

CHAPTER 8

"R-2" MEDIUM DENSITY MULTI-FAMILY DISTRICT

SECTION 8.1 DESCRIPTION AND PURPOSE. This District is intended primarily for multiple-family dwellings established at a building density no greater than approximately 10 dwellings per acre. Single-Family residences area also permitted.

SECTION 8.2 PERMITTED USES. No building or part of a building in this District shall be used, erected, altered or converted, or land used in whole or in part except for:

1. Any use permitted in the R-1 District provided that the use complies with all requirements and conditions of Chapter 7.
2. Multi-family residential buildings with a maximum of 8 dwelling units per building.
3. Uses, structures, and buildings which are customarily incidental to the permitted principal uses and which are approved by the Township Board.

SECTION 8.3 YARD, BUILDING, AND AREA REQUIREMENTS – MULTIPLE FAMILY USE.

1. Minimum lot area for each dwelling unit within a multi-family residential building:
 - a. With public or community water and sanitary-sewage disposal: 4,200 square feet
 - b. With public or community water or sanitary-sewage disposal but not both: 6,000 square feet
 - c. With private well as the water supply and a septic tank for sewage disposal: 9,000 square feet
2. Minimum required setbacks for each multi-family residential building:
 - a. Front yard: 35 feet
 - b. Side yards: 2 side yards of 20 feet each
 - c. Rear yard: 25 feet
3. Minimum required floor area for each dwelling unit:
 - a. One bedroom: 750 square feet.
 - b. Two or more bedrooms: 860 square feet

SECTION 8.4 REQUIRED CONDITIONS – MULTI-FAMILY USE.

1. All parking in a multi-family residential development shall be provided off street and there shall be a minimum of 2 off-street parking spaces for each dwelling unit. At least one of the parking spaces for each dwelling unit shall be within 200

feet of that unit and at least one of the parking spaces for each dwelling unit shall be in a carport or garage within the development.

2. If a multi-family residential development comprises 10 acres or more, at least 10% of the land within the development shall be set aside and developed as a useable recreation area.
3. All points of ingress to and egress from a multi-family residential development shall be so located and designed as to maximize safety. Within each development, buildings, streets, and other features shall be located so as to maximize access for emergency vehicles.
4. In addition, each multi-family residential development shall satisfy all of the conditions set forth in Sections 14.10 and 14.11 of Chapter 14 of this Ordinance.
5. The multi-family residential development shall be landscaped according to the provisions of Chapter 29.