

ARTICLE VII
R-2 RESIDENTIAL DISTRICTS

Section 7.01 USES PERMITTED

- (a) One family dwellings
- (b) two family dwellings
- (c) terrace dwellings, row houses or apartment houses, in groups of not more than sixteen (16) housekeeping units in any building.
- (d) accessory buildings or structures and uses customarily incidental to the principal uses when located on the same property.

Section 7.02 USES REQUIRING SPECIAL EXCEPTION PERMITS.

- (a) boarding and rooming houses
- (b) mobile home parks
- (c) public utility buildings such as substations, transformer and regulator stations without service or storage yards.
- (d) accessory buildings or structures and uses customarily incidental to any of the uses listed in this section when located on the same property.

Section 7.03 BUILDING HEIGHT.

Buildings hereafter erected or altered shall not exceed thirty-five (35) feet or two and one half (2 1/2) stories in height.

Section 7.04 MOBILE HOME PARK REQUIREMENTS.

Special requirements for mobile home parks are stated in the article on "Mobile Home Parks and Recreational Camping Areas."

Section 7.05 MAXIMUM LOT COVERAGE.

Lot coverage shall not exceed 40 percent in the R-2 Districts.

Section 7.06 CORNER LOT, SPECIAL REQUIREMENTS.

All corner lots shall have a lot frontage of not less than fifty (50) feet wide at the street line and ninety (90) feet wide at the building line and shall not be less than 9,000 square feet in total area.

Section 7.07 LOT AREA, FRONTAGE, AND YARD REGULATIONS.

The following minimum requirements shall apply in the R-2 Districts.

	<u>LOT FRONTAGE</u>				<u>SIDE YARD*</u>			
	Lot Area Sq. Ft.	Street Line	Building Line	Lot Area Per Family Sq. Ft.	Least Width	Sum	Front Yard	Rear Yard
Dwellings								
One Family	7500	30'	75'	7500	6'	12'	25'	10'
Two Family	9000	40'	90'	4500	8'	18'	25'	25'
3-Family	12000	70'	95'	4000	8'	20'	25'	25'
4-Family +	15000	70'	100'	3750	8'	20'	25'	25'
Other	16000	100'	100'	-	12'	24'	25'	45'

*In the case of corner lots, the side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated therefor.

** In the case of a 60' wide street or less, the front yard and side yard setbacks (if a corner lot) shall be 20' from the property line. The side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated therefor. (9/16/13)