

## **ARTICLE VIII**

### **HIGH DENSITY RESIDENTIAL DISTRICT**

#### **SECTION 8.01                      PURPOSE**

The primary purpose of this district is to provide for single and duplex housing in neighborhoods with lot areas measuring a minimum of 10,000 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. HDR areas should be designed to have on-site sanitary sewer and public water systems available and installed.

#### **SECTION 8.02                      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 8.03**

**PERMITTED SPECIAL USES WITH CONDITIONS**

A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).

1. Nursing, Convalescent, or Assisted Living facilities.
2. Public, private and non-profit recreation areas.
3. Bed and Breakfast Inn/Resort
4. Private schools & educational institutions
5. Type I & Type II Residential Planned Unit Developments subject to Article XVI and Article XVII.
6. Churches, Religious institutions, libraries, museums and community halls
7. Golf Courses and country clubs.
8. Cemeteries
9. Parks, playgrounds & recreation areas (public & non-profit)
10. Public buildings and facilities
11. Extraction of natural resources
12. Sports facilities, public & private including golf courses, ball fields, courts & diamonds
13. Micro-Housing Development

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 8.04            DIMENSIONAL REQUIREMENTS**

Minimum Lot Area: (single and duplex housing)		10,000 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:		66 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. <b>except where an easement is dedicated for a frontage service road to serve the lot.</b>
Minimum Front Yard:	On state hwy's or CR 388	50 feet minimum from the right of way line.
	On Blue Star or Ruggles	110 feet from the center line
	On other county roads	35 feet from the right of way line
	On private roads	35 feet from the right of way line or as approved by the Township Board
Water front setback		50 feet minimum from established shorelines for lakes and ponds, and from the centerline of streams but not within a flood hazard area.
Minimum Side Yard		10 feet minimum for each side yard. Parcels with side-yards on M-43, M-140, and Cr-388 (Phoenix Road): 50 feet minimum from the right of way line. Parcels with side yards on Blue Star Highway: 110 feet from the center line of Blue Star Memorial Highway.
Minimum Rear Yard: (corner lots have no rear yard)		25 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.