

**ARTICLE 6
R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

SECTION 6.00 INTENT

The intent of the R-2 district is the same as in the R-1 district, except that the district is intended for areas served with public sewer and water, or locations adjacent to urbanizing centers in which public sewer and water is expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-2 District, cluster development shall be permitted as described in Article 8.

It is the intent of the Township to retain property values and continued investment in land, and recognizes that updated dimensional zoning regulations create a situation in which previously approved parcels can no longer meet the Ordinance standards for minimum lot size. It is not the intent of the Township to create nonconforming parcels; therefore, Tyrone Township recognizes that parcels and lots created to March 18, 2018 with an associated open space were permitted based on the zoning regulations in effect at the time of their creation, and shall henceforth be considered in accordance with Article 26.10, Open Space Dependent Properties.

SECTION 6.01 PERMITTED PRINCIPAL USES

- A.** All of the permitted principal uses defined in Section 5.01, Permitted Principal Uses in the R-1 district.
- B.** Two-family dwelling units.

SECTION 6.02 PERMITTED ACCESSORY USES

- A** Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See Section 21.02.
- B.** Swimming pools. See also Section 21.21.

SECTION 6.03 SPECIAL LAND USES

Due to the unique characteristics of special land uses, site plan review and issuance of a special land use permit according to Articles 22 and 23 are required.

- A. All of the special land uses defined in Section 5.03, Special Land Uses in the R-1 district.

SECTION 6.04 GENERAL REQUIREMENT FOR R-2 USES

- A. Site plan review also is required for: any proposed land subdivision including site condominium; any development that includes lakeshore, wetlands, or stream bank properties; two-family units, although plot plans may be acceptable as determined in writing by the Planning Commission.
- B. Any development that proposes to generate more than three hundred (300) vehicle trips per day as determined by the Planning Commission utilizing trip generation rates prepared by the Institute of Transportation Engineers, is required to be sited on and have direct access to an arterial or collector road.

SECTION 6.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- . Article 2: Definitions
- . Article 8: CDO Cluster Development Option
- . Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- . Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary structures; fences; reception antennae; limitations on clearing and grading site; open space design requirements.
- . Article 23: Site Plan Review and Project Evaluation Report
- . Article 24: Private Road and Shared Private Driveway Standards
- . Article 25: Off-Street Parking and Loading Regulations
- . Article 27: Outdoor Advertising and Sign Regulations
- . Ord. 16: Subdivision Control Ordinance
- . Ord. 25: Land Division Ordinance

REVISIONS:

2018 MARCH - Revised Section 6.00 Intent to address open space elimination.