

## **ARTICLE 14.00**

# **RE, RURAL ESTATE DISTRICT**

### **Section 14.01 -- STATEMENT OF PURPOSE**

The Rural Estate District is intended to address conditions in those portions of the Township where agriculture is a logical and reasonable use, but where some low-density residential development has occurred. The Rural Estate District provides opportunity for additional low-density rural residential development, while encouraging continued agricultural use. Furthermore, the Rural Estate District provides for limited accessory agricultural uses in on parcels occupied by non-farm single family dwellings.

The standards in this district are intended to assure that permitted uses peacefully coexist in a low-density setting, while preserving the rural-like features and character of certain portions of the Township. Low-density residential development is further intended to protect the public health in areas where it is not likely that public water and sewer services will be provided.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district.

It is intended that developments in this district be designed to preserve significant natural features and promote public health, safety, and welfare. Preservation of open space, protection of flood prone areas, protection of wetlands, woodlands, and groundwater recharge areas, and preservation of other natural features is encouraged, consistent with state law. *(revised 10/1/96, 2/3/98)*

### **Section 14.02 -- PERMITTED USES AND STRUCTURES**

#### **A. Principal Uses and Structures**

In all areas zoned RE, Rural Estate District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. One family detached dwellings.
2. Generalized and specialized farming and other activities related to the definition of "farm" in Section 1.03, subject to the provisions in Section 8.02, sub-section N.
3. Idle cropland that is being maintained so as to prevent the erosion of soil.
4. Manufactured homes, subject to the provisions in Section 2.05.
5. Residential care facilities that provide care for up to six (6) individuals.
6. Essential services, subject to the provisions in Section 2.16.

#### **B. Accessory Uses and Structures**

The following uses and structures accessory to principal uses and structures in the RE District shall be permitted, subject to the provisions in Section 2.03:

1. Uses and structures incidental to and customarily associated with one family detached dwelling units.
2. Other accessory uses and structures permitted in Section 11.02, sub-section B.
3. Barns, silos, sheds, equipment storage and other farm buildings, as defined in Section 1.03.
4. One roadside stand for the sale of agricultural products raised on the property, subject to the provisions in Section 8.02, sub-section BB.
5. Private kennels, subject to the provisions in Section 8.02, sub-section R.
6. Private stables and riding arenas, subject to the provisions in Section 8.02, sub-section CC.

### **C. Special Uses**

Unless otherwise permitted in this Section, the following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 27.03.

1. Special uses permitted in Section 11.02, sub-section C.
2. Bed and breakfast establishments, subject to the provisions in Section 8.02, sub-section F.
3. Golf driving ranges, subject to the provisions in Section 8.02, sub-section P.
4. Commercial stables and riding arenas, subject to the provisions in Section 8.02, sub-section CC.
5. Commercial kennels, subject to the provisions in Section 8.02, sub-section R.
6. Veterinary clinics, subject to the provisions in Section 8.02, sub-section FF.
7. Radio, television, and telephone transmitting towers, subject to the provisions in Section 8.02, sub-section X.
8. Oil and gas processing facilities, subject to the provisions in Section 8.02, sub-section V.
9. Raising or growing of plants, trees, shrubs, and nursery stock, including any buildings or structures used for such activities, or for the storage of equipment and materials necessary for such activities. The retail sale of such items and items reasonably related to the raising and growing of plant material may be permitted in conjunction with such a use if both of the following conditions are met:
  - a. The site upon which such a use with a retail component is proposed has frontage on Grand River Avenue.
  - b. The retail component does not occupy more than 20% of the total area of the site. The retail component includes buildings and structures related to retail sales, outside display and sales areas, customer parking, and other accessory retail

facilities. The retail component includes plants on display for sale, but does not include areas occupied by plants, trees, shrubs, and nursery stock that are being grown and tended for future sale. **(revised 6/1/04)**

- 10. The growing, stripping, and removal of sod, provided that all stripped land shall be reseeded by fall of the year in which it was stripped so as to prevent the erosion of soil by wind or water. **(revised 2/3/98)**
- 11. Nature Centers, demonstration farms, and similar uses, subject to the provisions in Section 8.02, sub-section JJ. **(added 6/29/99)**

## **Section 14.03 -- DEVELOPMENT STANDARDS**

### **A. Site Plan Review**

Site plan review and approval is required for all uses except detached one family residential and farm uses, in accordance with Section 27.02.

### **B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the Rural Estate District are subject to the area, height, bulk, and placement requirements in Article 26.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 26.00, but the user is cautioned to refer to Article 26.00 for more detailed information and explanatory notes.

Minimum Lot Area	5 acres
Minimum Lot Width	300 ft.
Maximum Height	2 1/2 stories, 35 feet
Minimum Setbacks	
Front	50 ft.
Side	30 ft.
Rear	40 ft.
Minimum Usable Floor Area	900 sq. ft.
Maximum Building Coverage	10 percent

### **C. Planned Development**

Planned Development may be as a means to achieve the basic intent of this district, in accordance with Section 27.04.

### **D. Open Space Preservation Option**

The Open Space Preservation Option is permitted in the RE District as a means of permitting residential use and preserving open space and agricultural lands, subject to the provisions in Section 8.03, sub-section C.