

304. R-2 Residence District.

1. Permitted Principal Uses -
 - A. Single family detached dwelling
 - B. Attached single family dwelling (townhouse)
 - C. Two-family dwelling
 - D. (reserved for future use)
 - E. (reserved for future use)
 - F. Church, including church hall, educational building and/or single family residence of the minister, priest or rabbi
 - G. Elementary or secondary school
 - H. Municipal recreation grounds
 - I. Municipal and public utility structure, facility and/or right-of-way but not including offices or maintenance facilities

2. Accessory Uses -
 - A. Garage for the storage of vehicles and goods belonging to the residents of the property
 - B. Parking area for licensed vehicles of residents of the property
 - C. Children's playhouse, garden equipment shed, housing for domestic pets, swimming pool, game court, patio, and/or greenhouse for the use of residents of the property
 - D. Outside storage of camping trailer, boat and/or recreation equipment owned or leased by the residents of the property for their personal use provided such equipment is stored in the off-season behind the dwelling structure.
 - E. Pharmacy within a medical office building, or restaurant, office supply outlet or newsstand within an office building
 - F. Signs (see §405)
 - G. Yard, porch or garage sale (see yard sale, §202)

3. Conditional Uses (see Part 5) -
 - A. Convalescent or retirement home
 - B. Boarding or lodging home
 - C. Halfway house or foster care
 - D. Home occupation
 - E. Garden or walk-up apartment building, elevator apartment building or planned residential development
 - F. Business office, professional or government offices
 - G. Non-profit community, club or national fraternal, social or service organization
 - H. Funeral home
 - I. Landscaped parking lot for adjacent or nearby business
 - J. Restaurant
 - K. Day care/family home and day care center
 - L. Conversion apartment
 - M. Institutional facility

4. Dimensional Requirements -
 - A. Minimum lot area -
 - (1) Single family dwelling - three thousand (3,000) square feet
 - (2) Attached single family dwelling - thirteen hundred fifty (1,350) square feet
 - (3) Two family dwelling - four thousand (4,000) square feet
 - (4) All other principal permitted and conditional uses - six thousand (6,000) square feet
 - B. Minimum lot width -
 - (1) Single family detached dwelling - forty feet (40')
 - (2) Attached single-family dwelling - eighteen feet (18')
 - (3) Two family dwelling - fifty feet (50')
 - (4) All other principal permitted and conditional uses - sixty feet (60')
 - C. Minimum front yard depth - fifteen feet (15')
 - D. Minimum side yard depth -
 - (1) Side yard not abutting a street - not less than five feet (5') each of two (2) side yards, or a total twenty percent (20%) of lot width for both yards, whichever is greater
 - (2) Side yard abutting a street - ten feet (10')
 - (3) Side yard on a property with a building over forty feet (40') in height - the side yard depth shall be increased by four feet (4') for each ten feet (10') or fraction thereof that the building height abutting the yard exceeds forty feet (40')
 - E. Minimum rear yard depth -
 - (1) Where the rear lot line abuts a residential property - twenty-five feet (25')
 - (2) Where the rear lot line abuts a public street or a property in a commercial or industrial zone district - ten feet (10')
 - (3) Accessory buildings - five feet (5')
 - F. Maximum lot coverage by principal permitted use -
 - (1) All residential uses - forty percent (40%) of lot area
 - (2) Offices and other non-residential uses - seventy-five percent (75%) of lot area provided required off-street parking and servicing are accommodated on the lot
 - G. Maximum density for multi-family buildings -
 - (1) Attached single family dwellings (townhouses) - not more than twenty (20) dwellings per acre
 - (2) (reserved for future use)
 - (3) (reserved for future use)
 - (4) One acre equals 43,560 square feet

H. Maximum building height (see § 403) -

- (1) All principal permitted or conditional uses except elevator apartment buildings - three (3) stories or forty feet (40'), whichever is less
- (2) Elevator apartment dwelling buildings - seven (7) stories, or seventy-five feet (75'), whichever is less
- (3) Accessory buildings - fifteen feet (15')