

CHAPTER 10

"R" Rural Residential District

SECTION 1001. INTENT AND PURPOSE.

This district is intended for yet open rural agricultural areas which are of prime potential for urban development.

The regulations herein set forth are designed for the purposes of encouraging and allowing well planned low density residential and related uses.

SECTION 1002. USES PERMITTED BY RIGHT.

The following are the principal permitted uses by right within an "R" District.

- (1) Single family dwelling not to exceed one (1) single family dwelling per lot.
- (2) Public parks, public playgrounds, public recreational grounds, and grounds for games and sports except those the chief activity of which is carried on, or is customarily carried on, as a business.
- (3) Customary Accessory Uses to any of the permitted uses listed in the "R" District, and as defined in Chapter 2, Section 202.
- (4) Customary Home Occupations as defined in Chapter 2, Section 202 and provided at least one (1) additional off-street parking space is provided, in addition to that required for the residential use, with a maximum of three (3) spaces.
- (5) Cemeteries, public and private, subject to the following conditions:
 - (a) The site shall be at least five (5) acres and shall be so designed as to provide ingress and egress directly onto or from a major or minor thoroughfare.
 - (b) No principal or accessory building shall be closer than ten (10) feet to any abutting residentially zoned property line.
 - (c) All lighting shall be shielded to reduce glare and shall be so arranged and maintained to direct light away from residential lands adjoining the site.
 - (d) A maximum of one (1) sign is permitted at a point of entrance or exit which shall bear only the name of the cemetery and shall have a maximum area of sixteen (16) square feet. The sign shall be located no closer than the requirements for the residential zone.

- (6) Customary agricultural operations including: general farming, truck farming, fruit orchards, nursery, greenhouses and usual farm buildings but subject to the following restrictions:
- (a) No storage of manure or odor or dust-producing materials or use shall be permitted within fifty (50) feet of any adjoining lot and one hundred and fifty (150) from adjoining residence.
 - (b) The manure must be handled in accordance to the Michigan Department of Agriculture Generally Accepted Agricultural Management Practices (GAAMPs).
 - (c) Stables and buildings housing large and small farm animals and livestock shall not be closer to an adjoining lot line than fifty (50) feet and one hundred and fifty (150) from an adjoining residence.
 - (d) Stables and buildings housing large and small farm animals and livestock shall not be closer than one hundred (100) feet from the public right of way.
 - (e) Customary farm animals - except swine, poultry, rabbits, and dogs other than household pets - may be kept on a non-commercial basis when adequately housed and fenced on a parcel of land not less than five (5) acres.
- (7) Signs as provided in Chapter 5.
- (8) Off-Street Parking and Loading as required and allowed.

Note: The American Heritage College Dictionary defines a residence as:
"a place in which one lives; a dwelling"

SECTION 1003. USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land and building may be permitted in the "R" Districts by the issuance of a Special Use Permit when all the procedural requirements specified in Chapter 16 together with the applicable standards cited in Chapter 16 are met:

- (1) Institutional Uses including: religious institutions; institutions for human care; educational and social institutions; and public buildings and service installations.
- (2) Golf Courses and Country Clubs other than golf driving ranges and miniature golf courses.
- (3) Two Family Dwellings including conversions from single-family structures.
- (4) Private Recreational Uses such as all-terrain vehicles and radio-controlled planes and boats.

SECTION 1004. DIMENSIONAL REQUIREMENTS.

(1) MINIMUM LOT SIZE.

- (a) Each lot shall contain a minimum of forty-three thousand five hundred sixty (43,560) square feet per dwelling unit measured from the edge of the road right-of-way as defined in Chapter 2, Section 201.
- (b) Each lot shall have a minimum continuous permanent frontage of one hundred sixty-five (165) feet on a public or private road.

(2) MINIMUM YARD REQUIREMENTS.

- (a) Each lot shall have a minimum front yard of forty (40) feet.
- (b) Each lot shall have a total side yard of at least thirty-five (35) feet, with a minimum of fifteen (15) feet on one (1) side.
- (c) Each lot shall have a minimum rear yard of forty (40) feet.
- (d) In the case of a corner lot, the side yard on the street side shall not be less than twenty-five (25) feet, and the remaining side yard shall be a minimum of fifteen (15) feet.

(3) MINIMUM FLOOR AREA PER DWELLING UNIT.

- (a) Each dwelling unit shall contain a minimum of nine hundred sixty (960) square feet of living area.

(4) MAXIMUM BUILDING HEIGHT.

- (a) Two and one-half (2-1/2) stories, or thirty-five (35) feet.
- (b) Exceptions (refer to Chapter 3, Section 305).

(5) MAXIMUM LOT COVERAGE.

- (a) A maximum of twenty-five (25) percent of the lot may be covered by all buildings.

(6) OFF STREET PARKING REQUIREMENTS

- (a) Requirements for an allowed use shall be determined from the "Schedule of parking Requirements" in Chapter 4 (refer to Section 404).

(7) LOADING REQUIREMENTS.

- (a) None required in "R" Districts.

