

§ 300-37. R-2 Single-Family Residential District.

- A. Purpose. The R-2 District is intended to be principally single-family residential area of moderately sized lots along with other compatible uses authorized by conditional use or special exception.
- B. Authorized uses.
 - (1) Permitted uses.
 - (a) Single-family dwellings.
 - (b) Farms as regulated herein by § 300-64.
 - (c) Planned residential developments, as regulated herein by Article VI.
 - (d) Public and essential services.
 - (e) Home-based business, no impact.
 - (f) Forestry.
 - (g) Accessory uses to the above principal uses, as regulated herein by § 300-73.
 - (2) Conditional uses. The following uses are permitted in accordance with the standards of this article, other applicable provisions and Article X of this chapter:
 - (a) Public buildings or uses.
 - (b) Recreational facilities, public or nonprofit.
 - (c) Places of worship.
 - (d) Accessory uses to the above conditional uses listed above as principal uses, as regulated herein by § 300-73.
 - (3) Special exception. The following uses are permitted in accordance with the standards of this article, other applicable provisions, and Article XI of this chapter:
 - (a) Home-based business, low-impact.
 - (b) In-home day care.
 - (c) Recreational stable as an accessory use to a dwelling.
 - (d) Day-care center, child, as an accessory use to an authorized school or place of worship.
 - (e) Nursery or greenhouse, nonretail.
 - (f) Cemetery.
 - (g) Accessory uses to the above special exceptions listed above as principal uses, as regulated herein by § 300-73.

C. Area and bulk requirements.

(1) Minimum lot area.

- (a) Single-family dwellings: 14,500 square feet.
- (b) Farms, nursery or greenhouse, nonretail, cemeteries: 10 acres.
- (c) Other uses: one acre.

(2) Minimum lot width.

- (a) Single-family dwellings: 80 feet.
- (b) Other uses: 150 feet.

(3) Maximum height of structures.

- (a) All principal uses (except places of worship): 35 feet and 2 1/2 stories.
- (b) Places of worship: 45 feet (principal building); 75 feet (steeple/towers).
- (c) Accessory uses: 20 feet.

(4) Maximum lot coverage.

(a) Maximum building coverage.

- [1] Single-family dwellings: 20%.
- [2] All other uses: 30%.

(b) Maximum impervious surface coverage.

- [1] Single-family dwelling: 50%.
- [2] All other uses: 60%.

(5) Minimum yard requirements.

(a) Front yard: 40 feet.

(b) Side yards.

- [1] Single-family dwellings: 15 feet each yard.
- [2] Other principal uses: 40 feet each yard.
- [3] Nonconforming lots of record less than 80 feet in width: not less than 12.5 feet, each yard.
- [4] Accessory uses on corner lots: six feet, each yard.

(c) Rear yards.

- [1] All principal uses: 35 feet.

[2] All accessory uses: six feet.

D. Off-street parking. As regulated herein by § 300-79.

§ 300-38. R-3 Minimum-Density Residential District.

A. Purpose. The R-3 District is intended to encompass older residential areas of Robinson Township that developed prior to recent zoning ordinances and generally have higher densities with smaller lots and a mixture of housing types.

B. Authorized uses.

(1) Permitted uses.

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Townhouse dwellings.
- (d) Public and essential services.
- (e) Home-based business, no impact.
- (f) Forestry.
- (g) Accessory uses to the above principal uses, as regulated by § 300-73.

(2) Conditional uses. The following uses are permitted in accordance with the standards of this article, other applicable provisions, and Article X of this chapter:

- (a) Multiple-family dwellings.
- (b) Recreational facilities, public or nonprofit.
- (c) Places of worship.
- (d) Schools.
- (e) Public buildings or uses.
- (f) Accessory uses to the conditional uses listed above as principal uses, as regulated herein by § 300-73.

(3) Special exceptions. The following uses are permitted in accordance with the standards of this article, other applicable provisions, and Article XI of this chapter:

- (a) Personal care homes.
- (b) Group care facility.
- (c) Group home.
- (d) Conversion of an existing single-family dwelling to a multiple-family dwelling.

- (e) Boarding- or rooming house.
- (f) Day-care center, adult or child.
- (g) Family day-care home.
- (h) Home-based business, low-impact.
- (i) Accessory uses to the special exceptions listed above as principal uses, as regulated herein by § 300-73.

C. Area and bulk requirements.

(1) Minimum lot area.

- (a) Single-family dwelling: 5,000 square feet.
- (b) Two-family dwellings: 10,000 square feet.
- (c) Townhouse dwellings: 2,400 square feet of lot area per dwelling unit.
- (d) Multiple-family dwellings: 1,450 square feet of lot area per dwelling unit.
- (e) Conversion (single-family to a multiple-family dwelling): 1,200 square feet.
- (f) Personal care home: 15,000 square feet.
- (g) Group home: 11,500 square feet.
- (h) Group care facility: 15,000 square feet.
- (i) Other uses: 10,000 square feet.

(2) Minimum lot width.

- (a) Single-family dwellings: 50 feet.
- (b) Two-family dwellings: 55 feet.
- (c) Townhouse dwellings: 100 feet.
- (d) Multiple-family dwellings: 55 feet.
- (e) Conversion (single-family to a multiple-family dwelling): 50 feet.
- (f) Other uses: 55 feet.

(3) Maximum height of structures.

- (a) All principal uses (except place of worship): 35 feet and 2 1/2 stories.
- (b) Places of worship: 45 feet (principal building); 75 feet (steeple/towers).
- (c) Accessory structures: 20 feet.

(4) Maximum lot coverage.

- (a) Maximum building coverage.
 - [1] Single-, two-family dwellings, conversions: 35%.
 - [2] Townhouse dwellings: 35%.
 - [3] Multiple-family dwellings: 30%.
 - [4] All other uses: 35%.
- (b) Maximum impervious surface coverage: 65%.
- (5) Minimum yard requirements.
 - (a) Front yard: 25 feet.
 - (b) Side yard.
 - [1] Single-family (detached): seven feet each yard; two-family dwellings: 10 feet each yard. **[Amended 8-3-2020 by Ord. No. 3-2020]**
 - [2] All other principal uses: 20 feet.
 - [3] Nonconforming lots of record less than 50 feet in width: 20% of the lot or not less than 7 1/2 feet each yard.
 - [4] Accessory uses on corner lots: five feet, each yard.
 - (c) Rear yards.
 - [1] All principal uses: 25 feet.
 - [2] All accessory uses: six feet.
- D. Off-street parking. As regulated herein by § 300-79.