

## Section 3.08 R-2 One Family Residential District

PREAMBLE		
The R-2 residential district is designed to provide for one-family dwelling sites and residentially related uses in keeping with the Master Plan of residential development in the City of Madison Heights.		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> <li>Child Family Day Care Homes <a href="#">7.03(7)</a></li> <li>Detached One-Family Dwelling <a href="#">7.03(10)</a></li> <li>Essential Public Utility Services</li> <li>Foster Care Family Homes <a href="#">7.03(14)</a></li> <li>Government Office Building/Courthouse/Public Police and Fire Services</li> <li>Public Parks</li> <li>Temporary Buildings and Uses <a href="#">7.03(43)</a></li> </ul>	<ul style="list-style-type: none"> <li>Cemetery</li> <li>Child Group Day Care Homes <a href="#">7.03(7)</a></li> <li>Child/Adult Day Care Center and Preschools <a href="#">7.03(6)</a></li> <li>Foster Care Group Homes <a href="#">7.03(14)</a></li> <li>Home Occupation, Major <a href="#">7.03(18)</a></li> <li>K-12 Schools, Public or Private</li> <li>Parking as a Principal Use <a href="#">7.03(34)</a></li> <li>Public Library, Museum, Art Center, Community Center</li> <li>Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) <a href="#">7.03(39)</a></li> <li>Religious Institutions, Private Clubs, and Lodges (less than 75 persons) <a href="#">7.03(39)</a></li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings, Structures and Uses <a href="#">Section 8.03</a></li> <li>Accessory Dwelling Unit <a href="#">7.03(1)</a></li> <li>Home Occupation, Major <a href="#">7.03(18)</a></li> <li>Home Occupation, Minor <a href="#">7.03(18)</a></li> </ul>

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	7,200 sq. ft.	Front Yard (ft.)	25 ft. <a href="#">(A)</a>
Min. Lot Width (ft.)	60 ft.	Side Yard (one) (ft.)	5 ft. <a href="#">(E)</a>
Max. Lot Coverage	35%	Side Yard (total of 2) (ft.)	14 ft.
Min. Floor Area/Unit	--	Street Sides (ft.)	10 ft. <a href="#">(B)</a>
Max. Building Height (ft.)	25 ft.	Rear Yard (ft.)	30 ft.
Max. Building Height (stories)	--		
Footnotes: Refer to <a href="#">Section 4.01</a> wherever a footnote is referenced in parentheses after one of the design regulations.			