

Chapter 320. Zoning

Article V. R-2 Residence District

§ 320-41. Use regulations.

- A. Permitted uses. A building may be erected or used or occupied by any of the following purposes and no other as per the following: To determine allowable housing types on each block (see § 320-11 for definition of "block"), not less than three residential buildings of the same housing type from the list below must currently exist on the block. For the purpose of this district, two individual twin dwelling units sharing a common wall shall constitute a single building and a rowhouse group of three or more individual dwelling units shall also constitute a single building. All other housing types, or those housing types listed below that comprise two or fewer buildings on the block, are not permitted, and shall be considered nonconforming on the block on which they are located.
- (1) Single-family detached dwelling.
 - (2) Twin dwelling.
 - (3) Duplex dwelling provided that the dwelling was designed and originally constructed as such.
 - (4) Rowhouse dwelling.
- B. Accessory uses. Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.
- C. Special exceptions. The following uses and no others when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- (1) Family day-care home.
 - (2) Group homes pursuant to § 320-216B.
 - (3) Office/light manufacturing uses to include:
 - (a) Artisan studio or crafts workshop.
 - (b) Upholstery services.
 - (c) Assembly of finished products.
 - (d) Scientific research, engineering, training.
 - (e) Administrative or professional offices.
 - (f) Other uses of a similar scale and/or intensity.
 - (4) Residential mixed use conversions to include:
 - (a) Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, or other household supplies.
 - (b) Limited restaurant selling commercially precooked, preheated, or microwaved food.

- (c) Coffee shop, tearoom or internet cafe.
 - (d) Personal service shop, including barbershop, hairdresser, shoe repair, tailor, self-service laundry.
 - (e) Professional office for lawyers, accountants, or other such similar professions.
 - (f) Other uses of a similar scale and/or intensity.
- (5) Neighborhood playgrounds and parks.
 - (6) Houses of worship.
 - (7) Public/private/parochial schools.
 - (8) Libraries.
 - (9) Fire stations or volunteer fire companies.
- D. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article **XXVII**, Signs.
- E. Parking. Off-street parking pursuant to the standards in Article **XXVI**, Off-Street Parking and Loading, unless otherwise noted.