

## **ARTICLE 11.00**

# **R-1, ONE FAMILY RESIDENTIAL DISTRICT**

### **Section 11.01 -- STATEMENT OF PURPOSE**

The intent of the (One Family Residential District) is to provide areas of the Township for the construction and continued use of single family detached dwellings within safe, stable neighborhoods. It is intended that R-1 zoned development occur within approved platted subdivisions or similar developments located adjacent to collector or arterial roads in locations that are served by adequate public services, particularly a municipal sanitary sewer and waste water treatment system. Where sanitary sewer service is not available, it is the intent of this district to allow development within the R-1 District, but at a lower density and in accordance with regulations considered appropriate in areas that lack such services. *(revised 1/9/96, 2/3/98, 3/6/01)*

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 11.02 -- PERMITTED USES AND STRUCTURES**

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

In all areas zoned R-1, One Family Residential, 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. Manufactured homes, subject to the provisions in Section 2.05.
3. Residential care facilities that provide care for up to six (6) individuals.
4. 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 R-1 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. Private parks owned and maintained by a homeowner's association that are part of an approved plat or condominium project.
3. Home occupations, subject to the provisions in Section 2.06.
4. Pens and enclosures for household pets.

5. Private swimming pools, subject to the provisions in Section 8.02, sub-section Y.
6. Signs, subject to the provisions in Article 7.00.
7. Off-street parking, subject to the provisions in Article 4.00.

### **C. Special Uses**

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. An accessory apartment, subject to the provisions in Section 8.03, sub-section A.
2. Publicly owned and operated parks, parkways, and recreation facilities, institutional or community recreation centers, and non-profit swim clubs, subject to the provisions in Section 8.02, sub-section Y.
3. Municipal buildings and uses that do not require outside storage of materials or equipment.
4. Public, parochial, and other private elementary, intermediate, or high schools licensed by the State of Michigan to offer courses in general education.
5. Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical, or religious education, subject to the following standards:
  - a. Minimum site size: forty (40) acres.
  - b. Minimum building setback: eighty (80) feet.
6. Cemeteries, subject to the provisions in Section 8.02, sub-section G.
7. Residential care facilities that provide care for seven (7) or more individuals. (See minimum requirements in Section 8.02, sub-section AA).
8. Religious institutions, subject to the provisions in Section 8.02, sub-section Z.
9. Public or private golf courses, subject to the provisions in Section 8.02, sub-section P.
10. A model home to promote sales in new residential developments, subject to the provisions in Section 8.03, sub-section F.
11. Private kennels, subject to the provisions in Section 8.02, sub-section R.
12. Private stables and riding arenas, subject to the provisions in Section 8.02, sub-section CC.
13. Bed and breakfast establishments, subject to the provisions in Section 8.02, subsection F. (**revised 3/6/01**)

## **Section 11.03 -- DEVELOPMENT STANDARDS**

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

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

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

Buildings and uses in the One Family Residential 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	20,000 sq. ft.
Minimum Lot Width	100 ft.
Maximum Height	2 1/2 stories, 35 feet
Minimum Setbacks	
Front	25 ft.
Side	10 ft.
Rear	35 ft.
Minimum Usable Floor Area	900 sq. ft.
Maximum Building Coverage	20 percent

### **C. Planned Development**

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

### **D. Single Family Development Options**

Single family development in the R-1, One Family Residential District may be developed in accordance with the Open Space Preservation, Average Lot Size and Single Family Attached options in Section 8.03, sub-section D.