

CHAPTER 5
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSE. This district is primarily intended for residential uses and for single family dwellings with frontage on a lake. It is also intended for certain areas within the Township which were developed in past years with smaller lots and frontages, and for areas having access to public sanitary sewers. Certain related non-residential uses are also provided.

SECTION 5.02 USES PERMITTED BY RIGHT. Land and/or buildings in the R 1 District may be used for the following purposes as permitted uses:

- A. Single-family dwellings.
- B. State licensed residential family care 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.
- C. 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 provided in Section 16g of the Township Zoning Act. **[Section 5.02.B-C amended 12/3/03]**
- D. Home occupations in accordance with the requirements of Section 2.15.
- E. Schools, churches, libraries, parks, playgrounds and community center buildings.
- F. Single family site condominium projects.
- G. Accessory buildings, structures and uses customarily incidental to any of the above permitted uses.
- H. 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 5.02.H amended 12/3/03]**

SECTION 5.03 SPECIAL LAND USES. Land and/or buildings in the R-1 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 5.03, opening paragraph, amended 10/6/93]**

- A. 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 5.03.A amended 7/2/14]**

- B. State licensed residential group care facilities.
- C. Group and commercial day care homes and facilities.
- D. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 5.04 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	Single family dwellings with lake frontage - 50 feet, measured from the shoreline to the building line of the main building
	Single family dwellings without lake frontage - 50 feet
SIDE YARD	Single family dwellings - 20 feet total/10 feet minimum
	Non-residential buildings - 60 feet
REAR YARD	Lots with lake frontage - 20 feet measured from the public or private road right-of-way
	Lots without lake frontage - 50 feet
BUILDING HEIGHT	35 feet or 2½ stories
LOT COVERAGE	30%
MINIMUM LOT AREA	Single family dwellings - 13,500 square feet with public sanitary sewer service
	Single family dwellings- 2 acres without public sanitary sewer service (4-2-97)
	Non-residential uses - 2 acres
MINIMUM LOT WIDTH	Lots with public sanitary sewer service - 85 feet
	Lots without public sanitary sewer service - 165 feet (4-2-97)
MINIMUM DWELLING UNIT FLOOR AREA	Single family dwellings - 960 square feet UFA/700 feet on the ground floor