

ARTICLE 6 R-2 TWO FAMILY RESIDENTIAL DISTRICT

6.01 INTENT

This district recognizes the existence of older residential areas of the Township where larger houses have been or can be converted from single family to two family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two family residences where slightly greater densities are permitted. (Public sewer and water requirements construed in accordance with Section 18.19.)

6.02 PERMITTED PRINCIPAL USES

1. Two-family dwellings.
2. Those principal uses permitted in R-1 Districts.
3. Township facilities.

6.03 ACCESSORY USES

Those accessory buildings and accessory uses customarily incidental to the Permitted Principal Uses permitted in the R-1 district.

6.04 CONDITIONAL USES

1. Those conditional uses permitted in R-1 districts.
2. Nursery School/Day Care Centers in accordance with Section 18.29.

6.05 YARD REQUIREMENTS

See Table I, Schedule of Yard and Lot Requirements where R-2 adjoins R-1AA or R-1A, without intervening secondary or major thoroughfare, the adjoining lots shall be a minimum of 20,000 square feet, or an intervening permanent open space at least fifty (50) feet, shall be provided.

6.06 BUILDING HEIGHT REGULATIONS

In any R-2 district no building shall be erected in excess of 2-1/2 stories or 35 feet in height.

6.07 ACCESSORY PARKING

1. There shall be provided four parking spaces for each two family dwelling.

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2. There shall be provided two parking spaces for each one family dwelling.
3. All other uses - See Section 18.16.

6.08 SIGNS

See Article 20 for size and location of permitted signs.

6.09 PLANNED UNIT DEVELOPMENT OPTION

Planned Unit Development Districts may be applied for if the proposed development deviates from the requirements of Article 6, R-2 Two-Family Residential District.