

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) Encourage appropriate use of the Township's residential areas;
- (F) Ensure compatibility between residential uses and surrounding uses;
- (G) Reduce the impacts of development on surrounding properties and the community; and
- (H) 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 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.

(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. Roadside stand	P	-	-	-	YES
h. Sod farming	S	-	-	-	
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
h. MET Tower	P				YES

i.	Private club or meeting hall	S	-	-	-	
j.	Private landing strip or heliport	S	-	-	-	YES
k.	Private stable	PA	SA	-	-	
l.	Sign	PA	PA	PA	PA	YES
m.	Solar energy system	PA	PA	PA	PA	YES
n.	Utility substation	S	-	-	-	YES
o.	WECS, mirco	PA	PA	PA	PA	YES
p.	WECS, small	PA	PS	PA	PA	YES
q.	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 to any of the uses listed in the Schedule of Uses

- (1) *Similar Use:* If a specific use is determined to be substantially similar to a use 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 is determined to not be substantially similar 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.

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	12,500 square feet	50 feet	50 feet
c. MHR Mobile Home Residential	5 acres	300 feet	300 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 (AG) 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.

District		Front-yard ^{2,7}	Side-yard ⁽⁷⁾	Rear-yard ⁽⁷⁾	Waterbody ^(6,7)	Wetland ⁽⁷⁾	Building-to-Building ⁷
(1) RR	Rural Residential	35-80 feet ²	15 feet	30 feet	50 feet	25 feet	10 feet
(2) LR	Lake Residential	25-80 feet ²	5+ feet ⁵	30 feet	50 feet	25 feet	10 feet
(3) LR1	Portage Lake Residential East	25-50 feet ²	5+ feet ⁵	30 feet	40-50 feet ⁶	25 feet	10 feet
(4) LR2	Portage Lake Residential West	25-35 feet ²	5+ feet ⁵	25 feet	30-45 feet ⁶	25 feet	10 feet
(5) LR3	Silver Lake Residential North	20 feet	5+ feet ⁵	20 feet	35-40 feet ⁶	25 feet	10 feet
(6) LR4	Half Moon Lake Residential North	25 feet	5+ feet ⁵	25 feet	45-55 feet ⁶	25 feet	10 feet
(7) LR5	Half Moon Lake Residential South	20 feet	5+ feet ⁵	25 feet	30-80 feet ⁶	25 feet	10 feet
(8) LR6	North Lake Residential North	25-35 feet ²	5+ feet ⁵	30 feet	40-80 feet ⁶	25 feet	10 feet
(9) LR7	North Lake Residential South	20-80 feet ²	5+ feet ⁵	25 feet	30-50 feet ⁶	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 a 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 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 Easement:* Setbacks from 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) *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) *Setback from Waterbody:* 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 shall be determined as follows:

a. *Adjacent Buildings:* When there are buildings on both adjacent lots, the shoreline setback shall be a straight line drawn between the adjacent buildings.

GRAPHIC

b. *Large Setbacks:* When 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. *Show Buildings:* Site plans, plot plans, and surveys used to secure a zoning permit shall show the location of buildings on adjacent lots.

f. *Point or Peninsula:* For lots at the end of a point or peninsula, the minimum waterbody setback shall be the distance equal to the average waterbody setback of the two (2) closest lots.

(7) *Setback Projections:* Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, and wetland 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)(1)- Setback Projections</i>						
Projection	Front-Yard	Side-Yard	Rear-Yard	Waterfront-Yard	Wetland	Building-to Building
Awnings, Canopies	3 feet	2 feet	5 feet	-	3 feet	1 foot
Bay, Garden Windows	3 feet	2 feet	3 feet	2 feet	3 feet	-
Roof Overhangs	3 feet	3 feet	3 feet	3 feet	3 feet	1 foot
Unroofed porches, decks, patios, and steps that are within 6 feet of the natural adjacent grade	5 feet	5 feet	5 feet	-	-	2 feet
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

Window air conditioning units	2 feet	2feet	2 feet	2 feet	2 feet	2 feet
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.

District	Height ⁽¹⁾	Building Coverage ⁽²⁾	Impervious Coverage ⁽³⁾
(1) RR Rural Residential	30 feet	10 percent	20 percent
(2) LR Lake Residential	30 feet	25 percent	40 percent
(3) LR1 Portage Lake Residential East	27 feet	30 percent	45 percent
(4) LR2 Portage Lake Residential West	27 feet	30 percent	45 percent
(5) LR3 Silver Lake Residential North	25 feet	35 percent	55 percent
(6) LR4 Halfmoon Lake Residential North	30 feet	30 percent	50 percent
(7) LR5 Halfmoon Lake Residential South	28 feet	30 percent	45 percent
(8) LR6 North Lake Residential North	30 feet	30 percent	45 percent
(9) LR7 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.
- (2) **Lot 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) **Impervious Coverage Description:** The horizontal area of the lot that is covered by buildings 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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