

CHAPTER VII

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE. *This Zoning District is intended for low density residential uses together with required recreational, religious, and educational facilities.*

SECTION 7.02 USE REGULATIONS OF THE "R-2" SINGLE FAMILY RESIDENTIAL DISTRICT. *Land, buildings, or structures in this Zoning District may be used of the following purposes only:*

- (a) Single family dwellings.
- (b) Private and public schools, libraries museums, art galleries and similar uses, when owned and operated by a governmental agency or non-profit organization and when authorized by the Township Planning Commission as a special use. In considering such authorization, the Township Planning Commission shall consider the following standards: (1) the size, nature, and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the parking facilities provided for the proposed use; (4) any traffic congestion or hazards which will be occasioned by the proposed use; (5) how well the proposed use harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood.
- (c) Parks, playgrounds, community center, governmental, administration, or service buildings which are owned and operated by a governmental agency or a non-commercial organization when authorized as a special use by the Township Planning Commission. In considering such authorization, the Township Planning Commission shall consider the following standards: (1) the necessity for such use for the surrounding neighborhood; (2) the proximity of the intended use to adjoining properties specifically including proximity to occupied dwellings; (3) the size, nature, and character of the proposed use; (4) potential traffic congestion which might be occasioned by the intended use; (5) parking facilities to be provided for the proposed use; and (6) the effect of proposed use on adjoining properties and the surrounding neighborhood.
- (d) Churches when authorized by the Township Planning Commission as a special use. In considering such authorization, the Township Planning Commission shall consider the following standards: (1) the size, character, and nature of the church building; (2) the proximity of the church to adjoining properties; (3) the off-street parking which is to be provided for the church; (4) the potential traffic congestion and hazards which will be caused by the church use; (5) the degree with which the harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood; and (6) the effect of the church on adjoining

properties and the surrounding neighborhood.

- (e) Home occupations in a single family dwelling when authorized as a special use by the Township Planning Commission utilizing the same standards as are provided in Section 5.02 (g).
- (f) Family business, when authorized as a special use by the Township Planning Commission utilizing the same standards that are provided in Section 6.02(k)
- (g) Roadside stands are permitted as a special use by the Township Planning Commission utilizing the same standards that are provided in Section 5.02(i) and Section 11.22. **Ord 65; Eff 9-1-05**
- (h) Real estate signs, identifying sign, name plate.

SECTION 7.03 HEIGHT REGULATIONS. *No building or structure shall exceed thirty five (35) feet in height or two and one half (2 1/2) stories.*

SECTION 7.04 AREA REGULATIONS. *No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.*

- (a) Front Yard - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than seven (7) feet. Buildings or structures intended to be used for a family business shall have a side yard setback of not less than 25 feet. **Ord 66; Eff 10/27/06**
- (c) Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than (50) feet.
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family dwelling shall be twelve thousand, (12,000) square feet and one hundred (100) feet, respectively.

SECTION 7.05 MINIMUM FLOOR AREA. *Each dwelling unit shall have minimum usable floor area as follows:*

- (a) Single Family Dwelling - nine hundred (900) square feet.