

## ARTICLE VII

### "R-2" MULTI-FAMILY RESIDENTIAL DISTRICT

*History: Amended by Ordinance No. 2022-06-04, June 8, 2022*

#### §20-701. Purpose

It is the intent of the R-2 District to provide opportunities for moderate density residential development in the Township in selected locations which have direct access to, or are in close proximity to, the regional highway system, and where sewer and water service is available, or can be readily extended. The primary theme of this district is suburban residential neighborhoods.

#### §20-702. Principal Permitted Uses

- A. Any principal use or structure permitted and as regulated in the "R-1" Single Family Residential District.
- B. Duplex dwelling, two (2) family detached dwelling units and townhouses of not more than eight (8) dwelling units per acre.
- C. Child care/day care center, large.
- D. Forestry.
- E. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- F. Home occupation as regulated in Section 20-1404

#### §20-703. Permitted Accessory Uses

- A. Accessory uses and structures permitted in the "R-1" Single Family Residential District, except that Home Occupations shall not be permitted in multi-family structures.
- B. Private garages and parking areas.
- C. Signs as regulated in Article XVII.
- D. Private and semi-private swimming pools as regulated in Section 20-1412.
- E. Uses comparable or equal to the principal permitted uses.
- F. Once a principal structure has been erected on a property, only two (2) accessory use structures shall be permitted. Any request for an additional accessory structure(s) shall be submitted to the Planning Commission for

review and approval. Such structures shall meet the requirements of Section 20-406 B.

#### §20-704. Conditional Uses

- A. Public utility service buildings, structures and facilities serving areas greater than the immediate vicinity of such use. (See Section 20-1508A.6)
- B. Real estate sales office on the same property as that from which lots are to be sold and in character with the surrounding development, such office to be removed when all lots are sold. (See Section 20-1508A.9)
- C. Conversion apartment. (See Section 20-1508A.1)
- D. Nursery school. (See Section 20-1508A.11; if in existing building, the minimum lot size may be waived)
- E. Communication Facility when co-location is proposed. (See Section 20-1508A.29 or Section 20-1508A.30, as applicable))

#### §20-705. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
  - 1. Front yard - Thirty-five (35) feet from street right-of-way line.
  - 2. Rear yard - Thirty-five (35) feet
  - 3. Side yard - Fifteen (15) feet (2 required)
  - 4. Accessory structures - (See Section 20-406).
- B. Minimum Lot Frontage - Eighty (80) feet
- C. Maximum Lot Coverage - Thirty (30) percent
- D. Minimum Lot Area - One-half (1/2) acre
- E. Maximum Building Height
  - 1. No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.
  - 2. Twenty (20) feet for accessory structure. (See Appendix B Figure 15)