

ARTICLE 6.00

R-1, R-2, R-3 SINGLE FAMILY RESIDENTIAL DISTRICTS

Section 6.01 Statement of Intent

The intent of the Single-Family Residential Districts is to provide for a variety of single family housing needs. It is further the intent of this district to permit residential development in accordance with the Township's Master Plan and to establish restrictions on land which will provide for the orderly long-term transition of land from rural to urban residential uses, while also accommodating limited non-residential uses customarily incidental to single family dwellings.

It is further intended that development occur within platted subdivisions or similar developments. Preservation of natural features, open space, woodlands, wetlands, and flood prone areas is encouraged.

Section 6.02 Permitted Uses and Structures

In all R-1, R-2, and R-3 Districts no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Single-family detached dwellings.
- B. Publicly owned and operated parks, parkways, and recreational facilities (excluding Commercial Recreation and Indoor Recreation) (Subject to Section 17.02 CC).
- C. Adult care and child care facilities that provide care for up to six (6) individuals, including child day care facilities and adult foster care facilities.
- D. Essential public services, provided that there is no building or outdoor storage areas.
- E. Farms (Subject to Section 17.02.Q)

Section 6.03 Uses Permitted by Special Approval

- A. Public, private and parochial educational institutions providing elementary, intermediate, and high school programs and under the jurisdiction of a public school district board of education or a similar body authorized by the State of Michigan to provide primary and secondary education services. (Subject to Section 17.02 EE)
- B. Two family dwellings.
- C. Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals (Subject to Section 17.02.B)

- D. Churches or other buildings used for religious worship (Subject to Section 17.02.J).
- E. Museums, libraries, and municipal buildings.
- F. Cemeteries (Subject to 17.02.I).
- G. Roadside stands for the display and sale of produce raised on the premises (Subject to Section 17.02 DD.)
- H. Essential service buildings when operating requirements necessitate the location of said building at the specific site within the residential zoning district to serve the immediate vicinity (excluding storage yards). (Subject to Section 17.02.P)
- I. Bed and Breakfast facilities (Subject to Section 17.02.H)
- J. Convalescent or nursing home in the R-3 District (Subject to Section 17.02.M)
- K. Marinas and Boat liveryes. (Subject to Section 17.02 HH).
- L. Domestic Centers.
- M. Campgrounds.
- N. Public and private stables, riding academies.
- O. Nursery schools and adult day care facility.
- P. Water treatment plant.
- Q. Home occupations.
- R. Golf courses.
- S. Hospital.
- T. Professional offices of physicians and/or dentists. (amended 10/10/06)

Section 6.04 Permitted Accessory Uses

Accessory buildings, uses, and activities customarily incidental to any of the above named principal permitted uses (subject to Section 5.03)

Section 6.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval shall be required for all uses except detached one family residential and farm uses, in accordance Article 18.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses within all of the Single Family Residential Districts are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. Paved Access

All roads in a subdivision or condominium shall be hard surfaced. All access routes shall connect with publicly dedicated hard surfaced roads.