

ARTICLE VI **SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)**

It is the intent of the R-2 District to establish standards for the development of low-medium density residential uses within the Townships, or within areas of the Townships where anticipated public services, such as public water and sewer facilities, may be provided in the future. This district also includes existing one-family developments within the Township which have similar lot area and character, as well as areas within which such development appears likely and desirable.

Sec. 6.1 Permitted Principal Uses

- A. Single Family Dwelling

Sec. 6.2 Permitted Accessory Uses

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Agriculture-Limited to Gardening

Sec. 6.3 Permitted Conditional Uses

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Livestock and Pets (Sec. 15.6)
- E. Swimming Pools (Sec. 15.3)
- F. Antennas & Satellite Dishes (Sec. 15.8)

Sec. 6.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Religious Institutions
 - 2. Educational And Social Institutions
 - 3. Public Buildings
- B. Other
 - 1. Bed & Breakfast (Sec. 16.3)
 - 2. Boarding Houses (Sec. 16.4)
 - 3. WECS (Sec. 16.26)
 - 4. PRD (Sec. 16.19)

Sec. 6.5 Lot And Building Requirements

All buildings and structures in this district shall be located on a

building lot or parcel of land having a width of not less than one hundred (100) feet at the building line and contain not less than fifteen thousand (15,000) square feet of area unbroken by a public road or right-of-way, however this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec. 3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of twenty-five (25) feet from the front property line, or fifty-eight (58) feet from the centerline of the traveled surface of the roadway, or twenty five (25) feet from the edge of the traveled portion of a private road, access or trailway, except for State of Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be twenty-five (25) feet from the rear property line or the high water mark when the property abuts a lake or stream. Minimum side yard setback shall be ten (10) feet from the side property lines.

Maximum structure height is twenty-eight (28) feet and maximum lot coverage is thirty (30) percent.