

ARTICLE 8
R-2 MEDIUM DENSITY SINGLE- AND
TWO-FAMILY RESIDENTIAL DISTRICT

UPDATED
5/4/13

Sec. 8.01 DESCRIPTION AND PURPOSE.

A zone providing the desirable residential characteristics attributed to a medium density single-family district and allowing two-family housing.

Sec. 8.02 PERMITTED USES.

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

- A. One single-family dwelling on each lot.
- B. One two-family dwelling on each lot.
- C. Permitted accessory uses and buildings as regulated by Section 3.11.
- D. Home occupation as an accessory use, as regulated in Section 23.07.
- E. Adult foster care, small group home, licensed under Act 218 of the public acts of 1979, as regulated in Section 23.11.

Sec. 8.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the planning commission, subject to compliance with the procedures and standards established in article 20 of the ordinance.

- A. Elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- B. Parks, playgrounds, community centers, governmental, administration, or service buildings owned and operated by a governmental agency or a nonprofit group if found to be essential to service the neighborhood or community at this location. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- C. Churches and synagogues and other buildings used principally as places of worship, provided the building or structure is at least twenty-five (25) feet from any residentially zoned lot. Accessory uses, including parsonages, preschools, and similar uses are also permitted.
- D. Convalescent or nursing homes.
- E. Cemeteries.

Sec. 8.04 HEIGHT REGULATIONS.

No building shall exceed thirty (30) feet or two and one half (2-1/2) stories in height. Detached accessory buildings shall comply with the requirements of Section 3.11.

Sec. 8.05 AREA REGULATIONS.

All buildings structures or additions thereto shall comply with the following requirements:

A. FRONT YARD. The uniform setback provisions of Section 3.03 B shall apply to all residential buildings, structures, and additions. If a uniform setback does not exist, the front yard setback shall be not less than thirty (30) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is of record as of July 28, 1998, or (ii) any lot included in a proposed plat, building envelope or site in a proposed site condominium, or building site located in any other type of development which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of thirty (30) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a major arterial street.

B. SIDE YARD. The side yard regulations are as follows:

1. **SINGLE-FAMILY.** On interior single-family lots, total side yards of twenty-five (25) feet are required; no yard shall be less than ten (10) feet. On corner lots, a side yard of thirty (30) feet is required along the street side of the lot; a side yard of ten (10) feet is required on the opposite side of the lot.
 2. **TWO-FAMILY.** On interior two-family lots, total side yards of twenty (20) feet are required; no yard shall be less than seven (7) feet. On corner lots, a side yard of thirty (30) feet is required along the street side of the lot; a side yard of seven (7) feet is required on the opposite side of the lot.
- C. REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet.
- D. LOT AREA AND WIDTH.** The lot area and width regulations are as follows:
1. **SINGLE-FAMILY.** The minimum lot area of an interior lot used for a single-family dwelling in this zone shall be ten thousand (10,000) square feet and a minimum width of eighty (80) feet at the front setback line; provided, however, that the minimum lot area for lots not served with public sewer shall be fifteen thousand (15,000) square feet and a minimum width of one hundred (100) feet at the front setback line. The minimum lot area of a corner lot used for a single-family dwelling in this zone shall be twelve thousand (12,000) square feet and the minimum width of the lot at the front setback line shall be one

hundred (100) feet.

2. **TWO-FAMILY.** The minimum lot area for a two-family dwelling in this zone shall be twelve thousand (12,000) square feet and a minimum width of one hundred (100) feet at the front setback line; provided, however, that the minimum lot area for lots not served with public sewer shall be thirty thousand (30,000) square feet, and a minimum width of two hundred (200) feet at the front setback line.

- E. CONVERSION OF ONE-FAMILY TO TWO-FAMILY.** Conversion of one-family residences to two-family residences shall meet the above requirements for two family residences.

Sec. 8.06 MINIMUM FLOOR AREA.

Each single-family dwelling in this zone shall have a minimum finished habitable floor area, above exterior finished grade, of one thousand two hundred (1,200) square feet. Each dwelling unit shall have a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet in length. Each dwelling unit in a two-family dwelling in this zone shall have a minimum floor area as required below. Each dwelling shall be constructed with an attached garage a minimum of four hundred and eighty four (484) square feet.

- A. ONE BEDROOM UNIT.** A minimum of nine hundred (900) square feet per unit.

- B. TWO BEDROOM UNIT.** A minimum of one thousand (1000) square feet per unit.

- C. THREE BEDROOM UNIT.** A minimum of eleven hundred (1100) square feet per unit.

- D. ADDITIONAL BEDROOMS** will require an additional one hundred (100) square feet per bedroom per unit.

For a minimum of twenty-four (24) feet of the length of the structure, each dwelling unit shall have a minimum width of twenty-four (24) feet.

Sec. 8.07 ADDITIONAL REGULATIONS.

- A.** Keeping and raising animals - see Sec. 23.02.
- B.** Parking requirements - see Article 21.
- C.** Signs - see Article 22.
- D.** Standards for single family and two-family dwellings - see Sec. 23.14.
- E.** Foster and child care facilities - see Sec 23.11.
- F.** Accessory buildings and uses - see Sec. 3.11.
- G.** Home occupation - see Sec. 23.07.
- H.** Landscaping shall be provided in accordance with Article 21A herein.