

120.130 "R-2" Residence District--Single-Family.

A. Description of District:

This district is composed of certain land of a residential character where low-density single-family residential development has occurred or appears likely to occur. The regulations of this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for residential life. To these ends, development is restricted to low-density single-family residential uses consistent with residential platting.

B. Permitted Uses:

1. Single-family dwellings.
2. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Home occupations when in accordance with Section 120.340.
2. Private Solar Energy Systems when in accordance with Section 120.470.
3. Accessory uses or buildings when in accordance with the provisions of Section 120.410.
4. State licensed residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.
5. A family day care home licensed or registered pursuant to Act No.116 of the Public Acts of 1973, as amended, where:
 - a. It is conducted in the bona fide private residence of the operator of the family day care home; and
 - b. It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said act
6. Accessory building, prior to the establishment of the principal building on the lot, parcel or building site, for the storage of residential construction materials and tools, subject to the following conditions:

- a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
- b. Construction of the principal building must commence within 60 days after the permit for the accessory building issued.
- c. The accessory building and its uses are subject to the provisions of Section 120.410.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

- 1. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community:
 - a. There is no zoning restriction for utilities located in public streets or public rights-of-way.
 - b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
 - c. The use shall have frontage on a paved primary road.
 - d. The use shall have off-street parking facilities to satisfy peak parking needs.
 - e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
 - f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
- 2. Churches.
 - a. The use shall have frontage on a secondary road or greater.

- b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to adjacent residentially zoned properties.
- 3. Adult foster care facilities (more than 6 adults):
 - a. The use shall have off-street parking facilities to satisfy average parking needs.
 - b. Buildings and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to any adjacent residentially zoned property.

E. Lot, Parcel or Building Site, Yard, and Area Requirement:

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]
[Ord. No. 265, eff 08/31/2023]

Supplement 11 – Ord. No. 265