

§ 130.9. R2 Suburban Residential District. [Amended 11-4-96 by Ord. No. 1724; 4-6-98 by Ord. No. 1761]

130.9.1. Purpose. To preserve existing suburban neighborhoods and appropriate compatible and related USES authorized by CONDITIONAL USE or USE BY SPECIAL EXCEPTION in accordance with express standards and criteria.

130.9.2. AUTHORIZED USES.

130.9.2.1. PERMITTED USES BY RIGHT.

130.9.2.1.1. PRINCIPAL USES.

130.9.2.1.1.1. SINGLE-FAMILY DWELLINGS.

130.9.2.1.1.2. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.9.2.1.1.3. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.9.2.1.1.4. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.9.2.1.2. ACCESSORY USES.

130.9.2.1.2.1. Any ACCESSORY USE permitted in the R1 ZONING DISTRICT. See §130.8.2.1.2.

130.9.2.1.2.2. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.9.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in §130.9.3.2. below.

130.9.2.2.1. PRINCIPAL USES.

130.9.2.2.1.1.¹ PUBLIC parks, PUBLIC playgrounds and other PUBLIC RECREATIONAL ENTERPRISES. **[Amended 11-4-96 by Ord. No. 1724]**

130.9.2.2.1.2. SEMIPUBLIC USES.

¹ Editor's Note: Former 130.9.2.2.1.1., which provided for nursing homes as a conditional use, was repealed 11-5-84 by Ord. No. 1104. Said ordinance also renumbered former Subsection 130.9.2.2.1.2. through 130.9.2.2.1.6. as Subsection 130.9.2.2.1.1. through 130.9.2.2.1.5.

130.9.2.2.1.3. PUBLIC UTILITY FACILITIES. [**Amended 4-6-98 by Ord. No. 1761**]

130.9.2.2.1.4. SWIMMING POOLS, TENNIS COURTS and other RECREATIONAL ENTERPRISES owned by a COMMUNITY CLUB.

130.9.2.2.1.5. OIL AND GAS DRILLING OPERATIONS [**Added 11-8-10 by Ord. No. 2042**]

130.9.2.2.2. ACCESSORY USES. See §130.7.5.

130.9.2.3. USES BY SPECIAL EXCEPTION. The following USES BY SPECIAL EXCEPTION are authorized subject to the express standards and criteria in §130.9.3.3. below:

130.9.2.3.1. PRINCIPAL USES: none.

130.9.2.3.2. ACCESSORY USES: any ACCESSORY USE BY SPECIAL EXCEPTION authorized in the R1 ZONING DISTRICT. See §130.8.2.3.2.

130.9.2.4. USES BY PLANNED DEVELOPMENT.

130.9.2.4.1. PRINCIPAL USES.

130.9.2.4.1.1. SINGLE-FAMILY DWELLINGS.

130.9.2.4.1.2. Any USE authorized as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the R2 ZONING DISTRICT.

130.9.2.4.2. ACCESSORY USES. See § 130.7.5.

130.9.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION.

130.9.3.1. General Requirements.

130.9.3.1.1. Maximum DWELLING UNIT DENSITY: four (4) units per acre.

130.9.3.1.2. Maximum HEIGHT OF STRUCTURE.

130.9.3.1.2.1. All PRINCIPAL BUILDINGS: two and one-half (2½) STORIES which may not exceed thirty-five (35) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.9.3.1.2.1.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projections provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.9.3.1.2.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: one (1) story which may not exceed fifteen (15') feet in total height. **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.3. Minimum LOT AREA.

130.9.3.1.3.1. SINGLE-FAMILY DWELLINGS: ten thousand (10,000) square feet.

130.9.3.1.3.2. Vocational-technical schools, colleges and junior colleges: twenty-five (25) acres. **[Added 4-5-82 by Ord. No. 990]²**

130.9.3.1.3.3. All other schools: five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.9.3.1.3.4. All other PRINCIPAL STRUCTURES: one (1) acre.

130.9.3.1.4. Minimum LOT WIDTH.

130.9.3.1.4.1. SINGLE-FAMILY DWELLINGS: seventy-five (75) feet.

130.9.3.1.4.2. PRINCIPAL STRUCTURES, other than DWELLINGS: one hundred ten (110) feet.

² Editor's Note: This ordinance also redesignated former Subsection 130.9.3.1.3.2. as Subsection 130.9.3.1.3.4.

130.9.3.1.5. Maximum LOT COVERAGE.

130.9.3.1.5.1. All PRINCIPAL STRUCTURES: twenty percent (20%) **[Amended 1-3-94 by Ord. No. 1609]**.

130.9.3.1.5.2. ACCESSORY STRUCTURES. Except for SWIMMING POOLS and TENNIS COURTS, ACCESSORY STRUCTURES may not occupy more than twenty-five (25%) percent of the required REAR YARD.

130.9.3.1.6. YARD Requirements. **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.6.1. FRONT YARD of all LOTS: all PRINCIPAL and ACCESSORY STRUCTURES: forty (40') feet. **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.6.2. SIDE YARD of all LOTS. **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.6.2.1. SINGLE-FAMILY DWELLINGS and all ACCESSORY STRUCTURES: fifteen (15) feet.

130.9.3.1.6.2.2. PRINCIPAL STRUCTURES other than DWELLINGS: thirty (30) feet. **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.6.3. REAR YARD of all LOTS: **[Amended 10-6-97 by Ord. No. 1750]**

130.9.3.1.6.3.1. All PRINCIPAL STRUCTURES: forty (40') feet.

130.9.3.1.6.3.2. ACCESSORY STRUCTURES: fifteen (15) feet.

130.9.3.1.6.4. Special YARD requirements: same as R1 ZONING DISTRICT. See §130.8.3.1.6.

130.9.3.1.6.5. Permitted projections into required YARDS: same as R1 ZONING DISTRICT. See §130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.9.3.1.7. Parking Requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.7.

130.9.3.1.8. LOADING BERTH requirements: Same as R1 ZONING DISTRICT. See § 130.8.3.1.8.

130.9.3.1.9. SIGNS: See Article V.

130.9.3.1.10. FENCES and PRIVACY FENCES: Same as R1 ZONING DISTRICT. See § 130.8.3.1.10.

130.9.3.1.11. Minimum FRONT LOT LINE: Same as R1 ZONING DISTRICT. See § 130.8.3.1.11. **[Added 12-3-84 by Ord. No. 1110]**

130.9.3.1.12. STORAGE STRUCTURES. Same as R1 ZONING DISTRICT. See § 130.8.3.1.12.

130.9.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES shall be subject to the general requirements of § 130.9.3.1. and, in addition thereto, shall be subject to the following express standards and criteria:

130.9.3.2.1.³ SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See § 130.8.3.2.2. **[Amended 4-6-98 by Ord. No. 1761]**

130.9.3.2.2. ESSENTIAL SERVICES. **[Entire Section added 4-6-98 by Ord. No. 1761]**

130.9.3.2.2.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.9.3.2.2.2. All lights must be shielded and reflected away from abutting LOTS.

130.9.3.2.2.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.9.3.2.2.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

³ Editor's Note: Former Subsection 130.9.3.2.1., which provided standards and criteria for granting conditional uses for nursing homes, was repealed 11-5-84 by Ord. No. 1104. Said ordinance also redesignated former Subsection 130.9.3.2.2. as Subsection 130.9.3.2.1.

130.9.3.2.2.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.9.3.2.2.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.9.3.2.2.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.9.3.2.2.8. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.9.3.2.2.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.9.3.2.2.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.9.3.2.2.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.9.3.2.2.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.9.3.2.3. OIL AND GAS DRILLING OPERATIONS: same as R1,
130.8.3.2.4. **[Added 11-8-10 by Ord. No. 2042]**

130.9.3.3. Express standards and criteria for granting USES by SPECIAL EXCEPTION. All USES BY SPECIAL EXEMPTION shall be subject to the general requirements of § 130.9.3.1. and, in addition thereto, are subject to the following express standards and criteria:

130.9.3.3.1. Private TENNIS COURTS accessory to individual DWELLING UNITS: same as R1 ZONING DISTRICT. See § 130.8.3.3.1.

130.9.3.3.2. AIR-SUPPORTED STRUCTURES over SWIMMING POOLS or TENNIS COURTS accessory to individual DWELLING UNITS: same as R1 ZONING DISTRICT. See § 130.8.3.3.2.

130.9.4. Requirements for PLANNED RESIDENTIAL DEVELOPMENTS.

130.9.4.1. General requirements.

130.9.4.1.1. PLANNED RESIDENTIAL DEVELOPMENTS are subject to all procedural and general requirements specified in Article VI.

130.9.4.1.2. Minimum SITE size ten (10) acres.

130.9.4.1.3. DWELLING UNIT DENSITY: four (4) units per acre.

130.9.4.1.4. Maximum HEIGHT OF STRUCTURE.

130.9.4.1.4.1. All PRINCIPAL STRUCTURES: Two and one-half (2½) STORIES, which may not exceed thirty-five (35) feet in total height.

130.9.4.1.4.2. ACCESSORY STRUCTURES: One (1) STORY which may not exceed fifteen (15) feet in total height.

130.9.4.1.5. Minimum LOT AREA: ten thousand (10,000) square feet.

130.9.4.1.6. Minimum LOT WIDTH: seventy-five (75) feet.

130.9.4.1.7. YARD requirements: same as § 130.9.3.1.6.

130.9.4.1.8. PERIMETER SETBACKS.

130.9.4.1.8.1. Along U.S. Route 19: one hundred five (105) feet from the center line of U.S. Route 19.

130.9.4.1.8.2. All others: fifty (50) feet.

130.9.4.1.8.3. Permitted projections into required PERIMETER

SETBACKS: same as permitted projections into required YARDS, R1 ZONING DISTRICT. See § 130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.9.4.1.9. Maximum GROUND COVERAGE: thirty-five percent (35%).

130.9.4.1.10. Parking requirements: Same as R1 ZONING DISTRICT. See § 130.8.3.1.7.

130.9.4.1.11. LOADING BERTH requirements: Same as R1 ZONING DISTRICT. See § 130.8.3.1.8.

130.9.4.1.12. SIGNS: See Article V.

130.9.4.1.13. FENCES and PRIVACY FENCES: Same as R1 ZONING DISTRICT. See § 130.8.3.1.10.

130.9.4.1.14. Minimum FRONT LOT LINE: Same as R1 ZONING DISTRICT. See § 130.8.3.1.11. **[Added 12-3-84 by Ord. No. 1110]**

130.9.4.1.15. STORAGE STRUCTURES. Same as R1 ZONING DISTRICT. See § 130.8.3.1.12.

130.9.4.2. Requirements for USES permitted by CONDITIONAL USE or USE BY SPECIAL EXCEPTION which are included in a PLANNED RESIDENTIAL DEVELOPMENT.

130.9.4.2.1. Any PRINCIPAL USE or ACCESSORY USE otherwise permitted as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the ZONING DISTRICT in which a PLANNED RESIDENTIAL DEVELOPMENT is proposed may be included in an APPLICATION FOR DEVELOPMENT of a PLANNED RESIDENTIAL DEVELOPMENT. The separate application and procedure provided for under § 130.54.4. and § 130.55. is not required.

130.9.4.2.2. All CONDITIONAL USES are subject to the applicable express standards and criteria specified in § 130.8.3.2.

130.9.4.2.3. All USES BY SPECIAL EXCEPTION shall be subject to the applicable express standards and criteria specified in § 130.8.3.3.

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