
SECTION 10.5 R-2a (RESIDENTIAL TWO-a) ZONE**A. PERMITTED USES**

1. Two-family dwellings

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
4. Nursery schools
5. Publicly owned and/or operated parks and playgrounds

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum lot area - Twelve thousand five hundred (12,500) square feet for each two (2) dwelling unit building. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot
2. Minimum lot width at minimum building setback line - One hundred (100) feet
3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width on each side of lot - Ten (10) feet
5. Minimum rear yard depth - Thirty (30) feet
6. Maximum building height - Two (2) stories or forty (40) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

Minimum Zoning Lot Requirements Building Requirements

Conditionally Permitted Uses	Lot Area	Frontage	Set-back	Side Yard	Rear Yard	Minimum Gross Floor Area	Maximum Height	Location Adjacent To Arterial Street Required
Cemeteries	-	-	100'	-	-	-	35'	No
Churches: Other Places Of Worship	1 acre	150'	100'	30'	50'	-	-	Yes
Convalescent Homes, Nursing Homes, and Homes For The Aged	1 acre	150'	100'	30'	50'	400 Sq. Ft. Per Unit	25'	Yes
Nursery Schools and Day Care Centers	110 Sq. Ft. Per Child	150'	50'	20'	50'	40 Sq. Ft. Per Child	35'	No
Public Parks and Playgrounds	-	-	-	-	-	-	-	Yes

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone, except when development is proposed under the Planned Unit Development regulations, as regulated by Section 10.7 of this ordinance.
6. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.