

ARTICLE XX

RESIDENTIAL DISTRICTS

§ X.05 - INTENT & PURPOSE

The intent and purpose of this Article is to:

- (A) Establish the intent and purposes of the Rural Residential (RR), Lake Residential (LR), Mobile Home Residential (MHR), and Common Use (CU) Districts;
- (B) Preserve the Township's rural character and protect visual corridors along public streets;
- (C) Ensure adequate space on properties for uses, structures, and other improvements;
- ~~(D) Reduce conflicts between adjacent uses and properties;~~
- ~~(E)~~(D) Encourage appropriate use of the Township's residential areas;
- ~~(F)~~(E) Ensure compatibility and reduce conflicts between residential uses and developments and, surrounding properties and uses, and the community; and
- ~~(G) Reduce the impacts of development on surrounding properties and the community; and~~
- ~~(H)~~(F) Establish use and developmental standards for the Rural Residential (RR), Lake Residential (LR), Mobile Home Residential (MHR), and Common Use (CU) Districts.

§ X.10 - DISTRICT INTENT & PURPOSE

(A) **Rural Residential (RR) District:** The intent and purpose of the Rural Residential (RR) District is to:

- (1) *Residential Use:* Provide opportunities for low-density residential use in a manner that is consistent with the character of these areas;
- (2) *Agriculture:* Provide opportunities for the continuation of appropriately-scaled agricultural operations;
- (3) *Preservation:* Encourage the preservation of undeveloped natural areas, such as woodlands, wetlands, and water courses; and
- (4) *Development Character:* Foster development patterns that are designed to maintain, enhance, and preserve open spaces, including farmlands, woodlands, and wetlands, that contribute to the rural character of the Township.

(B) **Lake Residential (LR) Districts:** The intent and purpose of the Lake Residential (LR) Districts ~~are is~~ to:

- (1) *Residential Use:* Provide opportunities for relatively high-density residential uses in a manner that is consistent with the unique physical, economic, and social characteristics of these areas;
- (2) *Recreation:* Provide opportunities for the recreational uses that are consistent with the character of these lake areas;
- (3) *Environment:* Protect the Township's waters and other natural resources in order to foster a healthy environment that enhances the use and enjoyment of these areas; and

(4) *Development Character:* Foster infill development that is consistent with the character of the established neighborhoods.

(C) **Mobile Home Residential (MHR) Districts:** The intent and purpose of the Mobile Home Residential (MHR) District is to:

(1) *Residential:* Provide opportunities for alternative housing in mobile home parks in areas where demand has been demonstrated and where appropriate public services are present.

(D) **Common Use (CU) Districts:** The intent and purpose of the Common Use (CU) District is to:

(1) *Recreation:* Provide opportunities for the shared recreational use of private waterfront land for residents of a development; and

(2) *Preservation:* Preserve and protect the environmental quality by preventing overcrowding of the Township’s waterbodies.

§ x.15 - SCHEDULE OF USES

Land and structures shall only be used for the uses specified below, unless otherwise permitted in this Ordinance.

(A) **Description:** Uses, as denoted in the Schedule of Uses, are described below.

- (1) “P” identifies uses that are permitted.
- (2) “S” identifies special land uses.
- (3) “PA” identifies permitted accessory uses.
- (4) “SA” identifies accessory special land uses.
- (5) “-” identifies uses that are not permitted. Uses that are not listed are also not permitted.

(B) **Schedule of Uses:** Uses are grouped into major categories. Only those uses listed under each category are permitted.

Table x.15(B)- Schedule of Uses

| (1) Residential | Zoning District | | | | Specific Standards |
|--|-----------------|-----------------|-----|----|--------------------|
| | RR | LR ¹ | MHR | CU | |
| a. Single-family dwelling | P | P | - | - | YES |
| b. Two-family | P | P | - | - | YES |
| c. Accessory Dwelling | PA | PA | - | - | YES |
| d. Day care, family home | P | P | - | - | YES |
| e. Day care, group home | S | S | - | - | YES |
| f. Foster care facility, family home | P | P | - | - | YES |
| g. Foster care facility, group home | S | S | - | - | YES |
| h. Home occupation | PA | PA | PA | - | YES |
| i. Mobile home park | - | - | P | - | YES |
| (2) Agriculture, Forestry, Fishing, & Hunting | Zoning District | | | | Specific Standards |
| | RR | LR ¹ | MHR | CU | |
| a. Biofuel production, small | P | - | - | - | YES |
| b. Biofuel production, large | S | - | - | - | YES |
| c. Commercial agriculture, excluding slaughterhouses | P | - | - | - | YES |

| | | | | | | |
|--|--|------------------------|-----------------------|------------|-----------|---------------------------|
| d. | Commercial stable | S | - | - | - | YES |
| e. | Conservation area and game refuge | P | - | - | - | |
| f. | Outdoor shooting range | S | - | - | - | YES |
| g-f. | Roadside stand | P | - | - | - | YES |
| h-g. | Private stable | PA | SA | = | = | YES |
| i-h. | Sod farming | S | - | - | - | |
| j-i. | Winery | S | - | - | - | |
| (3) Business, Commercial, & Retail | | Zoning District | | | | Specific Standards |
| | | RR | LR¹ | MHR | CU | |
| a. | Commercial kennel | S | - | - | - | YES |
| b. | Landscape nursery and greenhouse, including sales of plant materials and supplies | S | - | - | - | |
| c. | Veterinarian clinic | S | - | - | - | |
| (4) Arts, Entertainment, & Recreation | | Zoning District | | | | Specific Standards |
| | | RR | LR¹ | MHR | CU | |
| a. | Common use access lot | - | S | - | P | YES |
| b. | Dedicated open space | P | P | P | P | YES |
| c. | Golf course or country club | S | - | - | - | YES |
| d. | Marina or yacht club | - | S | - | - | YES |
| e. | Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature | P | S | P | P | YES |
| f. | Outdoor shooting range | S | - | - | - | YES |
| g. | Public park or playground | - | S | P | P | YES |
| h. | Recreation site dedicated for a platted subdivision or site condominium | P | P | P | P | |
| i. | Special event facility | S | - | - | - | YES |
| j. | Watercraft access ramp | - | S | - | P | |
| k. | Watercraft sales, repair, or storage | - | S | - | - | YES |
| (5) Food Service | | Zoning District | | | | Specific Standards |
| | | RR | LR¹ | MHR | CU | |
| a. | Entrepreneurial kitchen | SA | SA | - | - | YES |
| (6) Institutional | | Zoning District | | | | Specific Standards |
| | | RR | LR¹ | MHR | CU | |
| a. | Polling place | P | P | P | P | |
| b. | Religious institution, including housing for affiliated personnel | S | - | - | - | YES |
| c. | School | S | S | - | - | |
| (7) Other | | Zoning District | | | | Specific Standards |
| | | RR | LR¹ | MHR | CU | |
| a. | Accessory uses customarily incidental and subordinate to the permitted principal use | PA | PA | PA | PA | |
| b. | Bed and breakfast | S | S | - | - | YES |
| c. | Community well | S | S | S | - | YES |
| d. | Community sewage system | S | S | S | - | YES |
| e. | Day care center | S | - | - | - | YES |
| f. | Extractive operation | S | - | - | - | YES |
| g. | Mobile home park | - | - | P | - | YES |

| | | | | | |
|---------------------------------------|----|----|----|----|-----|
| g-o MET Tower | P | | | | YES |
| i-h Private club or meeting hall | S | - | - | - | |
| j-l Private landing strip or heliport | S | - | - | - | YES |
| k- Private stable | PA | SA | - | - | |
| t-j Sign | PA | PA | PA | PA | YES |
| m-k Solar energy system | PA | PA | PA | PA | YES |
| n-l Utility substation | S | - | - | - | YES |
| o-m WECS, mirco | PA | PA | PA | PA | YES |
| p-n WECS, small | PA | PS | PA | PA | YES |
| q-o Wireless communication facility | S | - | - | - | YES |

(1) *Lake Residential District:* This shall apply to all Lake Residential Districts.

(C) **Interpretation:** For specific uses that are not listed, the Director of Planning and Zoning shall determine if that use is substantially similar in character and impact to any of the uses listed in the Schedule of Uses.

(1) *Similar Use:* If a specific use that is not listed is determined to be substantially similar in character and impact to a use ~~is in~~ the Schedule of Uses, it shall then be subject to the same use and development standards as that similar, listed use.

(2) *No Similar Use:* If a specific use that is not listed is determined to not be substantially similar in character and impact to any of the uses in the Schedule of Uses, it shall not be ~~considered a~~ permitted ~~use~~.

§ x.20 - LOT STANDARDS

Lots shall only be created or altered in a manner that complies with the minimum area, frontage, and other standards outlined below, unless otherwise permitted in this Ordinance.

Table x.20- Lot Standards

| District | | Minimum Lot Area ^A | Minimum Lot Width ^B | Minimum Lot Frontage ^C |
|--------------------|---|-------------------------------|--------------------------------|-----------------------------------|
| a. RR | Rural Residential | 2 acres | 150 feet | 150 feet ^D |
| b. LR ^E | Lake Residential | | | |
| | 1. <u>On-site water and septic</u> | <u>1 acre</u> | <u>50 feet</u> | <u>50 feet</u> |
| | 2. <u>Either off-site water or septic</u> | 12,500 square feet | 50 feet | 50 feet |
| c. MHR | Mobile Home Residential | <u>5-10</u> acres | <u>300-330</u> feet | <u>300-330</u> feet |
| d. CU | Common Use Residential | 2 acres | 200 feet | 200 feet |

(A) **Lot Area:** The lot area is measured as the total horizontal area within the lot lines of a lot, excluding any street right-of-way or easement, shared driveway easement, other permanent access easement, bottomland, and wetland within the lot. See **DEFINITION ARTICLE** for the complete description.

- (B) **Lot Width:** The lot width is measured as the horizontal distance between the side lot lines at a distance equal to the front-yard setback. See **DEFINITION ARTICLE** for the complete description.
- (C) **Lot Frontage:** The lot frontage is measured as the horizontal length of the front-lot line. See **DEFINITION ARTICLE** for the complete description.
- (D) **Cul-de-Sac:** The lot frontage in **Agricultural (AGRural Residential (RR))** Districts may be reduced to sixty-six (66) where the front lot line is along a curvilinear segment of road, such as a cul-de-sac, if requiring the full distance would result in a lot with an unnecessarily excess lot width or lot area. The lot shall meet the minimum lot width for at least sixty-six (66) percent of the lot's depth.
- (E) **Lake Residential District:** This shall apply to all Lake Residential Districts.

§ X.25 - DEVELOPMENTAL STANDARDS

Structures and lots shall only be created and modified in a manner that complies with the developmental standards below, unless otherwise permitted in this Ordinance.

- (A) **Setbacks:** Structures shall only be created and modified in a manner that complies with the minimum setbacks outlined below.

Table x.25(A)- Minimum Setbacks ⁽¹⁾

| District | Front-yard ^{2,76} | Side-yard ^{7, yard⁶} | Rear-yard ^{7, yard⁶} | Waterbody ^{6,76} | Wetland ^{7, Wetland⁶} | Building-to-Building ^{7, Building⁶} |
|---|---------------------------------------|---|---|---|--|--|
| (1) RR Rural Residential | 35-80 feet ² | 15 feet | 30 feet | 50 feet | 25 feet | 10 feet |
| (2) LR 1 Lake Residential | 25-80 feet ² | 5+ feet ^{5, feet4} | 30 feet | 50 feet ⁵ | 25 feet | 10 feet |
| (3) LR 1 R 2 Portage Lake Residential East | 25-50 feet ² | 5+ feet ^{5, feet4} | 30 feet | 40-50 feet ^{6, feet5} | 25 feet | 10 feet |
| (4) LR 2 R 3 Portage Lake Residential West | 25-35 feet ² | 5+ feet ⁵ | 25 feet | 30-45 feet ^{6, feet5} | 25 feet | 10 feet |
| (5) LR 3 R 4 Silver Lake Residential North | 20 feet | 5+ feet ^{5, feet4} | 20 feet | 35-40 feet ^{6, feet5} | 25 feet | 10 feet |
| (6) LR 4 R 5 Half Moon Lake Residential North | 25 feet | 5+ feet ^{5, feet4} | 25 feet | 45-55 feet ^{6, feet5} | 25 feet | 10 feet |
| (7) LR 5 R 6 Half Moon Lake Residential South | 20 feet | 5+ feet ^{5, feet4} | 25 feet | 30-80 feet ^{6, feet5} | 25 feet | 10 feet |
| (8) LR 6 R 7 North Lake Residential North | 25-35 feet ² | 5+ feet ^{5, feet4} | 30 feet | 40-80 feet ^{6, feet5} | 25 feet | 10 feet |
| (9) LR 7 R 8 North Lake Residential South | 20-80 feet ² | 5+ feet ^{5, feet4} | 25 feet | 30-50 feet ^{6, feet5} | 25 feet | 10 feet |

| | | | | | | | | |
|------|-----|-------------------------|-------------------------|---------|---------|---------|---------|---------|
| (10) | MHR | Mobile Home Residential | 25-80 feet ² | 15 feet | 30 feet | 50 feet | 30 feet | 15 feet |
| (11) | CU | Common Use Residential | 50 feet | 15 feet | 30 feet | 50 feet | 30 feet | 10 feet |

GRAPHICS

- (1) *Setback Description:* Setbacks are the horizontal distance measured from the nearest point of the structure to the lot lines or other feature. See **DEFINITION ARTICLE** for the complete description.
- (2) *Front-yard Setbacks:* The following shall apply to front-yard setbacks:
- a. *How Measured:* The front-yard setback shall be measured from the right-of-way or access easement.
 - b. *Corner or Double-frontage Lots:* Corner and double frontage lots shall have a front-yard setback along each front-lot line.
 - c. *Distance:* When there are several distances ~~for listed for the~~ front-yard setback in **Table X.25(A)** above, the front-yard setback shall at least the smaller distance indicated in **Table X.25(A)** from all streets and shall be at least the larger distance indicated in **Table X.25(A)** from ~~the following major and minor thoroughfares, including, but not limited to:~~ streets:
 1. Brand Road;
 2. Colby Road;
 3. Dancer Road;
 4. Dexter-Pinckney Road;
 5. Dexter-Townhall Road;
 6. Donner Road;
 7. Fleming Road;
 8. Hankerd Road;
 9. Huron River Drive;
 10. Island Lake Road;
 11. Lima Center Road;
 12. Madden Road;
 13. McGregor Road;
 14. McKinley Road
 15. North Territorial Road;
 16. Quigley Road;
 17. Riker Road;
 18. Stinchfield Woods Road;
 19. Toma Road;
 20. Waterloo Road.

- (3) *Access Easements*: Setbacks from ~~access~~-easements, including access easements and lake access easements, shall be measured from the edge of the easement.
- ~~(4) *Setback from Lake Access Easement*: When a lake access easement runs along the side lot line, the side yard setback shall be measured from the easement.~~
- ~~(5)~~(4) *Side-yard Setback*: The side-yard setback shall be increased at a ratio of one (1) to two (2) for buildings with a height greater than eighteen (18) feet.
- ~~(6)~~(5) *Setback from Waterbody*: Structures shall not be permitted within the required waterbody setback. This shall not apply to certain minor accessory structures, including, but not limited to, In no instance shall any structures, other than docks, seawalls, retaining walls, sidewalks, and low decks and patios, ~~be permitted within the required waterbody setback~~. The minimum waterbody setback from the ordinary high-water level-mark shall be determined as follows:
 - a. *Adjacent Buildings*: When there are principal buildings on both adjacent lots, the shoreline setback shall be a straight line drawn between the adjacent principal buildings.

GRAPHIC

- b. *Large Setbacks*: When principal buildings on adjacent lots are set back a distance greater than the larger number in the table above, the minimum waterbody setback shall be the larger distance in the table above.

GRAPHIC

- c. *Vacant Lots*: When one (1) or both of the adjacent lots are vacant, the next adjacent lots shall be used. When two (2) lots in both directions are vacant, the minimum waterbody setback shall be the larger distance in the table above.

GRAPHIC

- d. *Minimum Setback*: The waterbody setback shall never be less than the smaller distance in the table above.

GRAPHIC

- ~~e. a. *Show Buildings*: Site plans, plot plans, and surveys used to secure a zoning permit shall show the location of buildings on adjacent lots.~~
- e. *Point or Peninsula*: For lots at the end of a point or peninsula or adjacent to parkland, the minimum waterbody setback shall be the distance equal to the average waterbody setback of the two (2) closest lots.
- f. *Show Buildings*: Site plans, plot plans, and surveys used to secure a zoning permit shall show the location of buildings on adjacent lots.
- ~~(7)~~(6) *Setback Projections*: Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, ~~and~~ wetland, and building-to-building setbacks but shall at least than five (5) feet from any lot line and at least twenty (20) feet from waterbodies, as outlined in the table below.

| <i>Table x.25(A)(16)- Setback Projections</i> | | | | | | |
|---|------------|-----------|-----------|-----------------|---------|----------------------|
| Projection | Front-Yard | Side-Yard | Rear-Yard | Waterfront-Yard | Wetland | Building-to Building |
| a. Awnings, or <u>Canopies</u> | 3 feet | 2 feet | 5 feet | - | 3 feet | 1 foot |

| | | | | | | |
|---|--------|--------|---------|---------|--------|---------|
| b. Bay- or Garden-garden wWindows | 3 feet | 2 feet | 3 feet | 2 feet | 3 feet | - |
| c. Roof Overhangs | 3 feet | 3 feet | 3 feet | 3 feet | 3 feet | 1 foot |
| d. Unroofed porches, decks, patios, and steps that are within 6 feet of the natural adjacent grade | 5 feet | 5 feet | 5 feet | - | - | 2 feet |
| e. Unroofed porches, decks, patios, and steps that are within 18 inches of the natural adjacent grade | 5 feet | 5 feet | 10 feet | 10 feet | - | 10 feet |
| f. Window air conditioning units | 2 feet | 2feet | 2 feet | 2 feet | 2 feet | 2 feet |
| g. Window Wells | 3 feet | 3 feet | 3 feet | 3 feet | - | - |

(B) **Height & Coverage:** Structures and lots shall only be created and modified in a manner that is consistent with the height and coverage outlined below.

Table x.25(B)- Maximum Height & Coverages

| Zoning District | Height ^(1,2) | Building Coverage ³⁽²⁾ | Impervious Coverage ⁴⁽³⁾ |
|---|-------------------------|-----------------------------------|-------------------------------------|
| (1) RR Rural Residential | 30 feet | 10 percent | 20 percent |
| (2) LR1 Lake Residential | 30 feet | 25-30 percent | 40 percent |
| (3) LR1L R2 Portage Lake Residential East | 27 feet | 30 percent | 45 percent |
| (4) LR2L R3 Portage Lake Residential West | 27 feet | 30 percent | 45 percent |
| (5) LR3L R4 Silver Lake Residential North | 25 feet | 35 percent | 55 percent |
| (6) LR4L R5 Halfmoon Lake Residential North | 30 feet | 30 percent | 50 percent |
| (7) LR5L R6 Halfmoon Lake Residential South | 28 feet | 30 percent | 45 percent |
| (8) LR6L R7 North Lake Residential North | 30 feet | 30 percent | 45 percent |
| (9) LR7L R8 North Lake Residential South | 28 feet | 35 percent | 50 percent |
| (10) MHR Mobile Home Residential | 20 feet | 15 percent | 30 percent |
| (11) CU Common Use Residential | 18 feet | 5 percent | 15 percent |

GRAPHICS

- (1) Height Description:** The vertical distance measured from the finished grade to the highest roof surface or the average height between the drip edge and the peak for the highest roof surface for sloped roofs. See **DEFINITION ARTICLE** for the complete description.
- (1)(2) Height Projections:** Some structures or portions of structures may extend above the maximum height in Table X.25(B) above; see §XX of this Ordinance.
- (2)(3) Lot Building Coverage Description:** The horizontal area of the lot that is covered by buildings, including breezeways, arbors, and roofed porches, patios, and decks. See **DEFINITION ARTICLE** for the complete description.
- (3)(4) Impervious Coverage Description:** The horizontal area of the lot that is covered by buildings, including overhangs, and other impervious surface that cannot be effectively and easily penetrated by water. See **DEFINITION ARTICLE** for the complete description.

End of Article xx.

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