

## CHAPTER VI

### **R-1 RURAL ESTATE DISTRICT**

SECTION 6.01 DESCRIPTION AND PURPOSES. *This Zoning District is intended for large rural residential estates and farming.*

SECTION 6.02 USE REGULATIONS ALLOWED IN THE "R- I" RURAL ESTATE DISTRICT. *Land, buildings, or structures in this zoning district may be used for the following purposes only:*

- (a) Farms for both general and specialized farming, together with farm dwellings and buildings and other installations necessary to such farms. Temporary housing for migratory workers is prohibited.
- (b) Greenhouses, nurseries, orchards, vineyards, or blueberry farms.
- (c) Single family dwellings.
- (d) Home occupations, when authorized as a special use by the Township Planning Commission utilizing the same standards as are provided in Section 5.02 (g) and Section 11.22.
- (e) Removal and processing of topsoil, sand, gravel, or other such minerals when authorized as a special use by the Township Planning Commission in accordance with Section 11.22.
- (f) Roadside stands when authorized as a special use by the Township Planning Commission utilizing the same standards as are provided in Section 5.02 (j) and Section 11.22.
- (g) Publicly owned athletic grounds, parks and cemeteries.
- (h) Kennels, livestock feed lots and poultry farms when authorized as a special use by the Township Planning Commission. For purposes of this ordinance livestock feed lots and poultry farms are herein defined as facilities designed to house and feed large numbers of livestock and/or poultry in a confined area for eventual slaughter for commercial purposes. In considering such authorization, the Planning Commission shall consider the following standards: (1) the size, nature, and character of the operation; (2) the proximity of the operation to adjoining property; (3) the possibility of noise, odors, or other disturbance for adjoining properties and the surrounding neighborhood on account of the operation; (4) potential traffic congestion on account of the operation; and (5) the nature and character of the buildings and structures to be utilized.
- (i) Landfills as a special use subject to the standards contained in Section 11.22.

- (j) Real estate signs, identifying signs, name plates.
- (k) Family Business: (A business which is incidental to the principal residential use of property) as a special use, subject to the provisions of Section 11.22 and the following regulations:
  - (1) The business must be operated solely within a building or structure.
  - (2) No outdoor storage shall be allowed unless same cannot be reasonably stored within a building or structure. Such outdoor storage area shall be located to the rear of the business and shall be adequately screened to effectively block all view from adjoining roads and properties.
  - (3) The business shall be located on the same parcel with the family's residence.
  - (4) Only family members of a resident who resides on the parcel shall work in the business; there shall be no other employees working in the business.
  - (5) There shall be no expansion of the business without approval of the Planning Commission.
  - (6) No services shall be sold or conducted upon or from the premises which would constitute a nuisance or annoyance to adjoining residents by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of unreasonable traffic to the premises. Noise, smoke, odor, electrical disturbance of lighting shall not be discernible beyond the boundaries of the property from which the occupation is conducted.
  - (7) There shall be a minimum distance of 25 feet between any adjoining property line and any building, storage area or parking area used in connection with the business.
  - (8) The Planning Commission may limit the family occupation to a particular type of business; it may limit the size of the building; it may require the particular business to be operated only by the present owner and not by future owners or tenants; it may allow the business to operate for only a specific period of months or years unless an additional permit is granted. The Planning Commission may impose additional conditions and regulations as it deems necessary to adequately protect adjoining residents and property owners and the value of adjoining properties.
- (l) Individual mobile homes failing to satisfy all of the criteria for "dwellings" and intended for permanent use, as a special land use subject to the provisions of Section 11.22 and the following additional conditions and limitations:

- (1) The mobile home must have a minimum of seven hundred (700) square feet of usable floor area.
  - (2) The mobile home must be firmly attached to a permanent foundation constructed on the site in accordance with the Michigan Construction Code as promulgated by the Michigan State Construction Code Commission under the provisions of 1972 PA 230, as amended, and shall have a wall of the same perimeter dimensions of the mobile home and constructed of such materials and type as required in the applicable Code for single-family dwellings. The mobile home shall in addition be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
  - (3) The mobile home must be connected to a public sewer and water supply or to such private facilities as are approved by the local health department.
  - (4) The mobile home shall contain 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.
  - (5) The mobile home shall be located on a parcel of land which contains no other mobile homes or dwellings.
  - (6) The mobile home and the parcel of land on which it located shall comply with the Area Regulations contained in Section 6.04 of this ordinance.
  - (7) The mobile home shall be installed with the wheels removed. In addition, the mobile home shall not have any exposed towing mechanism, undercarriage or chassis.
  - (8) All construction and all plumbing, electrical apparatus and insulation within and connected to the mobile home shall be of a type and quality conforming to the "Mobile Home Construction Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended.
  - (9) The mobile home shall be owner-occupied.
- (m) Sawmills as a special use subject to the provision of Section 1 1.22.
- (n) Farm equipment. Farm equipment and farm supply dealers as subject to the standards contained in Section 1 1.22.

- (o) Churches when authorized by the Township Planning Commission as a special use.

**SECTION 6.03 HEIGHT REGULATIONS:** *No residential building or structure shall exceed thirty-five(35)feet in height. All other buildings and structures shall not exceed their usual and customary heights.*

**SECTION 6.04 AREA REGULATIONS.** *No building or structure nor any enlargement there of shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:*

- (a) Front Yard - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - For residential buildings and structures, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each. Buildings or structures intended to be used for a family business shall have a side yard setback of not less than 25 feet. Ord 66; Eff 10/27/06
- (c) Rear Yard - There shall be a rear yard of not less than forty (40) feet.
- (d) Lot Area - The minimum lot area and width for all uses shall be two (2) acres and two hundred (200) feet, respectively.

**SECTION 6.05 MINIMUM FLOOR AREA.** *Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.*