

## Section 2. R-2 Two-Family Residential District

### 2.1 Purpose of the District

The purpose of this district is to provide for single-family and two-family residential development on smaller lots, where sanitary sewers and public water supplies are available at the time of construction, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to include existing development of this character and contains vacant land considered appropriate for such development in the future.

### 2.2 Permitted Uses

A building or land shall be used only for the following purposes:

1. Any use permitted in the R-1 Single-Family Residential District.
2. Two-family houses, Subject to special regulations of Article 10, Section 10.

### 2.3 Permitted Accessory Uses

1. Any accessory use permitted in the R-1 Single-Family Residential District.

### 2.4 Permitted Signs

Subject to general sign regulations of Article 6 and consisting of accessory non-illuminated or indirectly illuminated signs as follows:

1. Any sign permitted in the R-1 Single-Family Residential District.

### 2.5 Height, Area, and Bulk Requirements

Requirements for minimum lot area, yards, and open space, and maximum height are contained in the Table of District Regulations, Page 6.

### 2.6 Reference to Additional Regulations

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this Ordinance, especially the following:

- Article 7, Off-Street Parking Regulations
- Article 8, Off-Street Loading Regulations
- Article 9, Conditional Uses
- Article 10, Supplementary Height, Area, and Bulk Regulations
- Article 12, Zoning Hearing Board, Exceptions and Variance
- Definitions are contained in Article 13.