

CHAPTER 10
R-2 RESIDENTIAL

SECTION 10.01 PURPOSE This district is intended to provide the character and living environment as attributed to the R-1 District while also permitting two-family dwellings. Public sanitary sewers are required in this district

SECTION 10.02 PERMITTED USES Land or buildings in the R-2 Zone may be used for the following purposes only:

- A. Any use permitted in Section 8.02.
- B. Two-family dwellings.
- C. One garage or carport per dwelling unit provided that any garage serving a two-family dwelling shall be attached to the principal building and shall not exceed 864 square feet.

SECTION 10.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS:

- A. Group Day Care Homes as defined in Section 2.30E shall meet the following conditions:
 - 1. The home shall be located not closer than 1,500 feet to any of the following facilities, as measured along a street, road, or other public throughfare, excluding an alley:
 - a. Another licensed group day care home.
 - b. An adult foster care small group home or large group home licensed by the State of Michigan.
 - c. A facility offering substance abuse treatment and rehabilitation service to seven or more people, licensed by the State of Michigan.
 - d. A community correction center, residence home, half-way house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
 - 2. All outdoor play areas, shall be enclosed by a fence that is non-climbable in design and at least 48 inches in height.
 - 3. The property shall be maintained consistent with the visible characteristics of the neighborhood. The use shall not require the modification of the exterior of the dwelling or the location of any equipment in the front yard.
 - 4. There shall be provided and maintained, on the premises, a minimum of 1,000 square feet of fenced outdoor play area.
 - 5. In addition to the on-site parking required for the residence itself, the facility shall provide on-site parking for all employees on a paved driveway or similar facility common to the particular neighborhood.

6. Operating hours shall be limited from 6:00 a.m. to 10:00 p.m. daily.
7. The facility shall be inspected for compliance with the aforementioned standards prior to occupancy.
8. A sign, no greater than 10 square feet in size, advertising the group daycare business is permitted.

SECTION 10.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Wireless Communication Facilities as regulated in Section 3.29A.3.
- B. Governmental Sign – Off Premise

SECTION 10.05 HEIGHT & AREA REGULATIONS No building or structure shall be erected or enlarged unless the following height & area requirements are provided and maintained.

**R-2 RESIDENTIAL
HEIGHT & AREA REGULATIONS**

| BUILDING TYPE | MINIMUM YARDS | | | MINIMUM LOT WIDTH | MINIMUM LOT AREA (sq.ft.) | MAXIMUM ⁽¹⁾ BLDG. HEIGHT | MAXIMUM LOT COVERAGE (% of lot area) |
|---|------------------------------|-------------------|------|--------------------|---------------------------|-------------------------------------|--------------------------------------|
| | FRONT | SIDE | REAR | | | | |
| Single-Family Residential if served with public water & sanitary sewer | 30 | 10 ⁽²⁾ | 50 | 90 ⁽³⁾ | 11,700 | 35 | 25 |
| Single-Family Residential if not served with both public water & sanitary sewer | 30 | 10 ⁽²⁾ | 50 | 100 ⁽³⁾ | 13,000 | 35 | 25 |
| Two Family Dwelling ⁽⁴⁾ | 30 | 10 | 50 | 135 | 17,550 | 35 | 25 |
| Schools | 70 | 50 | 100 | 330 | 435,600 | 35 | NA |
| Parks, Playgrounds & Community Centers | 70 | 50 | 100 | 200 | 120,000 | 35 | NA |
| Churches | 70 | 50 | 100 | 200 | 120,000 | 35 | NA |
| Accessory Buildings | AS REGULATED IN SECTION 3.01 | | | | | | |
| All Others | 70 | 50 | 100 | 200 | 120,000 | 35 | NA |

- (1) Or three stories, whichever is lesser.
- (2) Corner lots shall have a side yard of at least 25 feet on the street side.
- (3) All corner lots shall have a minimum width of 110 feet.
- (4) Requirements are for one two family dwelling on a lot.

SECTION 10.06 ADDITIONAL REQUIREMENTS FOR MORE THAN ONE TWO FAMILY DWELLING ON A LOT

More than one, two family dwelling is permitted on a lot as in the case of an apartment complex or condominium project provided that the following additional requirements are met:

- A. No building shall be erected to exceed three stories or 35 feet, whichever is less.
- B. A minimum distance of 30 feet shall be maintained between the sides of any two buildings.

- C. A minimum distance of 80 feet shall be maintained between the rear walls of any two buildings or the rear wall of one building and the front or side wall of another building.
- D. Any building shall have a minimum front setback of 30 feet from any public or private road right-of-way.
- E. There shall be a minimum distance of 25 feet between the nearest edge of any internal roadway that is not a public street or private road, and any building wall.
- F. There shall be a minimum distance of 15 feet between any parking space or carport and any wall of a principal building.
- G. The maximum density shall not exceed 5.0 dwelling units per acre, excluding land used for any road right-of-way, designated wetlands, ponds, or easements for storm water detention or retention facilities.
- H. Sidewalks shall be constructed along any public or private road adjacent to the property lines. In addition, internal sidewalks shall be constructed as determined to be necessary by the Community Development Department.
- I. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.

SECTION 10.07 REQUIREMENTS FOR PUBLIC WATER & SANITARY SEWER SERVICE

Any school, church and two family dwelling unit shall be served with public water and sanitary sewer service. All lots platted and all site condominium units (lots) approved after the effective date of adoption of this ordinance shall be, as determined by the Township, served with or bonded to be served with public water and sanitary sewer service extended to the lot lines.

SECTION 10.08 MINIMUM FLOOR AREA All single family dwellings shall have the minimum useable floor area required in Section 8.06. All two family dwelling units shall have a minimum useable first floor area of 780 square feet.