

**ARTICLE VI**  
**R-2 TWO FAMILY RESIDENTIAL DISTRICT**

**SECTION 600. INTENT**

It is the intent of this Article to provide for two-family residential structures at densities consistent with on site sanitary waste disposal and the low density character of the Township.

**SECTION 601. PRINCIPAL USES PERMITTED BY RIGHT:**  
**R-2 RESIDENTIAL DISTRICT**

The following land and/or structure uses shall be permitted by right in the R-2 Two-family Residential District subject to the lot size, yard and building bulk requirements set forth in this Article.

- 601-1. All uses permitted by right and as regulated in the R1-B Single-family Residential District. R1-C Single-Family Residential District requirements shall apply as minimum standards for single-family detached dwellings.
- 601-2. Two-family dwellings.
- 602-3. Essential services as set forth in Section 1801.

**SECTION 602. PRINCIPAL USES PERMITTED AS SPECIAL LAND USES:**  
**R-2 DISTRICT**

The following land and/or structure uses shall be permitted as special land uses in the R-2 two-family residential district subject to the lot size, yard and building bulk requirements set forth in this Article and subject to the standards and approval requirements set forth in Article XI.

- 602-1. Planned residential developments subject to the provisions of Article XII.
- 602-2. Two-family residential condominium project as regulated in Article XI.

**SECTION 603. ACCESSORY STRUCTURES AND USES:**  
**R-2 RESIDENTIAL DISTRICT**

603-1. Accessory Structures and Uses Permitted by Right

The following land and/or structure uses shall be permitted by right as accessory structures and uses in the R-2 Residential District subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Family Day Care Home as defined in Article II.
- b. Home occupations as defined in Article II.
- c. Signs as permitted in Article XV.

- d. Swimming pools, private, within rear or side yards and as regulated in Section 1713.
- e. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

603-2. Accessory Structures and Uses Permitted as Special Land Uses

The following land and/or structure uses shall be permitted by special land use approval as accessory structures and uses in the R-2 Residential District subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Adult day care facilities maintained in single family homes, as regulated in Article XI.
- b. Adult day care facilities maintained in two family homes, as regulated in Article XI.
- c. Group day care home maintained in single-family homes as defined in Article II and as regulated in Article XI.
- d. Group day care home maintained in two family homes as defined in Article II and as regulated in Article XI.
- e. Other accessory land and/or structure uses customarily incidental to principal uses permitted as special land uses.

603-3. Restrictions on Accessory Structures and Uses

No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure or establishment of the principal use to which it is accessory.

**SECTION 604. R-2 TWO-FAMILY DISTRICT AREA AND BULK REQUIREMENTS**

604-1. Minimum lot area and buildable area:

- a. Lot area:
  - 1. 47,500 square feet when adjacent to a major thoroughfare as defined in Article II.
  - 2. 40,000 square feet for all other locations.
- b. Buildable area:
  - 1. 47,500 square feet when adjacent to a major thoroughfare as defined in Article II.
  - 2. 40,000 square feet for all other locations.

- 604-2. Minimum lot width: 150 feet or 1/4 lot depth, whichever is greater.
- 604-3. Maximum height of structures: Two (2) stories or 25 feet.
- a. For residential principal structures: Two (2) stories or 25 feet.
  - b. For residential accessory structures: One and one half (1 1/2) stories or 15 feet.
  - c. For non-residential principal and accessory structures: 35 feet, plus one (1) foot for each additional one and one-half (1 1/2) feet in setback beyond the minimum required setback for non-residential principal and accessory buildings.
- 604-4. Minimum yard setbacks:
- a. For residential principal buildings and structures:
    1. From front lot line: 60 feet.
    2. From interior side lot line: 35 feet.
    3. From rear lot line: 75 feet.
    4. From high-water line of subaqueous areas: 65 feet.
    5. From right-of-way line of major thoroughfare as defined in Article II: 50 feet plus required lot line setback from front lot line.
  - b. For residential accessory buildings, structures, septic tanks and drain fields:
    1. From front lot line: 60 feet for buildings and structures.
    2. From interior side lot line: 35 feet for buildings and structures.
    3. From rear lot line: 50 feet for buildings and structures.
    4. From high-water line of subaqueous areas: 65 feet for buildings and structures.
    5. From high-water line of subaqueous areas: 125 feet for septic tanks and fields.
    6. From right-of-way line of major thoroughfare as defined in Article II: 20 feet plus required lot line setback for buildings and structures.
  - c. Minimum yard setback from street side lot line: The minimum yard setback from a street side lot line shall be the same as the minimum from a front lot line, except that it shall be the same as the minimum from an interior side lot line if both of the following conditions exist: 1) the rear lot line of the subject lot is coterminous with the rear lot line of an adjacent lot which abuts the same street as the subject lot, AND 2) the subject street side lot line lies across the street from a street side lot line of another lot.
  - d. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeded the minimum required herein.

604-5. Minimum floor area per unit: 800 square feet for one unit, 1,600 for the total of both units in the same structure.

604-6. Maximum percent of lot coverage: 20 percent for all buildings.

**SECTION 605. ACCESS FROM FUTURE LOCAL RESIDENTIAL STREETS**

Two-family home sites shall be designed so that driveways which access from future local residential streets can be constructed.

**SECTION 606 OTHER REQUIREMENTS**

See ARTICLES XI through XVIII for additional requirements where applicable.