

**ARTICLE 6**  
**R-2 LOW DENSITY RESIDENTIAL DISTRICT**

**6.1 INTENT AND PURPOSE**

This zoning district is intended for low density residential uses together with required recreational, religious, and educational facilities.

**6.2 ALLOWED USES**

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

- A. Essential services.
- B. Family Day-Care Homes. *[amended 8-9-06]*
- C. Single-family dwellings.
- D. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right.

**6.3 SPECIAL LAND USES**

- A. Child-care facilities.
- B. Churches.
- C. Home occupations. (See Sections 3.17 and 13.06.J). *[amended 8-9-06]*
- D. Noncommercial fraternal organizations, social clubs.
- E. Private and public schools, libraries, museums, parks, art galleries, and similar institutional uses, when owned and operated by a governmental agency or nonprofit organization.
- F. Public utility.
- G. Two-family dwellings.
- H. Group Day-Care Homes. *[amended 8-9-06]* Revised 06-20-00
- I. Bed and breakfasts *(added May 9, 2007)*

- J. Commercial Solar Energy Facility *(added June 28, 2019)*

## **6.4 HEIGHT REGULATIONS**

No building or structure shall exceed 35 feet in height or 2-1/2 stories.

## **6.5 AREA REGULATIONS**

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. Required front setback: There shall be a required front setback of not less than 50 feet.
- B. Required side setback: There shall be required side setbacks of not less than 20 feet on each side.
- C. Required rear setback: There shall be a rear setback of not less than 50 feet.
- D. Lot area: The minimum lot area shall be 2½ acres (108,900 square feet).
- E. Lot width: The minimum lot width shall be 200 feet.

## **6.6 MINIMUM FLOOR AREA**

Each dwelling unit shall have a minimum usable floor area as follows:

- A. Single-family dwelling: 1,000 square feet.
- B. Two-family dwelling: 650 square feet per unit.

## **6.7 ANTI-FUNNELING REGULATIONS**

- A. There shall be at least 100 feet of lake frontage as measured along the ordinary high water mark for each single-family home, dwelling unit, cottage, condominium unit, site condominium unit, or apartment unit utilizing or accessing the lake frontage.
- B. Any multiple-unit residential development that shares a common lake front area or frontage may not allow lake use or access to more than one single-family home, dwelling unit, cottage, condominium unit, site condominium unit, or apartment unit for each 100 feet of lake frontage in such common lake front area, as measured along the ordinary high water mark line.

- C. Any single-family home, dwelling unit, cottage, condominium unit, or multiple unit residential development shall not have more than one dock for each 100 feet of lake frontage, as measured along the ordinary high water mark. All such docks and dockages shall comply with all other applicable township ordinances.
- D. The above restrictions apply to all lots and parcels on or abutting any lake in the R-2 zoning district, despite whether access to the lake waters is by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license or lease.