

CHAPTER 5

R-1 LOW DENSITY (RURAL) RESIDENTIAL DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSES

This District is intended for single family dwellings interspersed within tracts of agricultural uses and undeveloped open space for the purpose of maintaining rural atmosphere, preserving open space and low population density. Utilities are not encouraged for extension in this area and all homes may utilize on-site well and sanitary septic systems as permitted by the Van Buren County Health Department.

SECTION 5.02 PERMITTED USE REGULATIONS

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

- A. Single family detached dwellings.
- B. Adult foster care family homes of six (6) or fewer persons. This subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions, in accordance with Section 16.33.
- C. Home Occupations in accordance with Section 16.14.
- D. Accessory structures and uses customarily incidental to the above permitted uses.
- E. Family Day Care Home, in accordance with Section 16.33.
- F. Foster Family Home, in accordance with Section 16.33.
- G. Foster Family Group Home, in accordance with Section 16.33.

SECTION 5.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 16 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

- A. Municipal, county, regional and state owned buildings and service facilities (not including outdoor storage yards) when in character with the surrounding residential and agricultural area.
- B. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto.
- C. Parochial, and private elementary, intermediate, and/or high schools offering courses in general education.
- D. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools, except off-road vehicle tracks. Such uses shall be consistent with the existing development and will not have a significant adverse impact on the surrounding properties. Increased setbacks, buffers, or lot size requirements, may be imposed as deemed necessary depending on the potential impacts of the use and the surrounding development.
- E. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communication facilities.
- F. Cemeteries.
- G. Essential Services
- H. Publicly owned and operated parks, parkways, and recreational facilities.
- I. Group Day Care Home, in accordance with Section 16.33
- J. Planned Unit Development, subject to all provisions of Chapter 13.

SECTION 5.04 DEVELOPMENT STANDARDS

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

- A **HEIGHT REGULATIONS.** No residential building or accessory structure shall exceed thirty-five (35) feet in height.

- B. **FRONT YARD.** There shall be a front yard of not less than thirty-five (35) feet.
- C. **SIDE YARD.** For residential buildings and structures, there shall be a side yard of not less than ten (10) feet.
- D. **REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet.
- E. **LOT AREA.** The minimum lot area in this District shall be one (1) acre for properties not served by an approved public or private sanitary sewer system. With a connection to an approved sanitary sewer system, the minimum lot size is reduced to thirty thousand (30,000) square feet for all agricultural and rural (single family) residential land uses. The lot area shall not exceed a 1 to 4 width to depth ratio.
- F. **LOT WIDTH.** The minimum lot width in this District, unless specified elsewhere, shall be one hundred fifty (150) feet. If connecting to an approved sanitary sewer system, the minimum lot width is reduced to one hundred twenty five (125) feet.
- G. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.
- H. **MINIMUM FLOOR AREA.** Each dwelling unit, unless specified elsewhere, shall have a total minimum of nine hundred sixty (960) square feet of usable floor area on the main floor.
- I. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single family residential uses in accordance with Chapter 18.