

ARTICLE VI

R-2 ONE AND TWO FAMILY VILLAGE RESIDENTIAL DISTRICT

600 PURPOSE

The purpose of this District is to protect established villages, as designated in this Ordinance; to encourage single family and two family developments at moderate densities in locations in the Township where utilities and transportation facilities 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.

601 AUTHORIZED USES

In the R-2, One and Two Family Village Residential, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses
 - (a) Agriculture, subject to § 1608
 - (b) Single Family Dwelling
 - (c) Two Family Dwelling
 - (d) Essential Services

2. Accessory Uses
 - (a) Signs, subject to Article XVIII
 - (b) Offstreet Parking and Loading, subject to Article XVII
 - (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 §1603
 - (e) Private Garages and Storage Buildings not exceeding 800 square feet of gross floor area, subject to §1603
 - (f) Fences, subject to §1603
 - (g) Temporary Construction Trailer, Model Home or Sales Offices, subject to §1607
 - (h) Home Gardening
 - (i) Home Office
 - (j) Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses
 - (a) Churches, subject to §1503.7
 - (b) Firehouses, subject to §1503.7
 - (c) Planned Residential Development, subject to Article XIV

B. CONDITIONAL USES

- 1. **Principal Uses (Cont'd.)**
 - (d) **Public Recreation, subject to §1503.25**
 - (e) **Public Buildings, subject to §1503.7**
 - (f) **Public Utility Installation, subject to §1503.26**
 - (g) **Schools, subject to §1503.7**

- 2. **Accessory Uses**
 - (a) **Home Occupation, subject to 1503.39**

C. USES BY SPECIAL EXCEPTION

- 1. **Principal Uses**
 - (a) **Day Care Center or Pre-School Facility in a Church or School, subject to §1503.12**
 - (b) **Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33**

- 2. **Accessory Uses**
 - (a) **Private Garages and Storage Buildings exceeding 800 square feet of gross floor area, Subject to §1503.38**

602 AREA AND BULK REGULATIONS

In the R-2, One and Two Family Village Residential, District, all uses shall be subject to the following regulations, except as they may be modified by Article XIV governing Planned Residential Developments or by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

- A. **MINIMUM LOT AREA:**
 - Agriculture, Nursery, Greenhouse** **10 Acres**
 - Single Family Dwelling:** **9,000 square feet**
 - Exception:** **See §1903.3**
 - Two Family Dwelling:** **12,000 square feet**
 - Exception:** **See §1903.3**
 - All Other Principal Uses:** **21,780 square feet**

- B. **MINIMUM LOT WIDTH:** **65 feet**
 - Exception:** **See §1903.3**

- C. **MAXIMUM LOT COVERAGE:** **50%**

- D. **MINIMUM FRONT YARD:** **30 feet**
 - Exception:** **See §1903.3**

E.	MINIMUM REAR YARD:	
	Principal Structures:	20 feet
	Accessory Structures:	See §1603.3
	Exception:	See §1903.3
F.	MINIMUM SIDE YARD:	
	Principal Structures:	10 feet
	Accessory Structures:	See §1603.3
	Exception:	See §1903.3
G.	SPECIAL YARD REQUIREMENTS:	See Section 1603
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1604
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2-1/2 stories and no more than 35 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1605
603	PARKING AND LOADING	See Article XVII
604	SIGNS	See Article XVIII
605	SCREENING AND LANDSCAPING	See Section 1602
606	STORAGE	See Section 1609