

CHAPTER 6

R-2 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE

This district is intended for low density single family residential dwellings on large parcels. These areas will be convenient to major transportation networks (County roads). Single family parcels will have a minimum lot area of one (1) acre per dwelling. In addition to single family residential uses, desirable recreational, religious and educational facilities are also permitted.

SECTION 6.02 PERMITTED USES

Land, buildings or structures in this Zoning District may be used for the following purposes only:

- A. Single family detached dwellings.
- B. Publicly owned and operated parks, parkways, and recreational facilities
- C. State licensed residential facilities providing residential services for six (6) or fewer individuals under 24-hour supervision or care, but not including adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.
- D. Family day care homes.
- E. Accessory structures and uses customarily incidental to the above permitted uses.
- F. Private and public schools, libraries, museums, art galleries and similar uses.
- G. Parks, playgrounds and community centers.
- H. Day Care Centers

SECTION 6.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted by the Township Board, subject to the conditions specified for each use in Chapter 19; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or

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Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19 of this Ordinance:

- A. Home occupations as regulated by Chapter 16.16 of this Ordinance.
- B. Municipal, county, regional and state owned buildings including libraries, art galleries, museums, offices and service facilities (not including outdoor storage yards) when in character with the surrounding residential area.
- C. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools.
- D. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communication facilities as set forth in Section 14.06 of this Ordinance.
- E. Cemeteries
- F. Planned Unit Developments
- G. Essential Services
- H. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto.
- I. Group day care homes, as defined and regulated by Public Act No.116 of the Public Acts of 1973, as amended, subject to the following provisions:
 - 1. The group day care home shall not be located closer than 1,500 feet to any of the following:
 - a. Another licensed group day care home.
 - b. Another adult foster care small group home or large group home licensed under the Adult Foster Care Licensing Act.
 - c. A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed under Article 6 of the Public Health Code.

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- d. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
2. Appropriate fencing shall be provided for the safety of the children in the group day care home, as determined by Butler Township.
3. The property shall be maintained consistent with the visible characteristics of the neighborhood.
4. A group day care home shall not exceed sixteen (16) hours of operation during a twenty-four (24) hour period.
5. Off-street parking shall be provided for employees and shall meet the requirements of Chapter 15 of this Ordinance.
6. A State licensed or registered facility or group day care home that operated before March 30, 1989 is not required to comply with the above requirements.

SECTION 6.04 DEVELOPMENT STANDARDS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, height and building coverage requirements:

- A. **FRONT YARD.** There shall be a front yard of not less than fifty (50) feet.
- B. **SIDE YARD.** There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than ten (10) feet.
- C. **REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet.
- D. **LOT AREA.** The minimum lot area in this District, unless specified elsewhere, shall be one (1) acres for single family dwellings. This requirement may be reduced through the use of the Planned Unit Development provisions of this Ordinance. Permitted nonresidential uses shall be required to have a minimum of five (5) acres.
- E. **LOT WIDTH.** The minimum lot width in this District, unless reduced as a result of a PUD proposal, shall be one hundred and fifty feet (150).
- F. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the minimum applicable lot width.

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- G. **MINIMUM FLOOR AREA.** Each dwelling unit shall have a minimum usable floor area eight hundred sixty-four (864) square feet on the main floor.
- H. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single family residential uses on individual parcels in accordance with Chapter 12.
- I. **PLANNED UNIT DEVELOPMENT.** Subdivision Open Space Developments (PUD's) are permitted and encouraged in the R-2 District, subject to the standards and approval provisions as set forth in Chapter 10 of this Ordinance.