

**ARTICLE VI**  
**SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)**  
*(Revised 12-13-2016)*

This R-2 District is established to accommodate the development of residential properties of a semi-rural character within the following general areas of the Township: (1) Much of this district parallels the shores of lakes but is inland of the Lake Shore Residential (R-1) District. Typically, the land rises from the lake plane to the higher ridges above and will likely never be provided with public services including water and sewer. (2) This district also includes existing one-family developments within the Township which have a similar lot area and character, as well as areas within which such development appears likely and desirable.

**Sec. 6.1 Permitted Principal Uses**

- A. Single Family Dwelling

**Sec. 6.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Sheds (Subject to 3.10 and 3.11)
- D. Home Occupations (Sec. 15.2)
- E. Agricultural Uses Limited To Gardens
- F. Antennas & Satellite Dishes (Sec. 15.8)

**Sec. 6.3 Permitted Special Land Uses**

- A. Institutional Structures (Sec. 16.12)
  - 1. Religious Institutions
  - 2. Educational And Social Institutions
  - 3. Public Buildings
- B. Swimming Pools (Sec. 15.3)
- C.. Non-Commercial Solar Collector
- D.. Compatible Non-Commercial Recreational Facility
- E. Bed & Breakfast (Sec. 16.3)
- F. Boarding Houses (Sec. 16.4)
- G. Non-Commercial WECS (Sec. 16.26)

**Sec. 6.4 Lot And Building Requirements**

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred (100) feet at the building line and contain not less than fifteen thousand (15,000) square feet of area unbroken by a public road or right-of-way, however this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec. 3.2).

Any structure or part thereof shall have a minimum front yard setback of twenty-five (25) feet from the front property line, or fifty-eight (58) feet from the centerline of the traveled surface of the roadway, or twenty five (25) feet from the edge of the traveled portion of a private road, or access, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be twenty-five (25) feet from the rear property line or the high water mark where the property abuts a lake or stream or thirty-five (35) feet from the high water mark where the property abuts Crystal Lake. Minimum side yard setback shall be ten (10) feet from the side property lines.

No building or structure in this district shall be erected or altered or used so as to occupy more than thirty (30) percent of the lot area, and/or have a maximum allowable height that is more than twenty-eight (28) feet.