

§304. R-2 Residence District.

304.1 Permitted Principal Uses -

- A. Single family detached dwelling
- B. Attached single family dwelling (townhouse)
- C. Two-family dwelling
- D. (reserved for future use)
- E. (reserved for future use)
- F. Church, including church hall, educational building and/or single family residence of the minister, priest or rabbi
- G. Elementary or secondary school
- H. Municipal recreation grounds
- I. Municipal and public utility structure, facility and/or right-of-way but not including offices or maintenance facilities

304.2 Accessory Uses -

- A. Garage for the storage of vehicles and goods belonging to the residents of the property
- B. Parking area for licensed vehicles of residents of the property
- C. Children's playhouse, garden equipment shed, housing for domestic pets, swimming pool, game court, patio, and/or greenhouse for the use of residents of the property
- D. Outside storage of camping trailer, boat and/or recreation equipment owned or leased by the residents of the property for their personal use provided such equipment is stored in the off-season behind the dwelling structure
- E. Pharmacy within a medical office building, or restaurant, office supply outlet or newsstand within an office building
- F. Signs (see §405)
- G. Yard, porch or garage sale (see yard sale, §202)

304.3 Conditional Uses (see Part 5) -

- A. Convalescent or retirement home
- B. Boarding or lodging home
- C. Halfway house or foster care
- D. Home occupation

- E. Garden or walk-up apartment building, elevator apartment building or planned residential development
- F. Business office, professional or government offices
- G. Non-profit community, club or national fraternal, social or service organization
- H. Funeral home
- I. Landscaped parking lot for adjacent or nearby business
- J. Restaurant
- K. Day care/family home and day care center
- L. Conversion apartment
- M. Institutional facility
- N. Personal Care Home / Group Care Facility
- O. Three Quarter House

304.4 Dimensional Requirements -

- A. Minimum lot area -
  - (1) Single family dwelling - three thousand (3,000) square feet
  - (2) Attached single family dwelling - thirteen hundred fifty (1,350) square feet
  - (3) Two family dwelling - four thousand (4,000) square feet
  - (4) All other principal permitted and conditional uses - six thousand (6,000) square feet
- B. Minimum lot width –
  - (1) Single family detached dwelling - forty feet (40')
  - (2) Attached single-family dwelling - eighteen feet (18')
  - (3) Two family dwelling - fifty feet (50')
  - (4) All other principal permitted and conditional uses - sixty feet (60')
- C. Minimum front yard depth - fifteen feet (15')
- D. Minimum side yard depth -
  - (1) Side yard not abutting a street - not less than five feet (5') each of two (2) side yards, or a total twenty percent (20%) of lot width for both yards, whichever is greater
  - (2) Side yard abutting a street - ten feet (10')
  - (3) Side yard on a property with a building over forty feet (40') in height - the side yard

depth shall be increased by four feet (4') for each ten feet (10') or fraction thereof that the building height abutting the yard exceeds forty feet (40')

E. Minimum rear yard depth -

- (1) Where the rear lot line abuts a residential property - twenty-five feet (25')
- (2) Where the rear lot line abuts a public street or a property in a commercial or industrial zone district - ten feet (10')
- (3) Accessory buildings - five feet (5')

F. Maximum lot coverage by principal permitted use -

- (1) All residential uses - forty percent (40%) of lot area
- (2) Offices and other non-residential uses - seventy-five percent (75%) of lot area provided required off-street parking and servicing are accommodated on the lot

G. Maximum density for multi-family buildings -

- (1) Attached single family dwellings (townhouses) - not more than twenty (20) dwellings per acre
- (2) (reserved for future use)
- (3) (reserved for future use)
- (4) One acre equals 43,560 square feet

H. Maximum building height (see § 403)

- (1) All principal permitted or conditional uses except elevator apartment buildings - three (3) stories or forty feet (40'), whichever is less
- (2) Elevator apartment dwelling buildings - seven (7) stories, or seventy-five feet (75'), whichever is less
- (3) Accessory buildings - fifteen feet (15')

(Ordinance 1076, October 18, 1984, Article III, §3.4; as amended by Ordinance 1078, June 27, 1985, §1; as amended by Ordinance 1141, February 22, 1996, as amended by Ordinance 1206, November 10, 2010; as amended by Ordinance 1228, December 17, 2015)