

CHAPTER 6
R-2 TWO FAMILY AND MULTIPLE FAMILY RESIDENTIAL
DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE

This District is intended for residential uses, and related non-residential uses. The overall purpose of this District is to provide additional housing opportunities while preserving the overall rural residential character of the District and the Township.

SECTION 6.02 USES PERMITTED BY RIGHT

Land and/or buildings in the R-2 District may be used for the following purposes as Permitted Uses:

- A. Farms for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms.
- B. Two-family dwellings.
- C. State licensed residential facilities which provide resident services for six (6) or less persons, as defined and subject to the conditions provided in Section 16 of the Township Zoning Act.
- D. Family day care homes with no more than six (6) minor children, located in the principal residence of the operator, as defined and subject to the conditions provided in Section 16g of the Township Zoning Act.
- E. Home occupations in accordance with the requirements of Section 2.15.
- F. Radio and television transmitting buildings and towers.
- G. Schools, churches, libraries, parks, playgrounds and community center buildings.
- H. Accessory buildings, structures and uses customarily incidental to any of the above permitted uses.
- I. Group day-care homes with no more than twelve (12) minor children, located in the principal residence of the operator, as defined and subject to the conditions provided in Section 16g of the Township Zoning Act.

SECTION 6.03 SPECIAL LAND USES

Land and/or buildings in the R-2 District may be used for the following purposes following review by Planning Commission and approval by the Township Board as a Special Land Use as regulated by Chapter 12: (10-19-93)

- A. Multiple-family dwellings.

- B. Roadside stands for sale of produce grown on the premises.
- C. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- D. Public or private campgrounds.
- E. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 6.04 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

FRONT YARD	50 feet
SIDE YARD	Two Family Dwellings - 20 feet total/10 feet minimum
	Multiple Family Dwellings - 30 feet
	Non-Residential Buildings - 60 feet
REAR YARD	50 feet
BUILDING HEIGHT	35 feet or 2½ stories
LOT COVERAGE	25%
MINIMUM LOT AREA	2 acres
	Multiple Family Dwelling - 2 acres for first 4 units plus 2,500 square feet for each unit over 4. Overall net density shall not exceed four (4) units per acre
MINIMUM LOT WIDTH	165 feet
MINIMUM FLOOR AREA	Two Family Dwellings - 750 square feet UFA per unit/700 feet per unit on the ground floor
	Multiple Family Dwellings - 750 square feet UFA per unit