

**ARTICLE 5**  
**R-2 RESIDENTIAL DISTRICT**

**SECTION 5.01 INTENT**

The R-2 Residential District is designed to be somewhat less restrictive than the R-1 Residential District. The intent of this district is to:

- A. Accommodate residential development at a low density, where public sewer and water are available or may conceivably be available in the future, along with low intensity neighborhood commercial uses and residentially related facilities which serve the residents of the district;
- B. Encourage the preservation, rehabilitation and construction of one to four-family dwellings, while allowing low intensity quasi-residential and neighborhood commercial uses which traditionally have minimal impact when located on larger size lots;
- C. Discourage the continuance of existing nonconforming uses, buildings and structures which detract from the long term viability of residential and commercial properties;
- D. Assure that existing and future residential and commercial uses peacefully coexist.

**SECTION 5.02 PRINCIPAL USES PERMITTED**

In the R-2 Residential District, no building or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, including any special conditions listed below or provided for elsewhere in this Ordinance:

- A. Single and Two-Family Dwellings;
- B. Family Day Care Homes;
- C. Group Family Day Care Homes;
- D. Manufactured Homes;
- E. Essential services, such as public service/utility structures, telephone exchange structures, electric transformer stations and substations and gas regulator stations and uses, provided there is no outdoor storage yard. When operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity, the architecture shall be in keeping with the surrounding uses;
- F. Publicly owned and operated parks and playgrounds.

**SECTION 5.03 SPECIAL USES**

The following Special Uses may be permitted in the R-2 Residential District upon review and

approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15:

A. Three and Four-Family Dwellings;

- B. Religious Institutions;
- C. Public, parochial and private schools offering courses in general education;
- D. Municipal Buildings and Uses;
- E. Hospitals;
- F. Nursing Homes;
- G. Day Care Centers, when operated in conjunction with and accessory to a school or religious institution;
- H. Bed and Breakfasts;
- I. Wayside Stands;
- J. Private Clubs or Lodges;
- K. Professional and Medical Offices;
- L. Neighborhood Commercial Uses, to include only the following and to be subject to Site Plan Review pursuant to Article 13 of this Ordinance:
  - 1. Retail Sales Establishments;
  - 2. Convenience Stores;
  - 3. Personal Service Establishments;
  - 4. Repair Service Establishments;
  - 5. Pet stores and grooming businesses, provided no outdoor runs or enclosures and no overnight boarding of animals are permitted;
  - 6. Banks, credit unions and similar financial institutions with up to three drive-through teller windows, including any automated teller drive-through lanes;
  - 7. Restaurants with a maximum seating capacity or patron occupancy of fifty (50) persons. Establishments with open front windows, drive-in or drive-through services, establishments serving alcoholic beverages and establishments with dancing or live entertainment are not permitted.

## **SECTION 5.04      ACCESSORY USES AND STRUCTURES**

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the R-2 Residential District:

- A.     Garages;
- B.     Utility Sheds;
- C.     Swimming Pools;
- D.     Decks;
- E.     Fences;
- F.     Satellite Dish Antenna;
- G.     Home Occupations, subject to the provisions of Section 14.18;
- H.     Dumpsters, when accessory to a neighborhood commercial use;
- I.     Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the R-2 Residential District.