

CHAPTER 9
R-2 TWO-FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 9.01. Description and Purpose. This district is intended primarily for residential uses and compatible non-residential uses. Among other uses, the district provides for housing opportunities in addition to single family dwellings, while preserving the generally rural residential character of the Township.

Section 9.02. Permitted Uses. Land, buildings and structures in this district may be used for the following purposes only:

- (a) Single family dwellings
- (b) Two-family dwellings.
- (c) Family daycare homes for not more than six minor children.
- (d) State licensed adult foster care family homes for not more than six adults.

Section 9.03. Special Land Uses. The following uses may be permitted as special land uses subject to the requirements of Chapter 15:

- (a) Multiple family dwellings.
- (b) Private and public schools, libraries, museums, and similar uses, when owned and operated by a governmental agency or nonprofit organization.
- (c) Parks, playgrounds, community centers, churches, governmental, administration, or service buildings which are owned and operated by a governmental agency or a nonprofit organization.
- (d) Bed and breakfast establishments.
- (e) Family daycare homes for more than six minor children.
- (f) State licensed adult foster care family homes for more than six adults.

Section 9.04. Other Uses. The following other uses are permitted as provided in this Ordinance:

- (a) Accessory buildings and other accessory uses as regulated under Section 4.16.
- (b) Signs as regulated under Chapter 18.
- (c) Off-street parking and loading as regulated by Chapter 19.

Section 9.05. District Regulations. Buildings and structures shall not be erected or enlarged unless the following requirements are satisfied:

- (a) Where no public or community sewer system is provided, there shall be a minimum lot area of not less than one acre and a minimum lot width of not less than 125 feet.

- (b) Where a public or community sewer system is provided, there shall be a minimum lot area of not less than 20,000 square feet and a minimum lot width of not less than 100 feet.
- (c) Minimum Lot Area and Minimum Lot Width for Two-Family Dwellings. One acre with 125 feet of lot width.
- (d) Minimum Lot Area and Minimum Lot Width for Multiple Family Dwellings. Two acres for the first four dwelling units plus 2,500 square feet for each dwelling unit in excess of four, with 200 feet minimum lot width. Overall net density shall not exceed four units per acre.
- (e) Minimum Required Building Setbacks for All Uses Except Multiple Family Dwellings.
 - (1) Front Yard. Thirty five feet
 - (2) Side Yard. A total of 20 feet, provided that each side yard shall be not less than ten feet.
 - (3) Rear Yard. Twenty five feet.
- (f) Minimum Required Building Setbacks for Multiple Family Dwellings.
 - (1) Front Yard. Forty five feet.
 - (2) Side Yard. Thirty feet.
 - (3) Rear Yard. Thirty five feet.
- (g) Maximum Building Height. Thirty five feet.

Section 9.06. Minimum Floor Area. Each single family dwelling shall have a minimum of 980 square feet of usable floor area. Each dwelling unit in a two-family dwelling shall have a minimum of 980 square feet of usable floor area. Each dwelling unit in a multiple family dwelling building shall have a minimum of 720 square feet of usable floor area.