

ARTICLE 6 R-2 TWO FAMILY RESIDENTIAL DISTRICT

6.01 INTENT

This district recognizes the existence of older residential areas of the county where larger houses have been or can be converted from single-family to two family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

6.2 PERMITTED PRINCIPAL USES

- A. One two-family dwelling.
- B. Churches and similar places of worship provided such use is adjacent to a school or commercial area and/or access is by means of roads designated as arterial or collector thoroughfares by the official Thoroughfare Plan.
- C. Public community center buildings, parks, playgrounds and golf courses, except miniature golf courses.
- D. Public and parochial elementary, junior and senior high schools, private schools, institutions of higher learning, libraries.
- E. Parish houses and convents in conjunction with churches or schools.
- F. One one-family dwelling, not including house trailers, mobile homes, recreational vehicles or tent dwellings.

6.03 ACCESSORY USES

- A. Those accessory buildings and accessory uses customarily incidental to the Permitted Principal Uses in this district.
- B. No sign shall be permitted except as provided in Article 20.
- C. Private garages and utility buildings when customarily incidental to a one-family or two-family dwelling. See Section 7.10, Maximum Floor Area for Accessory Buildings.
- D. Domestic sales, provided such sale or sales are not conducted for more than six (6) days of each calendar year, except for change of occupancy. See Section 20.07 for sign restrictions.

6.4 CONDITIONAL USE

- A. Recreational areas or buildings operated by membership clubs for the benefit of their members and not for gain, provided that any principal building, accessory building, or out-of-doors swimming pool shall be located not nearer than 200 feet from any adjoining land zoned for a residential use.
- B. Private schools, institutions of higher learning, libraries.
- C. Cemeteries when an extension of existing cemeteries.
- D. Mobile Home Parks.

6.05 YARD REQUIREMENTS

See Section 7.08, Schedule of Yard and Lot Requirements.

6.06 BUILDING HEIGHT REGULATIONS

In any R2 District, no building shall be erected in excess of 2 1/2 stories or 35 feet in height, except as provided in Section 18.12.

6.07 ACCESSORY PARKING

- A. There shall be provided four off-street parking spaces for each two-family dwelling.
- B. All other uses, see Section 18.16.
- C. There shall be two off-street parking spaces provided for each one-family dwelling.