

ARTICLE 12.00

R-1-S, SUBURBAN RESIDENTIAL DISTRICT

Section 12.01 -- STATEMENT OF PURPOSE

The intent of the (Suburban Residential District) is to provide areas of the Township for the construction and continued use of single family detached dwellings within safe, stable neighborhoods. Generally, it is intended that R-1-S zoned development occur in stable, safe neighborhoods adjacent to collector or arterial roads. In certain R-1S neighborhoods included with the June 12, 2000 Agreement for Conditional Transfer of Property pursuant to 1984 PA 425, single-family development may be facilitated by the future availability of sanitary sewer service. *(revised 2/3/98, 2/3/04)*

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 12.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned R-1-S, Suburban Residential 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. 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-S 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.

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. Special uses permitted in Section 11.02, sub-section C.
2. Two-family dwellings where used at the entrances to subdivisions or other residential developments as a transitional use abutting high traffic corridors or non-residential uses.

Section 12.03 -- 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 Suburban 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	40,000 sq. ft.
Minimum Lot Width	120 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-S, Suburban Residential District may be developed in accordance with the Average Lot Size and Single Family Attached options in Section 8.03, sub-section D.

E. Open Space Preservation Option

The Open Space Preservation Option is permitted in the R-1-S 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.