

SECTION 16 - RD-50 TWO FAMILY RESIDENTIAL DISTRICT (5,000 sq. ft. per family unit)

This district is intended to provide for single and two family residential developments in areas with adequate public facilities and supporting uses near population centers.

16.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Two-Family Residential District (RD-50):

- 16.1.1 Publicly-owned and operated parks, playgrounds, fire stations, community centers, libraries and auditoriums.
- 16.1.2 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 16.1.3 Religious facilities, including residences for teachers and religious leaders.
- 16.1.4 Single family dwellings.
- 16.1.5 Two-family dwellings.

16.2 PERMITTED SPECIAL USES

The following special uses are permitted in the Two-Family Residential District (RD-50) with the issuance of a special use permit:

- 16.2.1 Private schools, hospitals, colleges and universities, and charitable institutions.
- 16.2.2 Radio, television and communication towers and transmitters.
- 16.2.3 Sanitariums, rest homes, nursing homes, convalescent homes, and other similar institutions.
- 16.2.4 In-Home Child Care Facility
- 16.2.5 Wind Energy Generation Systems
- 16.2.6 Home Occupations requiring licensure from an agency, department or similar governing body.

16.3 ACCESSORY USES

The following accessory uses are permitted in the Two-Family Residential District (RD-50):

- 16.3.1 Buildings and uses customarily incidental to the permitted uses.
- 16.3.2 Home occupations.
- 16.3.3 Accessory buildings shall not exceed the ground floor coverage of the principal dwelling.

16.4 **HEIGHT AND LOT REQUIREMENTS**

16.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

| | Lot Area | Lot Width | Front | Side Yard | Street Side | Rear | Maximum Height |
|------------------------|-----------------|------------------|--------------|------------------|--------------------|-------------|-----------------------|
| Dwelling Single Family | 5,000 sq ft | 50' | 25' | 5' | 15' | 25' | 35' |
| Dwelling, Two Family | 10,000 sq ft | 90' | 25' | 5' | 25' | 25' | 35' |
| Other Permitted Use | ----- | 70' | 25' | 5' | 25' | 25' | 45' |
| Accessory Buildings | ----- | ----- | 50' | 5' | 25' | 8' | 17' |