

ARTICLE 6

R 2 TWO FAMILY RESIDENTIAL DISTRICT

6.01

INTENT:

The purpose and intent of this district recognizes the existence of older residential areas of the municipality where larger houses have been or can be converted from single family to two family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two family residences where slightly greater densities are permitted. This Article also regulates transient occupancy within this district and protects and preserves the permanency of residential neighborhoods, protects property values and ensures the comfort and safety of the residents.

6.02

PERMITTED PRINCIPAL USES

- (1) Two-family dwellings.
- (2) Those uses permitted in R-1 Districts.

6.03

ACCESSORY USES

Those accessory buildings and accessory uses customarily incidental to the Permitted Principal Uses in this district.

6.04

CONDITIONAL USES

- (1) Those conditional uses permitted in R-1 Districts.
- (2) Mobile Home Courts.
- (3) Nursery school, provided that there is compliance with State requirements regarding space for play area per child.

6.05

YARD REQUIREMENTS

See Section 7.09 Schedule of Yard and Lot Requirements.

6.06

BUILDING HEIGHT REGULATION

In any R-2 District, no building shall be erected in excess of 2 1/2 stories or 35 feet in height.

6.07

ACCESSORY PARKING

- (1) There shall be provided four (4) off-street parking spaces for each two family dwelling.
- (2) There shall be provided two (2) parking spaces for each one family dwelling.
- (3) All other uses - See Section 18.16

6.08

SIGNS

See Section 18.20 for size and location of permitted signs.

6.09

TRANSIENT RENTAL REGULATIONS

No dwelling unit or dwelling, two family or a portion of any thereof in the R-2 district shall be used as a transient rental.