

SECTION 7: "R-2" TWO-FAMILY RESIDENTIAL ZONE

The following regulations shall apply in the "R-2" Two-Family Zone unless otherwise provided in this Ordinance.

USE A.

- 1. Any use permitted in the "R-1" Zone.**
- 1.1 Transitional/Supportive Housing** (Added by Ord. No. 3473, effective 7-30-15.)
- 2. Two-family dwellings.**
- 2.5 Multiple dwellings and/or group houses** subject to approval of a site plan pursuant to the procedure set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance. (Added by Ord. No. 2900, effective 11-2-89.)
- 3. Uses customarily incident to any of the above uses.** (Amended by Ord. No. 703, effective 8-27-59.)
- 4. Accessory buildings** including garage space for not to exceed four (4) cars.
- 5. Required parking space** (see Section 15).
- 6. Transitional uses** shall be permitted as follows:
 - a. A four-family dwelling where the side of a lot in the "R-2" Two-Family Zone abuts upon a lot zoned for Multiple Family dwelling, commercial or industrial purposes.
 - b. A public parking area where the side of a lot in the "R-2" Two-Family Zone abuts upon a lot zoned for commercial or industrial purposes and is developed as required in Section 15.
 - c. In no case shall the lot on which such transitional use is located have a width of more than sixty (60) feet.
- 7. The keeping of household pets**, such as dogs and cats, provided that no kennel shall be permitted. (Added by Ord. No. 2828, effective 3-31-88.)

HEIGHT B.

No building hereafter erected or structurally altered shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet to uppermost part of roof.

FRONT YARD C.

There shall be a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty (20) feet except where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established.

SIDE YARD D.

Same as "R-1" Zone.

REAR YARD E.

Same as "R-1" Zone.

LOT AREA PER FAMILY F.

Lot area per family for single-family dwelling shall be the same as in "R-1" One-Family Zone, and every two-family dwelling hereafter erected or structurally altered shall have a lot area of not less than three thousand (3,000) square feet per family; provided, however, that where a lot has less area than herein required and was of record at the time this Ordinance became effective, said lot may be occupied by not more than one family.