and certain special uses.

SECTION 2. DISTRICT REGULATIONS: In the “R – 2” District, no building or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Single-family dwellings.
2. Residential design manufactured homes.
3. Group homes, foster homes and boarding homes for children.
4. Two and three family dwellings.
5. Community recreation buildings owned and operated by a public agency.
6. Churches and similar places of worship and parish houses
7. Golf courses, except miniature golf courses and driving tees operated for commercial purposes.
8. Hospitals on a parcel of land not less than two (2) acres in size (but not animal hospitals or mental hospitals).
9. Institutions for higher learning, including dormitory accommodations.
10. Public parks, playgrounds and recreation areas.
11. Schools – public or parochial, elementary, junior high, high schools and private schools with equivalent curriculum.
12. Nonprofit institutions of an educational, philanthropic, or eleemosynary nature, but not penal institutions.
13. Nursing and convalescent homes on a tract of land not less than two (2) acres in size.

14. Customary accessory uses and structures located on the same lot or group of lots with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces, but does not include use unrelated to the principal use of any activity commonly conducted for gain.
15. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is complete.
16. The following uses may be allowed by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals and under such conditions as the Board may impose:
 - a. Any special use permitted in the "R – 1A" District.
 - b. Bed and Breakfast establishments.

SECTION 4. INTENSITY OF USE REGULATIONS: Lots in this district shall be subject to the following minimum size requirements:

1. Single-Family Dwellings: A lot on which there is erected a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet with a minimum lot width of fifty (50) feet.
2. Two and Three Family Dwellings: A lot on which there is erected a two or three family dwelling shall contain an area of not less than five thousand (5,000) square feet per dwelling unit. This regulation shall be applicable to such structures being converted to individually owned units. Also see ARTICLE XXVII, Additional Height, Area, and Use Regulations.
3. Dormitories, lodging houses, nursing homes, and boarding houses shall, in addition to meeting the above requirements for single-family buildings, shall provide at least five hundred (500) square feet of lot area for each occupant.

SECTION 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than forty (40) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS:

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets in ARTICLE XXVII.

- b. Where a lot or lots have a double frontage, the required front yard shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line.
2. Side Yard.
- a. There shall be a side yard on each side of a principal building which shall be one-third (1/3) the height of the building or ten (10) percent of the width of the lot, whichever is the greater, with a minimum of eight (8) feet, except that where the lot abuts a "R – 1" District there shall be a minimum side yard of twelve and one-half (12.5) feet.
 - b. Where more than one principal building is constructed on a tract for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.
3. Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than twenty-five (25) feet from the rear lot line.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXII.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXIII.