

Article 8: R-2 Two Family Residential District

Amendments:

ARTICLE VIII

R-2 TWO FAMILY RESIDENTIAL DISTRICT

PURPOSE

To provide for medium-density residential development in areas ordinarily located between single family areas and areas of more intense use and/or major thoroughfares and to promote and encourage a suitable environment for family life.

SEC. 8.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

1. One family dwellings, subject to the standards of Section 28.3.
2. Two family dwellings.
3. Home occupations subject to the standards of Section 28.70.
4. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
 - (a) Adult foster care family home [six (6) or fewer adults].
 - (b) Foster family home [four (4) or fewer children 24 hours per day].
 - (c) Foster family group home [five (5) to six (6) children 24 hours per day].
 - (d) Family day care home [six (6) or fewer children less than 24 hours per day].
5. Public schools offering courses in general education provided that such facilities do not meet the definition of “large scale institutional uses” subject to the following requirements:
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
6. Accessory structures and uses customarily incidental to the above permitted uses.

PURPOSE

SEC. 8.1

PRINCIPAL PERMITTED USES

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SEC. 8.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Municipal facilities, including libraries, community buildings, and municipal parks, playgrounds and other recreational facilities (excluding park and ride facilities), provided such facilities do not meet the definition of “large-scale institutional uses.”
2. Nursing and convalescent homes, subject to the following conditions, provided that such facilities do not meet the definition of “large-scale institutional uses.”
 - (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
3. Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of “large-scale institutional uses” or “large scale churches,” and subject to the following conditions:
 - (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
4. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools, but excluding child care facilities provided for in Section 28.64,

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offering courses in general education provided that such facilities do not meet the definition of “large-scale institutional uses” and subject to the following:

- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
5. Public and private recreation areas, uses and facilities including country clubs, golf courses and swimming pools, provided that such facilities do not meet the definition of “large-scale institutional uses” and subject to the following conditions:
- (a) No building shall be located within one hundred (100) feet of any property line.
 - (b) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 - (c) Golf fairways, swimming pools, tennis courts and similar uses shall be located not less than thirty-five (35) feet from any property line and shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering of this Ordinance.
6. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet, and two side yards and a rear yard of not be less than twenty five (25) feet each.
7. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
- (a) Group day care home [twelve (12) or fewer children less than 24 hours per day].
 - (b) Adult foster care small group home [twelve (12) or fewer adults].
 - (c) Adult foster care large group home [thirteen (13) to twenty (20) adults]
 - (d) Child care centers.

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SEC. 8.3 DEVELOPMENT REQUIREMENTS

All principal permitted uses and special land uses shall comply with all applicable provisions of the Zoning Ordinance, including but not limited to the following:

1. Site plan and development approval for all uses, except for single-family dwellings, as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses, as specified in Article 24 of this Ordinance.
3. Landscaping, screening and land use buffers for all uses, as specified in Article 26 of this Ordinance.
4. Signs for all uses, as specified in Article 25 of this Ordinance.
5. Special Provisions, as specified in Article 28 of this Ordinance.
6. Height, area, lot coverage and yard regulations, as specified in Article 20 of this Ordinance.
7. Yard Grading and Drainage as specified in Section 28.15 of this Ordinance.
8. Fences. Section 6.4.8(f) shall apply regarding fencing in a R-2 District.
9. Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
10. Exterior lighting shall comply with the standards of Section 28.8, Exterior Lighting.
11. Underground utilities shall be provided as required under Section 28.10 of this Ordinance.