

**ARTICLE XII. "R-2", MULTI-FAMILY RESIDENTIAL DISTRICT**

Section 1. PERMITTED USES. In the "R-2" Multi-Family District, the provisions of this Article shall apply and the following uses shall be permitted:

1. All uses permitted in the "R-1" District.
2. Two family dwellings.
3. Multi-family dwellings and townhouses.
4. Nursing homes/convalescent homes.
5. Publicly owned and operated buildings, except those whose chief activity is an activity conducted for commercial purposes, and not including such uses as storage yards.
6. Public and parochial schools of general instruction.
7. Public parks, recreational areas, playgrounds, and community centers.
8. Public and private forests and wildlife reservations or similar conservation projects.
9. Home occupations.
10. Churches and similar places of worship and instruction including parish houses.
11. Accessory buildings and uses customarily incidental to any uses listed above including temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work as determined by the Administrative Officer. The latter shall include trailers and mobile homes used as offices and for tool storage only.
12. Church, school or similar bulletin boards, or signs not exceeding twelve square feet in area, appertaining only to the lease, hire or sale of products upon the premises or an announcement or identification sign carrying the name and address of the owner or tenant residing on the premises provided that such boards or signs shall be removed as soon as the premises are leased or sold or the sale of products is completed. In no event shall more than two (2) signs of the above character be permitted upon any lot, except for the display of construction signs during the time a job is under construction.

Section 2. SINGLE FAMILY RESIDENCES AREA AND DIMENSION REGULATIONS.

1. LOT AREA AND WIDTH. Each lot shall be a minimum of one acre and the average lot width shall be no less than 70 feet.
2. FRONT YARD. A minimum front yard depth of 50 feet shall be required.
3. SIDE YARDS. There shall be a side yard on each side of the building, having a combined width of not less than 40 feet, provided that in no case shall either side be less than 15 feet in width.
4. REAR YARD. There shall be a rear having a depth of not less than 40 feet.
5. DIMENSION. The principal portion of such building shall have a minimum dimension of not less than 20 feet.

Section 3. DUPLEX AREA AND DIMENSION REGULATIONS.

1. LOT AREA AND WIDTH. All lots shall be required to have a minimum of one acre and the average lot width shall be no less than 70 feet.

ADDITIONAL LOT AREA REQUIRED PER EACH DWELLING UNIT OVER ONE (sanitary sewer provided)	ADDITIONAL LOT AREA REQUIRED PER EACH DWELLING UNIT OVER ONE (leach field)
5,000 square feet	6,000 square feet

2. FRONT YARD. A minimum front yard depth of 30 feet shall be required.
3. SIDE YARDS. There shall be a side yard on each side of the building, having a combined width of not less than 25 feet, provided that in no case shall either side be less than 10 feet in width.
4. REAR YARD. There shall be a rear having a depth of not less than 40 feet.
5. DIMENSION. The principal portion of such building shall have a minimum dimension of not less than 20 feet.

Section 4. MULTI-FAMILY AND TOWNHOUSE AREA AND DIMENSION REGULATIONS.

1. LOT AREA AND WIDTH. All lots shall be required to have a minimum of one acre and the average lot width shall be no less than 70 feet.

ADDITIONAL LOT AREA REQUIRED PER EACH DWELLING UNIT OVER ONE (sanitary sewer provided)	ADDITIONAL LOT AREA REQUIRED PER EACH DWELLING UNIT OVER ONE (leach field)
2,500 square feet	6,000 square feet

2. FRONT YARD. A minimum front yard depth of 30 feet shall be required for all buildings. All parking areas shall be set back a minimum of 20 feet from the front lot line.
3. SIDE YARDS. There shall be a side yard on each side of the building, having a combined width of not less than 25 feet, provided that in no case shall either side be less than 10 feet in width.
4. REAR YARD. There shall be a rear having a depth of not less than 30 feet.
5. SPACING. Units shall have a minimum spacing of 24 feet.
6. HEIGHT REGULATIONS. No building shall exceed 3 stories in height.
7. DIMENSION. The principal portion of such building shall have a minimum dimension of not less than 20 feet.

Section 5. CONDITIONAL USES. The following uses may be permitted by special exception per the procedures as specified in accordance with Article XX of this Ordinance:

1. Publicly owned and operated buildings, except those whose chief function is an activity conducted for commercial purposes, and not including such uses as storage yards, warehouses, or garages.
2. Public and parochial schools of general instruction.
3. Public parks, recreation areas, playgrounds and community centers, not including trailer or tent camping areas or mobile home parks.
4. Private stable, provided that all buildings and exercise yards shall be at least 250 feet from all adjacent dwellings.
5. Semi-public recreation areas and centers, including country clubs, swimming pools and golf courses, but not including such uses as camping areas, miniature golf courses or practice driving tees which are operated for commercial purposes.

Section 6. PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII.