

CHAPTER VIII

R-2, MEDIUM DENSITY RESIDENTIAL ZONE

(Ord. No. 90-2; 3/13/90)	(Ord. No. 06-01; 02/26/06)
(Ord. No. 96-02; 1/18/96)	(Ord. No. 09-01; 3/31/09)
(Ord. No. 96-03; 5/2/96)	(Ord. No. 09-03; 11/3/09)
(Ord. No. 00-04; 6/2/00)	

SECTION 8.01 DESCRIPTION AND PURPOSE. It is the intent of this district to provide for medium density residential development at a maximum density of eight (8) units per acre in those portions of the Township which are served by public water and sanitary sewer. Medium residential uses are intended to serve as a buffer or transition zone between non-residential uses and low density residential areas and are also suitable along Township arterial roads and where environmental constraints make cluster development appropriate.

Medium density residential areas adjacent to low density residential areas should provide for a transition zone to insure compatibility in housing style and appearance between these two different residential densities. Provision is also made to accommodate planned unit developments. Non-residential institutional uses such as churches, schools, parks, nursing homes, day care centers, etc. may be allowed on a special use basis.

SECTION 8.02 USE REGULATIONS. Land and structures in the "R-2" Medium Residential Zone may be used for the following purposes only:

- (a) Two-family dwelling units.
- (b) Multiple-family dwelling units with no more than twelve (12) units per building.
- (c) Adult foster care facilities.
- (d) Home occupations in two-family dwellings per Section 2.40 herein.
- (e) Public parks, playgrounds, or similar outdoor recreation uses.
- (f) Accessory buildings, structures, and uses customarily incidental to the principal use and regulated by Section 2.01 and 8.09 herein. (Ord. 09-03; 11/3/09)
- (g) Antennas and towers not exceeding 35 feet in height subject to Section 2.42 herein. (Ord. 96-03; 5/2/96)
- (h) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein. (Ord. No. 09-01; 3/31/09)

SECTION 8.03 SPECIAL USES. The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Churches, synagogues, or similar houses of worship.
- (b) Municipal, state, federal or educational administration or service buildings per Section 2.26 herein.
- (c) Essential public services as per Section 2.10 herein.
- (d) Public and private elementary and high schools.
- (e) Planned Unit Developments per Chapter XXII herein.
- (f) Housing for seniors or retired persons per Chapter XXI herein.
- (g) Nursing or convalescent homes.
- (h) Hospitals and medical clinics.
- (i) Non-profit institutions for the treatment of the mentally, physically, or emotionally impaired or similar rehabilitative uses.
- (j) Day care centers for adults and children which care for more than six (6) and which are not located in a single family home.
- (k) Private roads, as well as properties and developments utilizing private roads (Ord. No. 00-04; 6/2/00).

SECTION 8.04 HEIGHT REGULATIONS. Buildings in the "R-2" zone shall not exceed a height of 35 ft. or two and one-half (2 1/2) stories.

SECTION 8.05 AREA REGULATIONS. Buildings and structures shall not be erected or enlarged unless the following regulations are met.

- (a) **FRONT YARD** - The minimum front yard setback shall be thirty-five (35) feet from each street right-of-way line which abuts the parcel or lot.
- (b) **SIDE YARD** - For two family dwelling units the total side yard setback shall be thirty (30) feet with a minimum of ten (10) feet on one side.

The minimum side yard setback for multi-family dwelling units which abut a different zoning district shall be thirty (30) feet. For multi-family units which abut an "R-2" or "R-3" district the minimum side yard setback shall be fifteen (15) feet.

The minimum distance between multi-family dwelling structures shall be thirty (30) feet.

- (c) **REAR YARD** - The minimum rear yard setback shall be fifty (50) feet.

(d) **LOT WIDTH** - The minimum lot width for an individual two-family or multi-family building located on its own lot shall be 100 feet throughout the lot. A lot which is developed under single ownership or control and which contains more than one duplex or multi-family building shall have at least 66 feet of frontage on a public road.

(e) **LOT AREA** - For two family dwelling units the minimum lot size shall be thirteen thousand (13,000) sq. ft.

For multi-family dwellings each unit shall have a minimum lot area of five thousand four hundred forty five (5,445) sq. ft. which is a gross density of eight (8) dwelling units per acre.

(f) **GREENBELT** - Where an "R-2" zone abuts an existing "R-1" or "RA" zone a greenbelt shall be installed as required by the Landscape Guidelines adopted by the Township Planning Commission.

(g) **LOT COVERAGE** - Buildings and structures shall not cover more than Thirty (30) percent of the total site area.

SECTION 8.06 MINIMUM FLOOR AREA. Each dwelling unit in the "R-2" zone shall have a minimum floor area according to the following:

(a) **TWO-FAMILY DWELLINGS** -

(1) All two-family dwellings shall have a minimum floor area of seven hundred eighty (780) square feet for each unit.

(b) **MULTIPLE-FAMILY DWELLINGS** -

(1) All multiple-family dwellings shall contain a minimum of six hundred twenty-four (624) square feet of floor space plus one hundred fifty (150) square feet for each additional bedroom in excess of one.

(2) Floor space area shall be measured on the outside perimeter exclusive of breezeway and garage.

SECTION 8.07 - ACCESS STANDARDS. (Ord. No. 96-02; 1/18/96)

(a) **ADDITIONAL ACCESS**

During the review of a site plan for a development proposed under this Chapter, the Planning Commission or Site Plan Review Committee shall determine the need for additional means of ingress and egress to serve the proposed project. In making this determination, the following criteria shall be considered:

- (1) Number and size of buildings and/or dwelling units which make up the project.
- (2) Type of interior roadway serving the project.
- (3) Interior circulation system.
- (4) Topography and other natural features of the site.
- (5) Amount of frontage on a public street.
- (6) Adjacent land uses.
- (7) Feasibility of achieving a secondary means of access.
- (8) Comments of the Township Fire Chief.
- (9) Availability of public utilities.

(b) EMERGENCY ACCESS

For residential uses permitted by this chapter including nursing homes and hospitals which contain more than 50 dwelling units or rooms an emergency means of ingress and egress shall be provided subject to final approval by the Township Fire Chief.

(c) COLLECTOR STREET

For all multifamily developments which serve or are intended to serve more than 100 dwelling units, that road which serves as the principal collector street throughout the development shall be constructed to public street standards in order to ensure adequate and safe access for residents and emergency vehicles. The Planning Commission, in reviewing the site plan, shall determine

which roads within the development function as principal collector streets.

For purposes of this chapter a principal collector street is a street which connects with the public street system and collects traffic from the parking areas within the multi-family development.

SECTION 8.08 - SITE PLAN REVIEW. Multi-family dwelling units in the "R-2", Medium Density Residential Zoning District shall be subject to site plan review according to the requirements of Chapter 18 herein.

SECTION 8.09 - STANDARDS FOR ACCESSORY BUILDINGS.

(a) TWO-FAMILY DWELLINGS -

- (1) Accessory buildings for two-family dwellings shall be subject to the provisions of Section 2.01 herein.

(b) MULTI-FAMILY DWELLINGS – (Ord. 09-03; 11/3/09)

- (1) All accessory buildings for multi-family dwellings shall be subject to the provisions of Section 2.01(a), General Regulations, herein.
- (2) Accessory buildings used as private garages or carports shall have a minimum setback of twenty (20) feet from any interior drive. If any yard containing such accessory building abuts a public road right-of-way, the building shall adhere to the setback requirements for principal buildings in that zoning district.
- (3) The proposed height and size of accessory buildings used as private garages or carports shall be subject to review by the Planning Commission or the Site Plan Review Committee, and may be permitted, providing the Planning Commission or Site Plan Review Committee finds:
 - a) That the intended use of the building is consistent with the nature of permitted uses.
 - b) That the size, proposed location, type and kind of construction, and general architectural character of the

building is consistent with existing and proposed permitted uses on the site.

- c) That the building will not affect the light and air circulation of any adjoining properties.
 - d) That the building will not disproportionately affect the view of any adjoining property.
 - e) That the intended building does not occupy required open or common spaces.
 - f) That the building will not obstruct the sight distance necessary for the safe progress of pedestrians and motorists.
- (4) Accessory buildings to be used as other than private garages or carports shall be constructed consistent with the provisions of Section 2.01.