

## **ARTICLE IV**

### **RD RESOURCE DEVELOPMENT DISTRICT**

#### **SECTION 4.01      PURPOSE**

The purpose of this District is to provide for the arrangement of land uses that are compatible with the conservation and preservation of large tracts of land presently having a most desirable natural environment that should not be disturbed, except minimally, for natural habitat for wildlife, native flora, natural water features including extensive wetlands and high water table soils,, and other extensive land uses which retain the natural character of the area. Single family homes on exceptionally large lots will be provided for if the spacing of such homes is great enough to adequately handle on-site septic tanks and wells. This area will normally mean unserved by public sewer and water systems.

#### **SECTION 4.02      USES PERMITTED BY RIGHT**

- A. Existing types of farming and related agricultural operations may continue and the same types of farming may be established in new locations within the District on at least twenty (20) acres of contiguous land and developed in accordance with the relevant provisions of the “AR” District.
- B. Non-farm single family and two-family dwellings.
- C. Those uses permitted under the provisions of Parts 301 and 303 of Public Act 451 of 1994 as amended (Inland Lakes and Streams, and, Wetland Protection)
- D. Public and private conservation areas.
- E. Roadside stands for sale of agricultural produce and other commodities principally raised and produced on the same property. Such structures shall not exceed 400 square feet in gross floor area and 15 feet in building height.
- F. Accessory farm dwelling on parcels of 40 acres or more with no more than one such dwelling for every 40 acres.
- G. Home Occupations
- H. Man-made ponds for agricultural uses
- I. Guest house

## **SECTION 4.03      PERMITTED SPECIAL USES WITH CONDITIONS**

The following special uses of land, buildings and structures are permitted, subject to the provisions of Article XV, “Special Uses”:

### **A.      PERMITTED SPECIAL USES**

1.      Public and private areas for nature preserves.
2.      Parks, playgrounds and recreation areas.
3.      Campgrounds, seasonal mobile home parks and recreational vehicle parks.
5.      Sports facilities, public and private, including: golf courses, tennis courts and soccer fields.
6.      Communications towers and other public utilities.
7.      Extraction of natural resources.
8.      Wind energy conversion systems or wind energy systems.
9.      Bed & Breakfast Inn
10.     Home Business
11.     Agribusiness
12.     Type I Planned Unit Development
13.     Man-made ponds for non-agricultural uses
14.     Fraternal Organizations
15.     Race tracks (including midget auto, karting, horse and snowmobile)
16.     Recreation and sports building
17.     Temporary and transient amusement enterprises

**SECTION 4.04            DIMENSIONAL REQUIREMENTS**

Minimum Lot Area	Single family dwellings	1.1 acre excluding areas subject to flooding
	For all uses except single family	20 acres
Minimum Lot Width		200 feet within 35 feet of a public right-of-way and extending at least 100 feet from the right-of-way
Minimum Front Yard	From a state highway or C.R. 388	50 feet from the right-of-way line
	From Blue Star Hwy. or Ruggles	110 feet from centerline
	From any other county road	35 feet from the right-of-way line
	From any private road	35 feet or as approved by the Township Board
Minimum Side Yards		20 feet each side, except where the side yard abuts a road right-of-way, in which case the front yard setback is required. 15 feet for residential accessory buildings.
Minimum Rear Yard		50 feet for principle structures, 15 feet for residential accessory buildings. Corner lots do not have a rear yard.
Minimum Waterfront Yard		50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area		680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Maximum Height Limit All structures are subject to Article XIVA Airport Overlay Zone		Dwellings – 35 feet Residential Accessory Buildings – 25 feet Agricultural Buildings – 45 feet Grain elevators, Silos & Agricultural Windmills – 120 feet Wind Energy Generators – Subject to Article XV Special Uses
Maximum Lot Coverage All structures Except greenhouses & nurseries		20% 50%