

Schedule of Regulations RR – 2 Zoning

			<i>Minimum Set Backs (Feet)</i>				
<i>Zoning Districts</i>	<i>Min. Lot Size (Sq. Ft.)</i>	<i>Min. Lot Width (Feet)</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Max. Height (Feet)</i>	<i>Min. Building Width (Feet)</i>
RR-2	2.5 Acres ^F	200	40	30 ^B	30 ^E	30 ^{D1}	20
B. An accessory building, measuring from the exterior wall, may be located 6 feet from side lot line, however, in no case shall its eave be closer than 5 feet to the side lot line.							
D. An accessory building or structure shall not exceed 18 feet in height. D1. An accessory building or structure shall not exceed 18 feet in height where the property abuts a watercourse or a body of water.							
E. An accessory building or structure may be located 20 feet from a rear lot line.							
F. For unplatted lots of large lot size (5 and 10 acres), the determination of a lot size when it adjoins a road shall be made as if the road was part of the lot in question. For example, if a 10-acre parcel fronting on a road loses one-half acre in the road right-of-way, the parcel size is 9.5 acres. However, the lot will still conform to the 10-acre minimum lot size requirement.							

§ 150.024 DISTRICT RR-2: RURAL RESIDENTIAL TWO (TWO AND ONE-HALF ACRES).

(A) *Intent.* The RR-2, Rural Residential Two District is established to protect and generally preserve the existing character and use of those areas of the Charter Township of Breitung, developing into a residential environment in accessible rural areas at moderate densities, but lower densities than RR-1.

(B) *Principal permitted uses.*

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) State licensed residential care facilities for six or fewer persons. (See definition.)
- (4) Foster family homes (one to four children) and foster group homes (five to six children). (See definitions.)
- (5) Family day care homes (one to six children). (See definition.)
- (6) Cemeteries.
- (7) Public and private recreational facilities, including parks, playgrounds, day camps, campgrounds, parkways, and similar recreational facilities.
- (8) The growing and harvesting of timber.
- (9) Open space preservation (option- see § [150.060](#)).
- (10) Hobby farms subject to the requirements of § [150.065](#).

(C) *Permitted accessory uses.* The following are permitted accessory uses:

- (1) Accessory structures normally associated with residential dwellings, such as a private garage, shed for yard tools, playhouse, woodshed, boathouse, sauna and the like, except in the front yard.
- (2) Pens for household pets.

(3) Swimming pool and accessory bath/changing house.

(D) *Conditional uses permitted.* The following uses of lands and structures may be permitted in this District by application for and issuance of a conditional use permit as required for in §§ [150.125](#) through [150.140.16](#). The following will also need to meet Site Plan requirements in §§ [150.105](#) through [150.113](#).

(1) Religious organizations, including Churches subject to the conditions of § [150.131](#).

(2) Schools.

(3) Veterinarian offices and animal clinics, subject to the conditions of § [150.140](#).

(4) Home occupation subject to the conditions of § [150.049](#).

(5) Multiple family dwellings.

(6) Resorts.

(7) Accessory structures located in the front yard.

(8) Provision of essential services.

(9) Child care centers, subject to the conditions of § [150.063](#) (see definition).

(10) Wireless communication facility and structures, subject to the conditions of § [150.133](#).

(11) Greenhouse, commercial.

(12) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).

(13) Utility and public service facilities, subject to the conditions of § [150.140.8](#).

(14) Bed and breakfast establishments, subject to the conditions of § [150.140.9](#).

(15) Group (child) day care home (seven to 12 children), subject to the conditions of § [150.140.10](#) (see definition).

(E) *Special district regulations.*

(1) The following regulations shall be applied to all dwellings located in the RR-2 District. A building containing not more than one dwelling unit designed for residential use, complying with the following standards:

(2) Dwellings shall:

(a) Have a minimum width across any front, side or rear elevation of 20 continuous feet of exterior wall and complies in all respects with the County 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 regulations for construction are different than those imposed by the County Building Code, then and in that event such federal or state standard or regulation shall apply.

(b) Be firmly attached to a permanent foundation constructed on the site in accordance with the County 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.

(c) Contain a storage capability area in a basement located under the dwelling, in an attic area, crawl space, 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 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.

(d) 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.

(e) The dwelling complies with all pertinent building and fire codes. The dwelling shall meet or exceed all applicable roof snow load and strength requirements.

(Ord. passed 8-9-1999; Ord passed 5-28-2002; Ord. § 310, passed 9-14-2009; Ord. 1-2012, passed 12-26-2012; Ord. § 310, passed 11-9-2015)

§ 150.047 MINIMUM BUILDING FLOOR AREA.

Every single/two-family dwelling, excluding recreational structures, shall have a floor area of not less than 840 square feet, exclusive of basements, garages, porches and breezeways. Every unit in a multiple family dwelling shall have a minimum floor area of at least 500 square feet.

(Ord. § 403, passed 9-14-2009; Ord. § 403, passed 11-9-2015)

§ 150.048 ACCESSORY BUILDINGS AND USES.

Where a lot is devoted to a permitted principal use, customary accessory uses and buildings are authorized except as prohibited specifically or by necessary implication in this or any other ordinance. The following special rules are applicable:

(A) An accessory building, including carports, attached to the principal building shall be made structurally a part thereof, and shall comply in all respects with the requirements of this chapter applicable to the principal building. Breezeways, as an attachment between the garage or carport and the main building, shall be considered a part of the main building, but shall not be considered livable floor space.

(B) An accessory building, unless attached and made structurally a part of the principal building, shall not be closer than ten feet to any other structure on the lot.

(C) The floor area of accessory buildings located within Districts R-1, RR-1, RR-2 and SP, shall not exceed the ground floor area of the main building, except that in the case of lots or parcels of five acres or more in size, the total floor area of accessory buildings shall not exceed twice the ground floor area of the main building. Zoning certificates are required for sheds and accessory structures above 192 square feet.

(D) In the R-1, RR-1, RR-2, RR-3 and SP Districts a detached accessory building shall meet the front setback line of the principal building. Accessory buildings are permitted to be located in the front yard within Districts RP, C-1, C-2, and I.

(E) A semi-trailer, mobile home, travel trailer or other recreational vehicle shall not be used as a storage facility in R-1, RR-1, RR-2, RR-3, SP and RP Districts, except on a temporary basis during a construction period.

(F) Uncovered porches, an open unenclosed and uncovered porch or deck, may project into a front yard for a distance not exceeding ten feet, but in no case shall it be closer than 20 feet to the front property line.

(Ord. passed 5-28-2002; Ord. § 404, passed 9-14-2009; Ord. § 404, passed 11-9-2015)

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