

CHAPTER 4
R-R RURAL RESIDENTIAL DISTRICT

SECTION 4.01 DESCRIPTION AND PURPOSE. This district is intended for residential and farm uses, including other uses generally associated with agriculture, and related non-residential uses. The overall purpose of this district is to preserve the rural residential character of the lands within this district.

SECTION 4.02 PERMITTED USES. Land and/or buildings in the R-R District may be used for the following purposes as permitted uses:

- A. Farms.
- B. Roadside stands with less than 200 square feet of sales area for produce grown on the premises.
- C. Farm buildings, in compliance with this Ordinance and upon issuance of a zoning compliance permit.
- D. Single family dwellings, including single family dwellings located on a farm. **[Section 4.02.A-D amended, C-J renumbered 2/1/12]**
- E. State licensed residential facilities which provide resident services for six or less persons, as defined and subject to the conditions provided in Section 16 of the Township Zoning Act.
- F. Family day care homes with no more than six minor children, located in the principal residence of the operator, as defined and subject to the conditions in Section 16g of the Township Zoning Act. **[Section 4.02.E-F, formerly subsections C-D, amended 12/3/03]**
- G. Home occupations in accordance with the requirements of Section 2.15.
- H. Radio and television transmitting buildings and towers.
- I. Schools, churches, libraries, parks, playgrounds and community center buildings.
- J. Single family site condominium projects.
- K. Accessory buildings, structures and uses customarily incidental to any permitted or special land use.
- L. Group day-care homes with no more than 12 minor children, located in the principal residence of the operator, as defined in and subject to the conditions provided in Section 16g of the Township Zoning Act. **[Section 4.02.L, formerly subsection J, amended 12/3/03]**

SECTION 4.03 SPECIAL LAND USES. Land and/or buildings in the R-R District may be used for the following purposes following review by Planning Commission and approval by the Township Board as a special land use as regulated by Chapter 12: **[Section 4.03 opening paragraph amended 10/6/93]**

- A. Country clubs, golf courses, riding stables, and publicly-owned athletic grounds and parks, and other similar uses, including related uses, such as snack bars, small retail shops selling goods directly related to the primary use, and other similar uses integral to the main use.
- B. Roadside stands with more than 200 square feet of sales area for sale of produce grown on the premises.
- C. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
- D. Removal of top soil, sand, gravel, stone and water intended for drinking water, including the separation or crushing only of those materials listed above which are removed from that site, preparatory to shipment. **[Section 4.03.D amended 7/2/14]**
- E. Public or private campgrounds.
- F. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- G. Warehousing, bulk storage, and transport of propane, liquid petroleum, fuel oil, and similar fuels in a form ready for distribution to consumers in the Township and surrounding areas for household use, not including storage of gasoline, diesel fuel, or fuels used for vehicular propulsion, or unrefined hydrocarbon products. **[Section 4.03.G amended 7/2/14]**
- H. Towers in excess of 50 feet in height for commercial wireless telecommunication services, and related equipment and accessory structures. (11-5-97)
- I. Group and commercial day care homes and facilities. (11-5-97)

SECTION 4.04 DISTRICT REGULATIONS. No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

FRONT YARD	50 feet
SIDE YARD	Residential buildings - 20 feet total/10 feet minimum
	Non-residential buildings - 60 feet
REAR YARD	50 feet
BUILDING HEIGHT	35 feet or 2½ stories
LOT COVERAGE	25%
MINIMUM LOT AREA	2 acres
MINIMUM LOT WIDTH	165 feet
MINIMUM DWELLING UNIT FLOOR AREA	960 square feet UFA/700 square feet UFA on the ground floor