

Chapter 8 R-2 (Medium Density Residential) District

Section 8.01 Purpose

This District is intended to provide areas for the preservation and establishment of stable, high quality residential neighborhoods. The district will promote a higher density residential environment, while preserving those natural features that are important to the character of the Township.

Section 8.02 Permitted Uses

No land or buildings in the R-2 District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.

Section 8.03 Special Land Uses

No land or buildings in the R-2 District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Group day care homes.
- B. Adult foster care group homes.
- C. Churches.
- D. Public or private schools.
- E. Public parks and recreation areas.
- F. Planned unit developments.
- G. Home occupations.
- H. Bed and breakfast
- I. Cemeteries
- J. Commercial outdoor recreation facility
- K. Community centers
- L. Crop farming
- M. Golf courses and country clubs
- N. Greenhouses and nurseries
- O. Medical offices
- P. Multiple family dwellings
- Q. Municipal buildings
- R. Nursing or convalescent homes
- S. Places of assembly, including but not limited to, dance pavilions, auditoriums, and private clubs
- T. Public or private campgrounds

- U. Retail sales accessory to a permitted use
- V. Riding stables
- W. Roadside stands
- X. Wildlife preserves
- Y. Wireless communication towers
- Z.
- AA. Home based business

Section 8.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- B. General Provisions outlined in Chapter 3.
- C. Site Plan Review as may be required in accordance with Section 15.01.
- D. Off-Street Parking as may required in accordance with Section 15.01.
- E. Signs are permitted in accordance with the requirements of Section 15.01.
- F. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as noted on the following chart, unless otherwise indicated, and as outlined in Schedule of District Regulations, Chapter 14.

R-2 (Medium Density Residential) District	
Minimum Lot Size	1 acre*
Minimum Lot Width	150 feet
Front Yard Setback	50 feet
Side Yard Setback	10 feet
Rear Yard Setback	15 feet
Corner Lot Setback	25 feet from the Secondary Road*
Maximum Height (Dwelling)	35 feet
Minimum Floor Area (Dwelling)	720 square feet
Maximum Height (Accessory building)	25 feet at the peak, and 14 foot sidewalls, as measured finish floor to top plate.
Maximum Floor Area (Accessory bldg.)	See Section 3.14 , 4A
Maximum Lot Coverage	40 %*

As amended amendment #1 5/21/04