

ARTICLE VIII A

PUBLIC UTILITY RESIDENTIAL OVERLAY DISTRICT

SECTION 8A.01 PURPOSE

The primary purpose of this district is to encourage single-family residential development on smaller lots where public sewer and water is available. This district is limited to roads or highways with existing public sanitary sewer and water lines established prior to 2000. The intent is to increase density along those existing public utility lines in order to reduce costs to the system. This district does not include properties within 500 feet of Lake Michigan (within the Shoreline Protection Overlay District).

SECTION 8A.02 USES PERMITTED BY RIGHT

- A. Single family dwellings.
- B. Accessory buildings as defined.
- C. Accessory uses as defined.
- D. State licensed residential foster care facilities housing six (6) or less persons.
- E. State licensed child care centers.
- F. Home occupations as conditioned by Section 18.21
- G. Private residential swimming pools as conditioned by Section 18.20

SECTION 8A.03 PERMITTED SPECIAL USES WITH CONDITIONS

- A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).
 - 1 Two-family dwellings
 - 2 State-licensed care facilities for more than six (6) persons
- 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 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.
4. Maximum lot width shall not exceed 66 feet.

SECTION 8A.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area:		6,600 square feet with public sewer and water.
Minimum Lot Width:		66 feet on lots with public water and sewer. Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): shall have an easement for ingress and egress recorded to/from adjacent parcels.
Maximum Lot Width:		66 feet
Minimum Front Yard:	On state hwys 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:		25 percent maximum.

added Apr. 2020