

## ARTICLE V

### R-1 RESIDENTIAL DISTRICT

#### SECTION 5.10      PURPOSE:

This District is intended for suburban residential use in the township in areas where the predominant land use is single-family non-farm dwellings. This District should be limited to those areas having suitable soil for septic tank operation and sufficient ground water potential for individual wells. The provisions of this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable, safe and healthy environment for family life. To these ends, development is restricted to a low density residential settlement, in grouped or cluster form, and consistent with suburban type public facilities and services and public health and safety considerations. Further, the provisions of this District are to prohibit business, commercial and industrial use of land, and to inhibit any other use which would substantially interfere with the development, conservation and continuation of single-family non-farm dwellings in this District.

#### SECTION 5.20      PERMITTED USES:

The following uses are permitted in all R-1 Districts:

- 5.20.1      Single-family non-farm dwellings and the accessory buildings, structures and uses normally auxiliary thereto.
- 5.20.2      Public libraries.
- 5.20.3      Public parks; public and private schools; nursery, elementary, junior and senior high schools.
- 5.20.4      Any use customarily incidental to and normally auxiliary to the permitted use.
- 5.20.5      Signs as provided in Article IX of this Ordinance.
- 5.20.6      Home occupations subject to Section 2.20.42.

#### SECTION 5.30      CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article X of this Ordinance and requiring Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

- 5.30.1      Golf courses, but not including golf-driving ranges subject to Section 10.70.13.
- 5.30.2      Country clubs, swimming pools, and swimming and recreation clubs.
- 5.30.3      Multiple-family rural non-farm dwelling unit structures housing not more than four (4) dwelling units per structure, provided that the Lenawee County Health Department approves the installation of an on-site water well and sewage disposal system, provided further that the lot area shall not be less than two (2) acres and the lot width not less than one-hundred and fifty (150) feet.

- 5.30.4 Churches, subject to Section 10.70.1
- 5.30.5 Reserved for future use.
- 5.30.6 Private clubs and lodges, subject to Section 10.70.15.
- 5.30.7 Rental hall facilities, subject to Section 10.70.15.
- 5.30.8 Schools, operated for private gain.
- 5.30.9 Bed and breakfast facility.

SECTION 5.40      DIMENSIONAL REQUIREMENTS:

In accordance with Article VIII.