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## **CHAPTER 7**

### **R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

#### **SECTION 7.01 DESCRIPTION AND PURPOSE**

This District is composed of those areas of the township whose principle use is and should be single-family dwellings on moderately sized lots. The regulations of this district are designed to preserve and enhance those areas that are suitable for higher densities of residential development. In addition to the dwellings permitted in the zoning district, certain non-residential uses are permitted which have been regulated to make them compatible with the principal uses of this District.

#### **SECTION 7.02 PERMITTED USES**

Land and/or buildings in the R-2 District may be used for the following purposes as Permitted Uses:

- A. Family day care homes.
- B. Farms for both general and specialized farming, together with a farm dwelling and buildings and other installations useful to such farms, including greenhouses and nurseries without a retail outlet.
- C. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- D. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- E. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- F. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.

#### **SECTION 7.03 SPECIAL LAND USE**

Land and/or buildings in the R-2 District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Country clubs, golf courses, private athletic grounds and parks, and other similar uses, including related uses, such as snack bars, small retail shops selling goods directly related to the primary use.
- B. Bed and breakfast establishments.

- C. Churches.
- D. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
- E. Group day care homes.
- F. Home Based Businesses.
- G. Open Space Preservation Developments.
- H. Private, elementary, middle, and high schools, and colleges.
- I. Private campgrounds.
- J. Roadside stands for sale of produce grown on the premises.

**SECTION 7.04 DISTRICT REGULATIONS**

- A. No main building or accessory structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot, yard, and dwelling unit size requirements are as noted below.

<b>R-2 DISTRICT DEVELOPMENT REQUIREMENTS</b>					
<b>Yards</b>	<b>Front</b>	<b>Side</b>		<b>Rear</b>	
	25 ft.	10 ft. minimum /total 25 ft. *		25 ft	
<b>Lot Requirements</b>	<b>Residential uses - With public sanitary sewer</b>		<b>All uses and residential uses without public sanitary sewer</b>		<b>Lot Coverage</b>
	<b>Lot Area</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Lot Width</b>	
	10,000 sq. feet.	80 feet	1/2 acre *	100 feet *	30%
<b>Building Height</b>	No main buildings and no structures shall exceed a height of two and one-half (2½) stories, but not exceeding thirty-five (35) feet.				

\*Corrected by Amendment 2010