

ARTICLE 4

R-2 RESIDENCE DISTRICT

400 District Purposes

The purposes of this district are to provide for medium to high density residential development with particular emphasis on housing in the form of single-family semi-detached (twin) dwellings, to preserve and maintain existing residential development and open space and to provide for and regulate certain uses permitted only by special exception.

401 Uses Permitted by Right

A building may be erected, altered or used and a lot or premises may be used for only one or more of the following uses:

1. All uses permitted by right in the R-1 Residence district.
2. Single-family semi-detached dwelling (twin).

402 Uses Permitted by Special Exception

The following uses shall be permitted by special exception, subject to Articles 11 and 14:

All uses permitted by special exception in the R-1 Residence district, except educational uses and day care centers.

403 Accessory Uses and Structures

Accessory uses and structures permitted in the R-1 Residence district. See Sections 303 and 1004.

404 Area and Bulk Regulations

Unless specifically stated otherwise, the following shall be minimum requirements:

1. Single-Family Detached Dwelling
 - a. Lot size - Four thousand (4,000) square feet.
 - b. Lot width - Forty (40) feet.

- c. Front yard - Twenty-five (25) feet, which may be reduced to fifteen (15) feet on the long side of a corner lot.
 - d. Side yards - Eighteen (18) feet aggregate and eight (8) feet minimum.
 - e. Rear yard - Twenty (20) feet.
 - f. Building coverage - Thirty-five (35) percent, maximum.
 - g. Height - Thirty-five (35) feet or two (2) stories, maximum.
2. Single-Family Semi-Detached Dwelling (twin)
- a. Lot size - Three thousand (3,000) square feet.
 - b. Lot width - Thirty (30) feet.
 - c. Front yard - Twenty-five (25) feet, which may be reduced to fifteen (15) feet on the side street of a corner lot.
 - d. Side yard - Ten (10) feet.
 - e. Rear yard - Twenty (20) feet.
 - f. Building coverage - Forty (40) percent, maximum.
 - g. Height - Thirty-five (35) feet or three (3) stories, maximum.