

ARTICLE VI

MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 6.01 PURPOSE

The primary purpose of this district is to provide for single and duplex housing in neighborhoods with lot areas measuring a minimum of 15,000 square feet where public sewer and water is available, or one (1) acre on parcels served by on-site well and septic systems. This district should be free of other property uses that are not accessory, supportive, compatible, or convenient to its residents. MDR areas should be designed to have sanitary sewer and public water systems available where possible.

SECTION 6.02 USES PERMITTED BY RIGHT

- A. Single and two family dwellings.
- B. Existing types of agriculture land and building uses provided they meet the AR District requirements.
- C. Accessory buildings as defined.
- D. Accessory uses as defined.
- E. State licensed residential foster care facilities housing six (6) or less persons.
- F. State licensed child care centers.
- G. Public school buildings and facilities.
- H. Home occupations as conditioned by Section 18.21
- I. Private residential swimming pools as conditioned by Section 18.20
- J. Guest Houses as conditioned by Section 18.45

SECTION 6.03 PERMITTED SPECIAL USES WITH CONDITIONS

- A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).
 - 1. Hospitals, clinics, sanitariums, Convalescent homes, state licensed residential care facilities for 6 or more persons and similar structures designed for human care.
 - 2. Parks, playgrounds and recreation areas Public, private non-profit.
 - 3. Bed and Breakfast Inn/Resort
 - 4. Private schools & educational institutions
 - 5. Type I Planned Unit Developments subject to Article XVI and Article XVII.

6. Churches, Religious institutions, private schools, libraries, museums & community halls
7. Sports facilities, public & private, including Golf Courses, ball fields, courts and diamonds.
8. Cemeteries, public, private or pet
9. On-site Wind Energy Conversion Systems (WECS) 65 feet in height or more, subject to Section 15.26
10. Public buildings and facilities
11. Extraction of natural resources
12. Campgrounds, seasonal mobile home parks, and RV parks subject to Section 15.18.
13. Man-made ponds (non-agricultural)
14. Solar Farms and Solar Panels for Commercial Use

B. The above special uses are all subject to the following requirements:

1. The proposed site will have at least one (1) line abutting on an impervious hard surface paved road, and the site will be planned to provide all access directly to the road.
2. Front, waterfront, side and rear yards will be set back at least one hundred (100) feet, and be landscaped in trees, shrubs, and grass. All such landscaping will be maintained in a healthy condition. There will be no parking or structures permitted in these yards, except the required entrance drive and any wall, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Shall meet off-street parking and all other applicable requirements of this Zoning Ordinance.

SECTION 6.04 DIMENSIONAL REQUIREMENTS

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| Minimum Lot Area: (single and duplex housing) | | 15,000 square feet with public or common sewer and water. |
| | | 1 acre on lots not served by public or common water and sewer. |
| Minimum Lot Width: | | 90 feet on lots with water and sewer. |
| | | 150 feet on lots without public water and sewer availability. |
| | | Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): 330 feet minimum width, except where an easement for ingress and egress is recorded to/from adjacent parcels, then as above. |
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| Minimum Front Yard: | For state hwy. and CR 388 | 50 feet minimum from right-of-way line. |
| | For Blue Star Hwy or Ruggles | 110 feet from the center line |
| | All other county roads | 35 feet from the right of way line |
| | Private roads | 35 feet from right of way line or as approved by Township Board |
| Minimum Side Yard | | 10 feet minimum for each side yard. 15 feet for residential accessory buildings Parcels with side-yards fronting any street or road are subject to the front yard setback for that side |
| Minimum Waterfront setback | | 50 feet minimum from established shorelines for lakes and ponds, and from centerline of streams |
| Minimum Rear Yard (corner lots have no rear yard) | | 50 Feet minimum for principle building. 15 feet for residential accessory buildings |
| Minimum Dwelling Floor Area | | Minimum floor area of 680 square feet for each dwelling unit. |
| Height Limitations: | | 35 feet maximum for all residential structures. 25 feet maximum for all residential related structures. |
| Maximum Lot Coverage: | | 30 percent maximum. |