



R-2 - Single Family Residential

SECTION 801. INTENT AND PURPOSE

The R-2 District is designed to provide for single family dwelling sites and residentially related uses. The uses permitted by right and special use are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and maintain the character of the community.

SECTION 802. USES PERMITTED BY RIGHT

Following are the principal permitted uses by right within the R-2 District.

- A. Single family detached dwellings, including manufactured dwellings.
- B. Accessory buildings and uses customarily incidental to the permitted uses above.
- C. Temporary buildings or trailer offices incidental to construction work for a period not to exceed one (1) year.
- D. Essential Services.
- E. State licensed residential facility providing resident services for persons under twenty-four (24) hour supervision or care, or both. This Section shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- F. State licensed or approved family day care facilities subject to the provisions of the Michigan Zoning Enabling Act of 2006.
- G. ~~1. Decks are not to be considered as part of lot coverage.~~

- ~~2. Decks are to be constructed of wood or composite materials.~~
 - ~~3. Decks have no size limit restrictions.~~
 - ~~4. Decks that need to be replaced can be replaced to footprint without a variance as long as they are not within the right of way.~~
- Amended to include Section G 4.18.2011*
Amended to remove subsection 802.G. 1-4 5.20.2013

SECTION 803. USES PERMITTED AFTER SPECIAL APPROVAL

The following Special Approval uses shall be permitted subject to approval by the Township Board after review and recommendation by the Township Board after review and recommendation by the Planning Commission, and further subject to any and all reasonable condition which may be imposed in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 of this ordinance.

- A. Private parks, mini-golf facilities, driving ranges and similar private recreation uses.
- B. Golf Courses and Country Clubs.
- C. Public Utility Buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, but not including storage yards, when operating requirements necessitate locations within the district required to serve the immediate vicinity and such use is not injurious to the surrounding neighborhood.
- D. Group day-care facility subject to the standards of Section 206 of the Michigan Zoning Enabling Act of 2006.
- E. Home Occupations.
- F. Cemeteries adjacent when occupying a site of ten (10) acres or more.
- G. Planned Unit Developments.
- H. Schools.
- I. Religious Uses.
- J. Governmental Uses when found to be necessary for the public health, safety, convenience or welfare.

- K. Publicly owned and operated parks, play fields, museums, libraries and other recreation facilities.

SECTION 804. MINIMUM STANDARDS FOR RESIDENTIAL DWELLINGS

All single family dwellings shall comply with the following:

- A. All single family dwellings shall have a minimum of seven hundred twenty (720) square feet of floor area on the main floor.
- B. It shall maintain twenty-four (24') feet minimum width across every front, side or rear elevation and complies in all respects with the Township building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulation for construction are different than those imposed by the township building code, such federal or state standard or regulation shall apply.
- C. It is firmly attached to a permanent foundation constructed on the site in accordance with the township building code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. Also, in the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
- D. In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling will have any exposed towing mechanism, under carriage, or chassis.
- E. The dwelling is connected to the public sewer and water supply or to such private facilities approved by the local health department.
- F. The dwelling contains a storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten (10%) percent of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less.

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- G. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
- H. The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development (being 24 CFR, 3280) and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.

SECTION 805. DIMENSIONAL REQUIREMENTS

805.1 MINIMUM LOT SIZE.

Each lot shall contain a minimum of twelve thousand (12,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.

805.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the property line.
- B. Each side yard shall be a minimum of six (6') feet, with a total minimum side yard of sixteen (16') feet from the property line.
- C. Each lot shall have a minimum rear yard of ten (10') feet from the property line.
- D. In the case of a corner lot, the side yard on the street side shall not be less than twenty-five (25') feet and the remaining side yard shall not be less than six (6') feet from the property line.

805.3 MAXIMUM BUILDING HEIGHT.

Maximum building height shall be ~~twenty-seven (28')~~ thirty-five (35') feet or two (2) stories above average adjacent grade. *Amended 8.17.09*

805.4 MAXIMUM LOT COVERAGE.

~~Twenty-five (25%)~~ Thirty-five (35%) percent of the property may be covered by buildings and structures. *Amended 8.17.09*

805.5 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-2 district, subject to the following and additional structure regulations as contained in Chapter 12.

- A. One (1) garage (attached or detached) plus one (1) accessory building shall be permitted on any one parcel.
- B. An accessory or garage building in the rear yard, whether attached or unattached, shall not exceed one thousand two hundred (1,200) square feet in area.
- C. An accessory structure located in a side yard, whether attached or unattached, shall not exceed eight hundred sixty-four (864') feet in ground floor area.
- D. The combined ground floor area of all garages or accessory structures shall not exceed two thousand sixty-four (2,064') feet.
- E. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building.
- F. No garage, accessory building or portion thereof shall be erected or extended into the required front yard setback areas. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback area as required by this ordinance. No garage or accessory building shall be permitted in the front yard.
- G. Setbacks for Accessory Structures are as follows:
 - 1. For all attached garages, the structure is subject to the same setback regulations as the principal structure.

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2. For detached structures, the structure must be located a minimum of five (5) ~~ten (10')~~ feet from the nearest point of the ~~principal dwelling~~ any adjacent building and conform to all other setback regulations as the principal structure. *Amended 8.06.2015*

H. Height Regulations

~~The wall height of the structure shall not be more than ten (10') feet in height above the average grade or an overall (ridge) height of twenty-one (21') feet.~~

The wall height of any accessory building shall not be more than ten (10') feet in height above the average grade or an overall ridge height of twenty-one (21') feet. *Amended 9.17.2012*

- I. The wall height of any accessory building attached or unattached in the same footprint or on the same foundation of the principal dwelling whether above or below average grade, the bottom story, basement, garage, etc., is limited to ten (10') feet sidewalls. If the story or basement is converted to a garage, the garage floor area cannot be larger than eight hundred sixty four (864') square feet in ground floor area.