

## ARTICLE 8

### R-2 RESIDENTIAL URBAN DISTRICTS

**SECTION 8.01 - INTENT:** The regulations for these districts are designated to protect and stabilize the characteristics of the older, existing, built-up portions of the Township, to encourage a suitable and safe environment for family life and to provide a minimum of the necessary commercial uses to serve such an area.

**SECTION 8:02 - PERMITTED USES:**

- A. All uses permitted in the R-1 Residential District subject to the regulations of the R-2 Residential District.
- B. Single family semidetached dwellings.
- C. Multiple family and conversion apartment dwellings.
- D. Customary accessory uses and buildings incidental to any of the above, permitted uses.
- E. Home occupations as provided for in Section 16.17 of this Ordinance and no-impact home-based businesses as provided for in Section 16.23 of this Ordinance.
- F. Communications Antennas mounted on an existing Public Utility Transmission Tower, building, or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22.
- G. The following uses are permitted as Special Exceptions, upon approval by the Zoning Hearing Board, provided that the proposed use is not found to have an adverse effect on the welfare of the area due to noise, odor, dust, glare, lighting, traffic circulation, or design.
  - 1. Special Exceptions as specified in the R-1 Residential District.
  - 2. Grocery stores.
  - 3. Drug stores.
  - 4. Personal service shops.
  - 5. Mobile home parks and subdivisions, providing that each mobile home park and extension thereof shall conform to the following requirements:
    - a. A mobile home park shall contain a minimum of eight (8) acres.
    - b. Maximum density in a mobile home park or subdivision shall be eight (8) units per acre.
    - c. In no case shall the distance between any two (2) mobile homes be less than

twenty-five (25) feet at the closest distance.

- d. All roads in a mobile home park or subdivision shall be paved with an all weather surface approved by the Township Board of Supervisors.
- e. Each mobile home in a mobile home park or subdivision must have at least two (2) paved parking spaces sufficient in size for at least two (2) automobiles provided on the individual mobile home lots.
- f. Each parking space in a mobile home park or subdivision shall abut in a park driveway, with access to such driveway. Access to all parking spaces shall be from the driveways and not from public streets or highways.
- g. All mobile home parks shall be provided with a buffer yard at least thirty (30) feet in width around the park perimeter. Such yards shall be well landscaped and maintained and planted with shrubbery approved by the Zoning Hearing Board and Township Supervisors.
- h. All mobile home parks shall be served by public water and sanitary sewer facilities.
- i. Recreation and open spaces shall be provided at the rate of one (1) acre of recreation area for every forty (40) mobile home spaces.

6. Group Care Facilities as provided under Section 6.06(P) of this Ordinance.

**SECTION 8.03 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS:** A lot width, lot area and yard setback requirements of not less than the dimensions shown in the following table shall be provided for every dwelling unit and/or principal nonresidential building hereafter erected or altered for any use permitted in this district.

**DISTRICT REQUIREMENTS**

ANY UNIT	<u>LOT REQUIREMENTS</u>			<u>YARD REQUIREMENTS</u>			
	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR
<b>SINGLE FAMILY DWELLING:</b>							
Public Sewer	10,000	75'	30%	30'	5'	20'	25'
Public Water and Public Sewer	8,000	75'	30%	30'	5'	20'	25'
<b>SINGLE FAMILY SEMI-DETACHED DWELLING:</b>							
	5,000	35'	40%	30'	8'	N/A	25'
<b>*ROW HOUSE:</b>							
	8 units per gross acre (maximum)	20'	40%	30'	10'each	end unit	25'

Apartments: 3,000 Sq. Ft. 40% 30' 20' 40' 30'  
per unit

Single family semi-detached dwellings, row-houses, and apartments require public sewer and public water.

\*No group of row houses shall consist of more than six (6) units, with no more than three (3) continuous row houses with the same front setback, each variation of the setback being at least four (4) feet. Common party walls/lot lines require no side yards.

No building shall exceed two and one-half (2 1/2) stories or thirty five (35) feet in height unless authorized as a Special Exception.

**SECTION 8.04 - MINIMUM OFF-STREET PARKING REQUIREMENTS:** Off-street parking shall be provided for in accordance with Article 17 of this Ordinance.

**SECTION 8.05 - HABITABLE FLOOR AREA:** The minimum habitable floor area of any new dwelling unit hereafter erected, altered, or designed shall be seven hundred (700) square feet. Mobile homes located in approved mobile home parks shall be exempt from this requirement.