

ARTICLE V

R-2 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 500 PURPOSE

The R-2 Low Density Residential District has been established to provide housing which typifies the rural nature of the Township. These areas are dependent upon individual water supply and sewage disposal systems. R-2 Districts have been located along roads which provide convenient access to the arterial road network, as established in the Upper Oxford Comprehensive Plan.

SECTION 501 USE REGULATIONS

A building may be erected, altered or used, and a lot may be used for any one of the following purposes, and for no other:

- A. Single-family detached dwellings.
- B. Agriculture, in accordance with the provisions of Section 402A.
- C. (Reserved)
- D. (Reserved)
- E. (Reserved)
- F. Club, fraternal institutions and lodges.
- G. Accessory uses, in accordance with applicable provisions of Article XIII, including:
  - 1. Customary residential and agricultural accessory uses and buildings;
  - 2. Private, noncommercial swimming pool;
  - 3. Home occupation;
  - 4. Sale of farm products;
  - 5. Bed and Breakfast facilities.<sup>69</sup>
- H. (Reserved)
- I. Uses permitted by special exception, when in accordance with the applicable provisions of Article XIII:
  - 1. Single-family detached dwelling conversion to provide more than one (1) dwelling unit;
  - 2. (Reserved)
  - 3. Cemeteries.
  - 4. Convalescent or nursing home;
  - 5. Dwelling with attached unit, in accordance with the requirements of Section 1319.<sup>70</sup>
  - 6. Dormitory<sup>71</sup>

<sup>69</sup> Amended by Ordinance No. 1, March 9, 1992.

<sup>70</sup> Amended by Ordinance No. 1, April 12, 1999.

J. The following uses are permitted as a conditional use after hearing by the Board of Supervisors based upon the criteria contained in Article XIII:

1. Educational or religious use
2. Noncommercial recreational facility
3. Municipal, county, state or federal uses excluding dumps, sanitary landfills and correctional or penal institutions
4. Public utility operating facility or structure.<sup>72</sup>

SECTION 502 AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply:

A. All permitted residential uses served with individual sewer services:

- |    |                   |          |
|----|-------------------|----------|
| 1. | Minimum lot size  | 1 acre   |
| 2. | Minimum lot width |          |
|    | Building          | 150 feet |
|    | Street line       | 50 feet  |
| 3. | Minimum side yard |          |
|    | Individual        | 12 feet  |
|    | Aggregate         | 25 feet  |

B. All permitted residential uses served with community or public sewer service, but not individual water service:

- |    |                   |                    |
|----|-------------------|--------------------|
| 1. | Minimum lot size  | 30,000 square feet |
| 2. | Minimum lot width |                    |
|    | Building          | 125 feet           |
|    | Street line       | 50 feet            |
| 3. | Minimum side yard |                    |
|    | Individual        | 10 feet            |
|    | Aggregate         | 20 feet            |

C. All permitted residential uses served with either community or public sewer and central water service:

- |    |                   |                    |
|----|-------------------|--------------------|
| 1. | Minimum lot size  | 22,000 square feet |
| 2. | Minimum lot width |                    |
|    | Building          | 100 feet           |
|    | Street line       | 50 feet            |
| 3. | Minimum side yard |                    |
|    | Individual        | 10 feet            |
|    | Aggregate         | 20 feet            |

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<sup>71</sup> Amended by Ordinance No. 2, July 10, 2000.

<sup>72</sup> Amended by Ordinance No. 2, July 10, 2000.

D. All permitted uses:

- |    |  |         |
|----|--|---------|
| 1. | Minimum building setback                 | 40 feet |
| 2. | Minimum rear yard                        | 50 feet |
| 3. | Maximum building coverage                | 15%     |
| 4. | Maximum paved area                       | 20%     |
| 5. | Minimum setback for accessory structures | 10 feet |
| 6. | Maximum building height                  | 35 feet |

E. All nonresidential permitted uses under Section 501:

- |    |                           |          |
|----|---------------------------|----------|
| 1. | Minimum lot size          | 1 acre   |
| 2. | Minimum lot width         | 150 feet |
|    | Building line             | 150 feet |
|    | Street line               | 50 feet  |
| 3. | Maximum building coverage | 15%      |
| 4. | Maximum paved area        | 20%      |
| 5. | Minimum building setback  | 40 feet  |
| 6. | Minimum side yard         |          |
|    | Individual                | 15 feet  |
|    | Aggregate                 | 30 feet  |
| 7. | Minimum rear yard         | 50 feet  |

F. In any subdivision in the R-2 low-density residential district, the original parcel of which consists of ten (10) acres or more, the subdivision must include ten (10) percent of the net area of the parcel as open space as defined elsewhere in this Ordinance.<sup>73</sup>

SECTION 503 DESIGN STANDARDS

The following design standards established in Article XIV shall apply:

A. For residential and agricultural use:

1. Off-street parking standards;
2. Sign standards.

B. For all other uses permitted in this District:

1. Storage standards;
2. Landscaping standards;
3. Access and traffic control standards;
4. Interior circulation standards;
5. Off-street parking standards;
6. Buffering and screening standards, where applicable.

<sup>73</sup> Amended by Ordinance No. 1, April 8, 2002.