

**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 I (Major).

**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 II (Minor).

**16.4 HEIGHT AND LOT REQUIREMENTS**

16.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Front</b>	<b>Side Yard</b>	<b>Street Side</b>	<b>Rear</b>	<b>Maximum Height</b>
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'