

Section 502 - "R-2" Residential District



The R-2 Residential District is composed of certain higher density residential areas of the Township representing a compatible mingling of single, duplex, and multi-unit residential dwellings as well as professional offices, mobile home parks, and planned residential development. The regulations for this district are designed to stabilize and protect the essential characteristics of the district; to promote and encourage a suitable environment for family life; and to prohibit all activities of a commercial and industrial nature except those having also some aspects of residential use, such as professional business offices, funeral homes, and membership clubs, controlled by specific limitations governing the size and extent of such semi-commercial activities. Development is encouraged at a higher concentration, and permitted uses are typically row dwellings and low-rise apartments, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the district. However, four-story apartments with corresponding proportions of open space also may be developed under prescribed standards of density and open space.

A. Permitted Uses

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes:

1. Any use permitted in R-1.
2. Two-Family Dwelling.
3. Planned Residential Developments.
4. Townhouses.
5. Garden Apartments.
6. Four-Story Apartments.
7. Professional Offices.
8. Schools and Churches.
9. Public and private outdoor recreation areas and facilities.

B. Accessory Uses

1. As permitted in R-1 District.

C. Uses by Special Exception

1. As permitted in R-1 District.
2. Mobile Home Parks.
3. Funeral Homes.
4. Rooming House.
5. Child Day Care Facilities.

D. Non-Permitted Uses

Based upon the consideration of the following factors, including, but not limited to, prevailing wind, topography, paths of odors during thermal inversion, obstructions in the path of exhausted air, visibility of the operation, special protection waters, water resources, soils suitability, local and regional transportation infrastructure, areas for application of manure, agricultural security areas, and effect/affect on adjoining lands/people, and as a result of the extensive undermining of the township by the bituminous mining industry, the offensive odors/noxious fumes and/or noise emitted and/or generated by certain processes, operations and/or businesses, and the desire of the township to protect the health, safety and welfare of the residents of the township through community planning efforts, the following Uses are determined to be Non-Permitted Uses in this District:

1. Surface Mining.
2. Management of livestock on less than five (5) acre tract.
3. Commercial and Industrial establishments.
5. See also Section 410 - General Conditions.

E. Setbacks

No building or structure shall be erected or enlarged unless the minimum yard areas and setbacks are provided as follows:

- 1. As permitted in R-1 Districts.**

2. Multi-family dwelling, townhouse, multi-story buildings, and non-residential buildings - all yards to be equal to building height.

- a. Front Yard - Not less than fifty (50) feet.
- b. Rear Yard - Not less than thirty-five (35) feet, except where abutting a street, then fifty (50) feet.
- c. Side Yard - Not less than twenty-five (25) feet, except where abutting a street, then fifty (50) feet.

3. Exception

Where more than fifty (50) percent of the lots within a block contain existing structures, the front yard setback may be reduced to conform to the setback lines of the existing structures.

4. Height

The maximum height of buildings hereafter erected or altered shall be as follows:

- a. As permitted or required in the R-1 District.
- b. Two-family dwellings - thirty-five (35) feet.
- c. Multi-family dwellings, townhouses, garden apartments, and apartment buildings shall not exceed sixty (60) feet in height.

5. Lot Area

The minimum lot area for every building hereafter erected or altered shall be as follows:

- a. Single family dwellings - not less than twelve thousand (12,000) square feet and a width at the building line of not less than seventy-five (75) feet.
- b. Two-family dwellings - a combined area of fifteen thousand (15,000) square feet and a width at the building line of not less than seventy-five (75) feet.
- c. Multiple-family dwelling - not less than fifteen hundred (1,500) square feet per dwelling unit or apartment and a width at the building lines of not less than one hundred fifty (150) feet.
- d. Town Houses - not less than twenty-seven hundred (2,700) square feet per unit and width at the building line of not less than seventy-five (75) feet for a row dwelling containing three (3) or more dwelling units, but not to exceed six (6). If a row dwelling is arranged, designed, or intended to be sold or owned in separate ownership between party walls, the minimum width of lot between center lines of party walls shall be sixteen (16) feet and the seventy-five (75) foot minimum width of total site frontage shall apply for the entire structure. The minimum size lot for a row dwelling structure shall be one-quarter acre (10,980 square feet) per unit.
- e. Church and similar place of worship - as required in the R-1 District.
- f. Public or private school - as required in the R-1 District.
- g. Non-residential buildings - as required in the C District.

6. Percentage of Lot Coverage

All buildings, including accessory uses, except multi-family dwellings shall cover not more than thirty-five (35) percent of the area of the lot. Multi-family dwellings shall cover not more than forty (40) percent of the area of the lot.

7. Dwelling Standards

Every one-family dwelling hereafter erected or altered shall have a floor area of not less than nine hundred (900) square feet, two-family dwellings shall have a minimum (combined) floor area of sixteen hundred (1,600) square feet.

- a. Each townhouse dwelling unit shall have a total minimum floor area of not less than one thousand (1,000) square feet.
- b. Each dwelling unit in a multi-family structure (apartment) shall have a minimum floor area of not less than eight hundred (800) square feet.
- c. All non-residential structures hereafter erected or altered shall have a total minimum floor area of not less than fifteen hundred (1,500) square feet.

8. Off-Street Parking and Loading Facilities

Shall be provided as required or permitted under this ordinance.

9. Site Plan Requirements

All buildings shall comply with the site plan requirements as outlined in Article IV, Section 405 of this ordinance.

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