

ZONING

200 Attachment 7

Township of College

Criteria and Standards for the Two-Family Residential District (R-2)

[Amended 6-13-1985 by Ord. No. 59-H; 6-23-1994 by Ord. No. O-94-3; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-07-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 2-20-2014 by Ord. No. O-14-01; 2-18-2016 by Ord. No. O-16-02; 7-21-2022 by Ord. No. O-22-02]

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Impervious Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
Primary Uses							
(1) Model homes	7,000 square feet	70 at the building setback line; 45 at the street line	45%	20 on local and collector streets; 50 for all dwellings on arterial streets	10	30	35
(2) Single-family houses							
(3) Patio houses (See supplemental regulations.)							
(4) Duplexes	7,000 square feet per building	70 at the building setback line; 45 at the street line	50%		10; 0 at common wall		
(5) Townhouses	3,000 square feet per dwelling unit	90 at the building setback line; 50 at the street line					
(6) Child and adult day-care centers: See § 200-11E	25,000 square feet	150 at the building setback line; 50 at the street line	45%		50		
(7) Neighborhood food stores							
(8) Places of assembly: See § 200-11F	1 acre	150 at the building setback line; 50 at the street line	45%	50	50	75	
(9) Public and private nursery, kindergarten, elementary and secondary schools: See § 200-11M							
(10) Group homes							
(11) Public park and recreational areas	--	--	--	--	--	--	
(12) Utility facility pursuant to Chapter 87, Conditional Uses	See Chapter 87, Conditional Uses, for requirements						
(13) Planned residential developments	See Chapter 145, Planned Residential Development, for requirements						
(14) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						
Accessory Uses							
(15) Home occupations	See primary use above to which it is accessory.						
(16) Customary uses accessory to the above essential services							
(17) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						