

ARTICLE VI

R-2 RESIDENTIAL DISTRICT

SECTION 600 PURPOSE

The purpose of the R-2, Suburban Residential District is to encourage single family developments at suburban densities in locations in the Township where utilities and transportation facilities exist or are anticipated in the future; and to provide for accessory uses and compatible public and semi-public uses as conditional uses and uses by special exception.

SECTION 601 AUTHORIZED USES

In the R-2, Suburban Residential District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Single Family Dwelling
- b. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Private Residential Swimming Pools or Tennis Courts, subject to Section 1503
- e. Private Garages and Storage Buildings subject to Section 1503
- f. Fences, subject to Section 1503
- g. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507
- h. Home Gardening
- i. Home Office
- j. Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses

- a. Cluster Subdivisions, subject to §1403.10
- b. Churches, subject to §1403.9
- c. Firehouses, subject to §1403.9
- d. Public Recreation, subject to §1403.28
- e. Public Buildings, subject to §1403.9
- f. Public Utility Building or Structure, subject to §1403.29
- g. Schools, subject to §1403.9
- h. Two Family Dwelling, Triplex, Fourplex, subject to §1403.34

2. Accessory Uses

- a. Home Occupation, subject to §1403.18

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Day Care Center or Pre-School Facility in a Church or School, subject to §1403.14
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32

SECTION 602 AREA AND BULK REGULATIONS

In the R-2, Suburban Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM LOT AREA:

Single Family Dwelling	
Without public sewers	21,780 sq. ft.
With public sewers	10,000 sq. ft.
Two Family Dwelling:	12,000 sq. ft.
All Other Principal Uses:	1 acre

B.	MINIMUM LOT WIDTH:	
	Single Family Dwelling	
	Without public sewers	90 feet
	With public sewers	75 feet
	All Other Principal Structures	100 feet
C.	MAXIMUM LOT COVERAGE:	40%
D.	MINIMUM FRONT YARD:	
	Single Family or Two Family Dwelling, Triplex, Fourplex	
	Local Street:	25 feet
	Collector Street:	35 feet
	Arterial Street	50 feet
	All Other Principal and Accessory Structures	50 feet
E.	MINIMUM REAR YARD:	
	Principal Structures:	25 feet
	Accessory Structures:	See §1503.3
F.	MINIMUM SIDE YARD:	
	Single Family Dwellings	
	Without public sewers:	15 feet
	With public sewers:	8 feet
	Two Family Dwellings, Triplexes, Fourplexes	15 feet
	All Other Principal Structures:	20 feet
	Accessory Structures	See §1503.3
G.	SPECIAL YARD REQUIREMENTS	See Section 1503
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2 ½ stories and no more than 35 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1505

SECTION 603	PARKING AND LOADING	See Article XVI
SECTION 604	SIGNS	See Article XVII
SECTION 605	SCREENING AND LANDSCAPING	See Section 1502
SECTION 606	STORAGE	See Section 1509