

CHAPTER 6

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE

This District is intended for a mixture of housing types including single and two family dwellings, multiple family structures, senior housing facilities, apartments, and similar housing alternatives.

SECTION 6.02 PERMITTED USES

Land, buildings or structures in this Zoning District may be used for the following purposes only:

- A. Single and two family dwellings.
- B. Adult foster care family (six (6) or fewer persons). This subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions, in accordance with Section 16.33.
- C. Accessory structures and uses customarily incidental to the above permitted uses.
- D. Private schools.
- E. Parks, playgrounds, cemeteries, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a not-for-profit organization.
- F. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto.
- G. Family Day Care Home, in accordance with Section 16.33.
- H. Foster Family Home, in accordance with Section 16.33.
- I. Foster Family Group Home, in accordance with Section 16.33.

SECTION 6.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a

public hearing pursuant to the procedures in Chapter 19 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance

- A. Home occupations subject to Section 16.14.
- B. Municipal, county, regional and state owned buildings including libraries, art galleries, museums, offices and service facilities (not including outdoor storage yards) when in character with the surrounding residential area.
- C. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools, except off-road vehicle tracks. Such uses shall be consistent with the existing development and will not have a significant adverse impact on the surrounding properties. Increased setbacks, buffers, or lot size requirements, may be imposed as deemed necessary depending on the potential impacts of the use and the surrounding development.
- D. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communications facilities.
- E. Multiple family dwellings, including but not limited to, apartments, low-rise garden apartment houses, townhouses, terraces, efficiency units, and row houses.
- F. Cemeteries.
- G. Planned Unit Developments
- H. Essential Services
- I. Adult foster care small group homes, in accordance with Section 16.33.
- J. Churches, synagogues and other places of worship.
- K. Nursing, convalescent, and assisted living facilities in compliance with the following standards:
 - 1. Minimum lot size is five acres.
 - 2. Maximum lot coverage for total impervious surface is 30%.

3. Minimum setback for adjacent properties shall be 50 feet.

L. Group Day Care Home, in accordance with Section 16.33.

SECTION 6.04 DEVELOPMENT STANDARDS

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. **HEIGHT REGULATIONS.** No building or structure shall exceed thirty-five (35) feet in height or two and one half (2 ½) stories in height.
- B. **FRONT YARD.** There shall be a front yard of not less than twenty five (25) feet.
- C. **SIDE YARD.** There shall be total side yards as follows:
 - 1. For single and two family dwellings, the side yard setback for any individual side yard shall be no less than 10 feet.
 - 2. For multi-family dwellings and all other permitted uses, each side yard shall be not less than twenty-five (25) feet, except that when a principal structure exceeds twenty-five feet in height, it shall be set back a distance equal to the overall height of the building.
- D. **REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet. Multiple family structures over the height of twenty-five (25) feet shall have a rear yard equal to the total height of the proposed structure.
- E. **LOT AREA.** The minimum lot area in this District, unless specified elsewhere, shall be:
 - 1. Single family dwellings - thirty thousand (30,000) square feet.
 - 2. Single family dwelling with public water and sewer - twenty-two thousand (22,000) square feet.
 - 3. Two family parcels shall require forty nine thousand (49,000) square feet.
 - 4. Multiple family developments shall have a minimum lot area of one (1) acre and lot width of one hundred and fifty (150) feet.

- F. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be one hundred (100) feet.

- G. **MINIMUM FLOOR AREA.** Each single family and two family dwelling shall have a minimum usable floor area of nine hundred sixty (960) square feet. Each multi family dwelling shall have minimum usable floor area as follows: one bedroom unit, six hundred fifty (650) square feet per unit; two bedroom unit, seven hundred fifty (750) square feet per unit; three bedroom unit, nine hundred (900) square feet per unit; additional bedrooms shall require an additional one hundred (100) square feet of usable floor area for each additional bedroom.

- H. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single and two-family residential uses located on individual parcels in accordance with Chapter 18.

- I. **PLANNED UNIT DEVELOPMENT.** Open Space Developments are permitted and encouraged in the R-2 District, subject to the standards and approval provisions as set forth in Chapter 13 of this Ordinance.