

R-2 Multi-Family Residential District

Permitted Principal Uses:

1. One two-family or multi-family residence is allowed per lot.
2. Accessory structures are allowed.

Conditional Uses:

1. The division of an existing R-2 lot where the result is the creation of a new lot that meets the dimensional standards of this section may be requested.
2. Churches and similar places of worship and instruction including parish houses may be requested, provided there is adequate parking area.
3. Governmental uses including but not limited to meeting halls, public offices, and informational centers may be requested.
4. Structures and facilities associated with utilities are allowed, with no minimum lot size, provided all structures and uses are not less than fifty (50) feet from any residential district lot line.
5. Public, parochial and private elementary schools may be requested, provided the lot area is not less than five (5) acres and all principal structures and uses are not less than fifty (50) feet from any lot line, there is adequate parking area and an approved traffic flow plan.
6. Public parks, recreation areas, playgrounds and community centers may be requested, not including trailer or tent camping areas or mobile home/manufactured home parks.
7. Residential Kennel

R-2 MULTI-FAMILY DISTRICT LOT DIMENSIONS AND BUILDING SETBACKS		
	<i>Two Family Dwellings</i>	<i>Multi-Family Dwellings</i>
Lot Width	Minimum 100 feet	Minimum 200feet
Lot Area	Minimum 1 acre	Minimum 1 acre **
Building Height For Residence	Maximum 50 feet	Maximum 50 feet
Building Height for Accessory Structure	Maximum 30 feet	Maximum 30 feet
Yards, all structures	Minimum 20 feet	Minimum 15 feet

** With not less than 2,000 square feet per efficiency; 2,500 square feet per one-bedroom unit; 3,000 square feet per two-bedroom unit

