

**ARTICLE VII
LOW DENSITY RESIDENTIAL DISTRICT**

SECTION 7.01 PURPOSE

The primary purpose of this district is to provide for single and duplex housing in neighborhoods with lot areas measuring a minimum of 20,000 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. LDR areas should be planned to be of such area to sustain on-site water supply and wastewater disposal.

SECTION 7.02 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. County government 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
- K. Public schools

SECTION 7.03

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 more than 6 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
 - 9. Communications towers
 - 10. Public government buildings and facilities
 - 11. Extraction of natural resources
 - 12. Public & private nature preserves
 - 13. Wind Energy Conversion Systems (WECS) or Wind Energy Systems
 - 14. Solar Farms and Solar Panels for Commercial Use
 - 15. Communications Towers
 - 16. Home Business
 - 17. Public & Private Nature Preserves

- B. The above special uses are all subject to the following requirements:
 - 1. The proposed site will have at least one (1) property line abutting on an impervious hard surface paved road, and the site will be planned to provide all access directly to this 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 walls, 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 7.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area: (single and duplex housing)		20,000 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:		100 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.
Minimum Front Yard:	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star or Ruggles Rd.	110 feet from the center line
	On all other county roads	35 feet from the right of way line:
	On private roads	35 feet or as approved by the Township Board
Waterfront yard		50 feet minimum from established shorelines for surface water bodies or centerline of streams
Minimum Side Yard		15 feet minimum for each side yard. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side
Minimum Rear Yard (corner lots have no rear yard)		50 Feet minimum for the principle building 15 feet for 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.