

article V

R-2 Medium Density Residential District

SECTION 500 PURPOSE

The (R-2) Medium Density Residential District has been established to accommodate residential uses at a density which provides a transition between R-1 Neighborhoods and the higher density residential and commercial areas in the Borough. Future residential uses in the developed portions of the R-2 District should be compatible with the existing neighborhoods. As recommended in the Spring City Borough Comprehensive Plan, future growth in the undeveloped area of the R-2 District should be designed as an extension of the existing neighborhood street pattern.

SECTION 501 PERMITTED USES

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

A. Uses Permitted By Right

1. Single-family detached dwelling.
2. Two family dwelling.
3. Minor home occupation (reference Section 1202.A1).
4. Accessory residential buildings, fences, swimming pools, antennas, masts, and parking reference Section 1202.F1 through Section 1202.F8).
5. Signs, in accordance with the provisions of Article XV.
6. Garage or yard sale (reference Section 1202.F2).
7. Municipal building or use.

B. Uses Permitted By Special Exception

1. Institutional uses including public or private library, museum, educational facility, or place of worship (reference Section 1202.B2).
2. Utilities and substations (reference Section 1202.E1).
3. Major home occupations (reference Section 1202.A2).
4. Residential conversion (reference Section 1202.A2).
5. Nursing home (reference Section 1202.B1).
6. Bed and breakfast (reference Section 1202.C8).
7. Emergency services.
8. Temporary community event (reference Section 1202.F4).
9. Temporary structure (reference Section 1202.F3).

C. Conditional Use

- Life Care Facility (reference Section 1202.A4).

SECTION 502 AREA AND BULK REGULATIONS

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk requirements shall apply:

A. Single-Family Detached Dwellings

- | | | |
|----|------------------------------------|--|
| 1. | Minimum Lot Area | 8,000 square feet |
| 2. | Minimum Lot Width | |
| | at building line | 60 feet |
| | at curb line | 50 feet |
| 3. | Maximum Lot Coverage | 40% |
| 4. | Minimum Front Yard | 20 feet, except as provided for in Section 1302.C.2. |
| 5. | Minimum Side Yard | 10 feet |
| 6. | Minimum Rear Yard | 25 feet |
| 7. | Minimum Accessory Building Setback | 5 feet |

B. Two Family Dwellings

- | | | |
|----|-------------------------------------|--|
| 1. | Minimum Lot Area per Dwelling Unit | 4,500 square feet |
| 2. | Minimum Lot Width per Dwelling Unit | |
| | at building line | 40 feet |
| | at curb line | 40 feet |
| 3. | Minimum Area Per Structure | 9,000 square feet |
| 4. | Maximum Lot Coverage | 45% |
| 5. | Minimum Front Yard | 20 feet, except as provided for in Section 1302.C.2. |
| 6. | Minimum Side Yard | 10 feet |
| 7. | Minimum Rear Yard | 25 feet |
| 8. | Minimum Accessory Building Setback | 10 feet |

C. Any Other Principal Structure or Use

The Area and Bulk Regulations of Section 502.A shall apply.

SECTION 503 HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height, provided that such height limit may be increased to a maximum of forty-five (45) feet, when one (1) additional foot of side yard setback is provided for each one (1) foot increase in height.

SECTION 504 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the R-2 Medium Density Residential District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.