

ARTICLE 11

R2, ATTACHED RESIDENTIAL

Preamble

The Attached Residential District (R-2) is hereby established for the purpose of providing a range of housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, and prohibiting uses of land that would adversely impact residential neighborhoods. The intent of the district is to provide for an environment of predominantly attached and detached single-family dwellings, along with other associated uses and facilities that serve the residents in the district. Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, privacy and recreation areas). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, provide adequate recreation areas and basic amenities, and ensure compatibility with adjacent single-family residential districts.

SECTION 11.01. Principal Uses Permitted

In the R-2 Attached Residential Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A.** Any of the principal uses permitted under the provisions of Article 10, and provided the standards of Article 6 for the R-1D One Family Residential District are met.
- B.** Two family dwellings, townhouses or other single family attached dwellings, provided no structure contains more than two (2) dwelling units, subject to Article 26. Preferably, each unit will have its own individual entrance that faces the street, although alternative designs may be considered that minimize the appearance of garage doors from the street.
- C.** Agricultural uses and facilities, but not including the following agricultural operations:
 - 1. Mushroom growing, subject to Article 26.
 - 2. Production of dairy products,
 - 3. Dairy farming,
 - 4. Livestock farming, including breeding, feeding or grazing, subject to Article 26.
 - 5. Poultry or egg production, and
 - 6. Grain drying operations.
- D.** Family day care homes as provided in Article 26.
- E.** Child Foster Family Home, Child Foster Family Group Home, and Adult Foster Family Home.
- F.** Adult Foster Care Small Group Home.
- G.** Adult Foster Care Large Group Home.

- H. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- I. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 11.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals, and comfort of the abutting property, neighborhood and Township:

- A. Cemeteries, subject to Article 26.
- B. Places of assembly.
- C. Group Day Care Home, subject to Article 26.
- D. Private, not for profit, recreational facilities located within principally permitted residential subdivisions or principally permitted residential condominium developments including: community buildings; racquet courts (tennis, platform tennis, racquet ball, etc), provided there is not spectator seating; swimming pools and related facilities; beach facilities; and stables, subject to Article 26.
- E. Residential Open Space (Cluster) Option, subject to Article 32.
- F. Adult Foster Care Congregate Facility.
- G. Accessory buildings and accessory uses customarily incidental to any of the above special land uses.
- H. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

SECTION 11.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

SECTION 11.04. Building Form and Composition

See Article 27 for building form and composition requirements regulating the shape, placement, design, and quality of the built environment for all residential developments subject to review per Article 35 (Site Plan Review).