

ARTICLE 12

R-2: RESIDENTIAL DISTRICT

12.0 Purpose: The purpose of the R-2 Residential District is to provide an area for residential uses and those public and quasi-public uses normally considered an integral part of the residential neighborhood they serve.

12.1 General Provisions: In all R-2 Residential Districts, all land and buildings shall be used only for the following purposes:

1. Any use specified in an R-1 Residential District provided that any such use must comply with the lot area requirements of the R-1 Districts.
2. One, two, three, or four family units shall be subject to the lot area requirements specified herein.
3. Conversion of a single family dwelling into a two (2) or more family dwelling provided that any such conversion must conform with the lot area requirements, front, side and rear yard requirements and all parking requirements set out in this Article and in these Regulations.

12.2 Building Requirements: Any dwelling constructed or structurally altered in the R-2 Residential District shall have a minimum floor area of seven hundred and fifty (750) square feet per family unit, exclusive of floor area devoted to basements, utility rooms, attached garages, open or enclosed porches or similar areas.

12.3 Lot Area Requirements: The lot area in the R-2 District shall be twenty thousand (20,000) square feet; however, if a central sewage system is provided, the lot area and yard requirement may be reduced as follows:

	<u>Lot Area Sq. Ft.</u>	<u>Lot Frontage</u>	<u>Side Yard Widths</u>
Single Family			
1 & 1½ Stories	7,500	60 feet	10 feet
2 & 2½ Stories	7,500	60 feet	10 feet
Two Families			
1 & 1½ Stories	8,000	70 feet	10 feet
2 & 2½ Stories	8,000	70 feet	12 feet
Three Families			
1 & 1½ Stories	10,000	80 feet	10 feet
2 & 2½ Stories	10,000	80 feet	12 feet
Four Families			
1 & 1½ Stories	12,000	100 feet	12 feet
2 & 2½ Stories	12,000	100 feet	14 feet

12.4 Rear Yard Clearance: Every dwelling constructed in an R-2 Residential District shall have a clearance of no less than thirty-five (35) feet from the rear of said dwelling to the rear lot line.

12.5 Parking: Adequate off-street parking shall be provided.