

ARTICLE VIII
R-2 Residential Zone (R-2)

§ 150-41. Purpose.

This zone intends to provide for medium-sized suburban residential dwellings that are served (or expected to be served) by public sewer and water facilities. This zone also provides for some land use transition to be placed between the different residential zones within the township.

§ 150-42. Permitted uses.

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Public and/or nonprofit parks.
- C. Family day care.
- D. Public buildings, including firehouses. (See §150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- E. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- F. Accessory uses customarily incidental to the above permitted uses. [Added 6-28-2001 by Ord. No. 01-03]

§ 150-43. Special exception uses.

Subject to the general criteria listed in §150-302D, special exception uses shall be as follows:

- A. Public utilities. (See §150-346.)

§ 150-44. Minimum lot area.

Unless otherwise specified, all uses within this zone shall contain 15,000 square feet.

§ 150-45. Minimum lot width.

Minimum lot width shall be as follows:

- A. One hundred feet at the front yard setback line.
- B. Ninety feet at the lot frontage and, if along the turnaround of a cul-de-sac, 75 feet at the lot frontage.

§ 150-46. Minimum lot depth.

Minimum lot depth shall be 150 feet.

§ 150-47. Minimum setback requirements.

Minimum setback requirements shall be as follows:

A. Principal buildings or structures:

- (1) Front yard setback: 40 feet.
- (2) Side yard setbacks: 15 feet on each side (30 feet total).
- (3) Rear yard setback: 35 feet.

B. Accessory buildings or structures:

- (1) Front yard setback: No accessory use (except permitted signs) shall be located in the front yard.
- (2) Side yard setbacks: 10 feet on each side (20 feet total).
- (3) Rear yard setback: 10 feet.

§ 150-48. Maximum permitted height. [Amended 5-22-1997 by Ord. No.97-13]

Maximum permitted heights shall be as follows:

A. Principal buildings or structures: 35 feet.

B. Accessory buildings or structures: 20 feet.

§ 150-49. Maximum lot coverage.

Maximum lot coverage shall be 35%.