

ARTICLE V. R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 500. STATEMENT OF PURPOSE

This district classification is designed to permit the greatest density of residential uses allowed within the City, which will generally serve as a zone of transition between nonresidential districts and any R-1 District, together with other residentially related facilities designed to service the inhabitants of the area.

SECTION 501. USES PERMITTED BY RIGHT

The following structures and/or uses shall be permitted by right:

1. Multiple dwelling unit, including apartment building and town house, but excluding hotel and motel.
2. Two family dwelling units.
3. Bed and breakfast residence.
4. One-family detached dwelling unit subject to the area, density, bulk, height, and yard requirements of the R-1 district.
5. Boarding or lodging house containing not more than six (6) separate units.
6. Cemetery, public, or private, subject to the following:
 - a. The lot shall be at least twenty (20) acres and shall be so designed as to provide motor vehicle ingress and egress directly onto or from a major thoroughfare.
 - b. No building shall be closer than fifty (50) feet to any property or street line.
 - c. A maximum of one (1) sign is permitted at the point of entrance which shall bear only the name of the cemetery and shall have a maximum area of eight (8) square feet.
7. Church, temple, or synagogue, together with accessory housing for religious personnel, subject to the following:
 - a. The lot shall be at least one (1) acre in size.
 - b. The lot shall be so located as to have at least one (1) property line on a major thoroughfare, street, or collector street. All motor vehicle ingress and egress to the lot shall be directly onto said thoroughfare, street, or a marginal access service drive thereof.
 - c. No building shall be closer than forty (40) feet to any property or street line.
 - d. No more than thirty-five (35%) per cent of the lot area shall be covered by buildings.

8. College, university, or other institution of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, subject to the following:
 - a. The lot shall be at least fifteen (15) acres in area.
 - b. The lot or any portion thereof shall not be part of a recorded subdivision plat.
 - c. No building shall be closer than forty (40) feet to any property or street line.
9. Hospital, public or private, providing general health care, subject to the following:
 - a. The lot shall be at least five (5) acres in area.
 - b. The lot shall have at least one (1) property line abutting a major thoroughfare or collector street. All motor vehicle ingress and egress to the off-street parking area for guests, employees, and staff shall be directly from the thoroughfare or street.
 - c. All two (2) story structures shall be at least sixty (60) feet from any property or street line. Buildings less than two (2) stories shall be no closer than forty (40) feet to any property or street line. For buildings above two (2) stories, the building shall be set back from the initial sixty (60) feet set back an additional one (1) foot for each foot of additional height above two (2) stories.
 - d. No more than twenty-five (25%) percent of the lot may be covered by buildings.
 - e. Ambulance and delivery areas shall be obscured from all residential view by an obscuring wall, fence or planting area. Motor vehicle access to and from the delivery and ambulance area shall be directly from a major thoroughfare or collector street.
10. Housing for the elderly when provided as a planned development having:
 - a. Cottage type and/or apartment type dwelling units.
 - b. Common services containing, but not limited to: central dining rooms, recreational rooms and central lounge.
11. Publicly owned and operated library, park, playground or parkway.
12. One model dwelling unit for each project or subdivision.
13. Nursery school, day nursery, or child care center (not including a dormitory), subject to the following:
 - a. No more than one (1) dwelling unit shall be located on the lot.

- b. No more than six (6) children, exclusive of the owner's children, shall be on the premises at one time.
 - c. In addition to the lot area requirement, there shall be provided on the lot a usable outdoor play area at the rate of fifty (50) additional square feet for each child not a member of the owner's family, exclusive of required front yard, required side yard along a street, and of driveways and parking areas. The play area shall be fenced for safety and shall be screened from any adjoining residential lot by an obscuring wall, fence, or planting area.
14. Nursing home, convalescent home, adult foster care home, or housing for the elderly or orphans or wards of the probate court where the number of persons served thereby is six (6) or less.
 15. Private office for a doctor or dentist, or similar profession, provided such office is part of a dwelling unit occupied by such doctor or dentist, or similar profession, and not more than one such doctor or dentist, or similar professional, practices in any such office.
 16. Public or private noncommercial recreational area and/or facility, institutional or community recreation center, nonprofit swimming pool club, all subject to the following:
 - a. The lot for any of such uses which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one (1) property line abutting a major thoroughfare.
 - b. Front, side and rear yards shall be at least eighty (80) feet wide.
 17. State licensed residential facility providing services for six (6) or less people within the meaning of and in accordance with the provisions of 1976 PA 396, as amended.
 18. Public, parochial, or private elementary school offering courses in general education, and not operated for profit.
 19. Public, parochial, or private intermediate and/or secondary school offering courses in general education, not operated for profit.
 20. Accessory building or use.
 21. Wireless Communications facilities and services subject to the provisions of Section 1218.

SECTION 502. USES PERMITTED BY SPECIAL APPROVAL

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. Private club, fraternity, or lodge except one the chief activity of which is a service customarily carried on as a business.

2. Utility and public service facilities and uses, excluding storage yards, when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity, subject to the following:
 - a. No building shall be closer than forty (40) feet to any property or street line.
 - b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
 - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
 - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.
3. Golf course, not including a miniature golf course or par-3 course, which may or may not be operated for profit, subject to the following:
 - a. The site shall be at least fifty (50) acres in area.
 - b. Motor vehicle ingress and egress shall be onto a major thoroughfare.
 - c. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways and parking areas which will encourage pedestrian and vehicular traffic safety. No structure shall be closer than (50) feet to any street line.
 - d. Development features including structures shall be so located and related as to minimize the possibility of any adverse affects upon adjacent lots. This shall mean that any principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting a residential lot; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement. The lighting of a golf course so as to permit use after daylight hours is expressly prohibited.
4. Home occupation.
5. Retail sale of any products, produce or flowers grown on the premises, subject to the following:
 - a. Sale shall be made only from the premises where the product, produce or flowers were grown.

- b. No permanent structure shall be erected in connection with such sale and all temporary structures shall be removed when such products, produce or flowers have been disposed of.
6. Accessory building or use.
7. Any structure or use which, in the opinion of the Planning Commission, is similar to a structure or use permitted by right or by special approval of the Planning Commission in this zoning district.
8. Wireless Communications support structures subject to the provisions of Section 1218.
9. Essential services, subject to the following:
 - a. All buildings and equipment shall meet the minimum front and rear yard setback requirements and must be setback a minimum of 15 feet from each side property line.
 - b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
 - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
 - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.

