

Article III. Zoning Districts

§ 185.21. R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

- (A) **Purpose.** The R-2 Medium Density Residential District is intended to provide more intense, suburban style residential development together with such public and semipublic uses and accessory residential activities as may be appropriate and to permit alternatives to single-family housing to diversify the housing opportunities within South Franklin Township and Green Hills Borough while retaining the rural lifestyle that makes South Franklin Township and Green Hills Borough a desirable place to live. These regulations are designed to generate long-term residential growth, to preserve the characteristics of the neighborhood areas, to provide for the efficient extension of community services and facilities and to prevent the encroachment of land uses that are not compatible with permitted land use activities.
- (B) **Principal Uses.** The following *Table III.3a* illustrates the permitted principal uses and conditional uses in the R-2 Medium Density Residential District:

Table III.3a: R-2: Medium Density Residential District Principal Uses

Permitted Uses	Conditional Uses
Dwelling, Multi-family - Duplex	Church, place of worship/religious institution
Dwelling, Multi-family - Garden apartment	Day care center
Dwelling, Single-family attached	Dwelling, Multi-family - Conversion apartment
Dwelling, single-family detached	Dwelling, Multi-family - High-rise apartment
Essential services	Educational institution
Forestry	Family day care home
No impact home-based business	Group day care home
Recreation, municipal	Group residential facility

- (C) **Accessory Uses.** Accessory uses shall be permitted, provided that they are:
- (1) Customarily incidental and subordinate to the principal permitted use;
 - (2) Located on the same lot as the principal use; and
 - (3) Subject to applicable requirements in Article VI: Supplemental Regulations.

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(D) **Dimensional Standards.** The following *Table III.3b* illustrates lot size, setbacks, building heights, and other dimensional requirements in the R-2 Medium Density Residential District:

Table III.3b: R-2 Medium Density Residential Dimensional Requirements

Minimum Lot Area		
	Dwelling, detached single family	2 acres without public sewage 1/2 acre with public sewage
	Dwelling, attached single family	1 acre with public sewage
	Dwelling, duplex	2 acres without public sewage 1/2 acre with public sewage
	Dwelling, multi-family (except duplex)	1 acre with public sewage
	All other uses	2 acres
Minimum Lot Width		
	Dwelling, detached single family with public sewage	100 feet
	All other uses	120 feet
Minimum Front Yard		
	Principal and Accessory Structures	50 feet
Minimum Side Yard		
	Dwelling, detached single family	15 feet
	All other principal uses	25 feet
Minimum Rear Yard		
	Principal and Accessory Structures	25 feet
Maximum Building Height		
	Dwelling, multi-family (except duplex)	65 feet (6 1/2 stories)
	All other principal and accessory structures	35 feet (3 1/2 stories)
Maximum Lot Coverage		
	Dwelling, detached single family	45%
	Dwelling, attached single family	60%
	Dwelling, duplex	45%
	Dwelling, multi-family (except duplex)	60%
	All other uses	40%