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

1. Attached single family residential dwellings
2. Two Family residential dwellings
3. Multi-family residential dwellings
4. Recreational uses to serve the residential development, such as clubhouse, tennis courts, swimming pool, fishing lakes, etc.

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance

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
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector 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 or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools

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

following requirements:

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 5 acre (or greater) development
 2. MAXIMUM DENSITY - no site for development shall exceed 8.0 dwelling units per gross acre
 3. PER INDIVIDUAL BUILDING (e.g., one multi-family building or one attached group of town houses):
 - a. MAXIMUM NUMBER OF DWELLING UNITS: Attached singlefamily building - 8 units; Multi-family Building - 8 units per floor
 - b. MINIMUM DISTANCE BETWEEN INDIVIDUAL BUILDINGS: Thirty (30) feet for buildings of 3 stories or less; 50 feet for buildings of 4 or 5 stories
 - c. MINIMUM SETBACK FROM BOUNDARIES OF R-2C ZONE UNDER ONE OWNERSHIP: Thirty (30) feet; which shall remain an open area not to include 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
 - d. MAXIMUM BUILDING HEIGHT: Five (5) stories
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditionally permitted building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet. More than one principal conditional use may be permitted on one lot
 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 - Thirty-five (35) 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) except firewood neatly stacked, 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 development shall occur in the R-2C Zone until a conceptual plan has been submitted and approved by the legislative body for the entire

property zoned R-2C, which is under one ownership. Said plan shall indicate the general circulation plan (vehicles and pedestrian) for the entire property; a schematic indication of areas by type of housing and maximum height of building; and areas to be retained for open space. A minimum of 20% of the total acreage shall be set aside for open space use, exclusive of streets, parking areas and buildings. The ownership and maintenance of the open space shall be indicated.

5. A site plan in accordance with the requirements of Section 9.20, B (Stage II -- Plan Requirements) 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 Stage II Site Plan may be approved for individual sections within the Minimum Site for Development, or a Stage II Plan may be submitted for the entire Minimum Site for Development in lieu of the Stage I plan. A site plan, approved by the Zoning Administrator, in accordance with the requirements of Section 9.20, A (Stage I -- Plan Requirements) shall be required for the Minimum Site for Development, if the detailed Stage II Site Plan is to be submitted in sections.