
SECTION 10.9 R-2 (RESIDENTIAL TWO) ZONE**A. PERMITTED USES**

1. Two-family residential dwellings
2. Attached single-family residential dwellings
3. Housing for the elderly (not limited to attached single-family)

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations, as regulated in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV

C. CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial or collector street
3. Fire and police stations
4. Governmental offices
5. Institutions for higher education, providing they are located adjacent to an arterial street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
7. Nursery schools, providing they are located adjacent to an arterial or collector street
8. Public and parochial schools
9. Parks, playgrounds, golf courses, community recreational centers, swimming pools, and libraries, which are operated publicly or by a non-profit organization
10. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools
11. Child-care center, adjacent to an arterial or collector street
12. Family child-care home

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum site for development - Five (5) acres, except that development of a smaller area is permitted if the proposed development conforms to and extends an existing five (5) acre (or greater) development.
2. Maximum density -
 - a. Two-family and attached single-family - Ten (10) dwelling units per acre
 - b. Housing for the elderly - Fifty-five (55) dwelling units per acre
3. Per individual building (e.g., one attached group of townhouses)
 - a. Maximum number of dwelling units - Attached single-family building - Eight (8) units
 - b. Minimum setback from boundaries of R-2 Zone under one ownership - Thirty (30) feet; which shall remain an open area not including swimming pools, playground equipment, or parking facilities, but a street may be located within this area if approved by the legislative body in the conceptual plan
 - c. Maximum building height - Five (5) stories - housing for the elderly; three (3) stories - attached single-family and two-family
4. More than one principal building, as defined herein, may be permitted on the minimum site for development
5. A minimum of one attached or detached garage shall be required for each dwelling unit that receives a zoning permit after September 24, 1986 for initial construction of that dwelling, attached or detached garage parking shall be required, except for housing for the elderly

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Forty (40) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.

2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. No construction or development shall occur in the R-2 Zone until a conceptual plan has been approved by the zoning administrator pursuant to Section 9.32.
5. A site plan, in accordance with the requirements of Section 9.19, shall be approved by the zoning administrator, prior to the construction of any public improvements or the issuance of any zoning or building permits. The site plan may be approved for individual sections within the minimum site for development, or plan may be submitted for the entire minimum site for development.
6. Where any yard of any use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
7. All utilities must be underground in a new subdivision when transmission lines have to be extended.