

## **ARTICLE 5**

### **R-1 RURAL RESIDENTIAL DISTRICT**

#### **5.01 INTENT AND PURPOSE**

This zoning district is intended for large rural residential parcels and farming.

#### **5.02 ALLOWED USES**

Land, buildings, or structures in this zoning district may be used for the following purposes only:

- A. Essential services.
- B. Farms for both general and specialized farming, except intensive livestock feed lots, together with farm dwellings and buildings and other installations necessary to such farms.
- C. Family Day-Care Homes. *[amended 8-9-06]*
- D. Single-family dwellings.
- E. Churches and religious institutions. *[amended 8-9-06]*
- F. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right.

#### **5.03 SPECIAL LAND USES**

- A. Campgrounds.
- B. Child-Care Centers.
- C. Golf courses.
- D. Home occupations. (See Sections 3.17 and 13.06.J) *[amended 8-9-06]*
- E. Private and public schools, libraries, museums, parks, art galleries, and similar institutional uses, when owned and operated by a governmental agency or nonprofit organization.

- F. Intensive livestock feedlots.
- G. Kennels. (Revised 06-20-00)
- H. Overnight parking of commercial vehicles.
- I. Public utilities.
- J. Commercial Stables.
- K. Roadside stands.
- L. Group Day-Care Homes. *[amended 8-9-06]*
- M. Bed and breakfasts *(added May 9, 2007)*
- N. Communications Towers *(added June 27, 2008)*
- O. Agricultural Labor Camps and Migrant Housing (added February 6, 2009)
- P. Wind Energy Systems (added October 12, 2011)

#### **5.04 HEIGHT REGULATIONS**

No building or structure will exceed 35 feet in height.

#### **5.05 AREA REGULATIONS**

No building or structure nor any enlargement thereof will be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:

- A. Required front setback: There shall be a front setback of not less than 50 feet.
- B. Required side setback: For residential buildings and structures, there shall be a side setback of not less than 22 feet on each side.
- C. Required rear setback: There shall be a rear setback of not less than 50 feet.
- D. Lot area: The minimum lot area shall be 5 acres (217,800 square feet).
- E. Lot Width: The minimum lot width shall be 330 feet.

## **5.06 MINIMUM FLOOR AREA**

Each dwelling unit, unless specified elsewhere, shall have a minimum of 1,000 square feet of usable floor area.

## **5.07 ANTI-FUNNELING REGULATIONS**

- A. There shall be at least 100 feet of lake frontage as measured along the ordinary high water mark for each single-family home, dwelling unit, cottage, condominium unit, site condominium unit or apartment unit utilizing or accessing the lake frontage.
- B. Any multiple-unit residential development that shares a common lake front area or frontage may not allow lake use or access to more than one single-family home, dwelling unit, cottage, condominium unit, site condominium unit, or apartment unit for each 100 feet of lake frontage in such common lake front area, as measured along the ordinary high water mark line.
- C. Any single-family home, dwelling unit, cottage, condominium unit, or multiple unit residential development shall not have more than one dock for each 100 feet of lake frontage, as measured along the ordinary high water make. All such docks and dockages shall comply with all other applicable township ordinances.
- D. The above restrictions apply to all lots and parcels on or abutting any lake in the R-1 zoning district, despite whether access to the lake waters is by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license or lease.