

## **CHAPTER 6**

### **R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

#### **SECTION 6.01 INTENT**

This District is intended to provide a low-density, single and two family residential living environment and to foster stable, high quality neighborhoods while providing for additional variety in housing opportunities and choices. The regulations for this district also recognize the need to preserve existing housing stock, allow the full development of older subdivisions, and provide housing that is affordable for the present and future residents of Pentwater. Certain non-residential uses are allowed to further the creation of stable residential neighborhoods.

#### **SECTION 6.02 PERMITTED USES**

Land and/or buildings in the R-2 District may be used for the following purposes by right:

- A. Single-family detached dwellings, including home occupations in accordance with the provisions of Section 3.22.
- B. Family day care homes.
- C. State licensed residential family care facilities.
- D. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/nonprofit organization.
- E. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

#### **SECTION 6.03 SPECIAL LAND USES**

Land and/or buildings in the R-2 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Two-family dwellings, including conversions of single family detached dwellings to two family dwellings.
- B. Commercial recreation parks and recreation centers.
- C. Bed and breakfast establishments.
- D. Hospitals, including associated offices and related uses, such as pharmacies, clinics, and other similar uses integral to such use.
- E. Nursing, or convalescent homes.
- F. Public or private non-profit schools, and churches.
- G. Lodges and private clubs.
- H. Group day care homes.
- I. Utility and public service buildings, without outside storage yards or materials, but not including essential public services such as poles, wires, and underground utility systems.

#### **SECTION 6.04 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Site Plan Review is required in accordance with Chapter 16.
- B. Parking is required in accordance with Chapter 17.

- C. Signs are permitted in accordance with the requirements of Chapter 17.
- D. Unless not required by any other Ordinance, sidewalks shall be constructed on all sides of the property abutting a public street. The Planning Commission may waive the requirement for a sidewalk when, in the opinion of the Commission, no purpose would be served by the sidewalk.
- E. Setbacks, height, area, and lot dimensions are required as noted below.  
(Amended 11-13-00 - Village; 12-27-00 Township)

R-2 District Regulations	Residential Buildings		Non-Residential Buildings
	Single	Two Family	
Minimum lot area	6,000 square feet	15,000 square feet	15,000 square feet
Minimum lot width	66 feet	120 feet	120 feet
Maximum height	35 feet (See Section 2.03, Building Height)		
Front yard setback	Township	30 feet	
	Village	17 feet	
Side yard setback	Township	10 feet	25 feet
	Village	6 feet	15 feet
Rear yard setback	30 feet		
Minimum floor area	750 square feet on the first floor		N/A
Maximum lot coverage	50%		