

ARTICLE 5

RESIDENTIAL DISTRICTS

§5.05 - 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) Encourage appropriate use of the Township's residential areas;
- (E) Ensure compatibility and reduce conflicts between residential uses and developments and surrounding properties, uses, and the community; and
- (F) Establish use and developmental standards for the Rural Residential (RR), Lake Residential (LR), Mobile Home Residential (MHR), and Common Use (CU) Districts.

§5.10 - 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 limited agricultural operations;
- (3) *Recreation:* Provide opportunities for the preservation, creation, and enhancement of passive and active recreational uses that are compatible with the natural character of the land and surrounding uses;
- (4) *Preservation:* Encourage the preservation of undeveloped natural areas, such as woodlands, wetlands, and water courses; and
- (5) *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 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) District: 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) District: 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.

§5.15 - 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.

<i>Table 5.15(B)- Schedule of Uses</i>					
(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, 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.	Hunting preserve	S	-	-	-	
g.	Roadside stand	P	-	-	-	YES
h.	Private stable	PA	SA	-	-	YES
i.	Sod farming	S	-	-	-	
j.	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	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.	MET Tower	P				YES
g.	Private club or meeting hall	S	-	-	-	
h.	Private landing strip or heliport	S	-	-	-	YES
i.	Sign	PA	PA	PA	PA	YES

j.	Solar energy system	PA	PA	PA	PA	YES
k.	Utility substation	S	-	-	-	YES
l.	WECS, mirco	PA	PA	PA	PA	YES
m.	WECS, small	PA	PS	PA	PA	YES
n.	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 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 permitted.

§5.20 - 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 5.20- 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. On-site water and septic	1 acre	50 feet	50 feet
	2. Either off-site water or septic	12,500 square feet	50 feet	50 feet
c.	MHR Mobile Home Residential	10 acres	330 feet	330 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 Rural Residential (RR) Districts may be reduced to sixty-six (66) feet 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.

§5.25 - 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 and lots shall only be created and modified in a manner that complies with the minimum setbacks outlined below.

Table 5.25(A)- Minimum Setbacks ¹

District	Front-yard ^{2,6}	Side-yard ⁶	Rear-yard ⁶	Waterbody ⁶	Wetland ⁶	Building-to-Building ⁶
(1) RR Rural Residential	35-80 feet ²	15 feet	30 feet	50 feet	25 feet	10 feet
(2) LR1 Lake Residential	25-80 feet ²	5+ feet ⁴	30 feet	50 feet ⁵	25 feet	10 feet
(3) LR2 Portage Lake Residential East	25-50 feet ²	5+ feet ⁴	30 feet	40-50 feet ⁵	25 feet	10 feet
(4) LR3 Portage Lake Residential West	25-35 feet ²	5+ feet ⁵	25 feet	30-45 feet ⁵	25 feet	10 feet
(5) LR4 Silver Lake Residential North	20 feet	5+ feet ⁴	20 feet	35-40 feet ⁵	25 feet	10 feet
(6) LR5 Half Moon Lake Residential North	25 feet	5+ feet ⁴	25 feet	45-55 feet ⁵	25 feet	10 feet
(7) LR6 Half Moon Lake Residential South	20 feet	5+ feet ⁴	25 feet	30-80 feet ⁵	25 feet	10 feet
(8) LR7 North Lake Residential North	25-35 feet ²	5+ feet ⁴	30 feet	40-80 feet ⁵	25 feet	10 feet
(9) LR8 North Lake Residential South	20-80 feet ²	5+ feet ⁴	25 feet	30-50 feet ⁵	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 5.25(A)** above, the front-yard setback shall at least the smaller distance indicated in **Table 5.25(A)** above from all streets and shall be at least the larger distance indicated in **Table 5.25(A)** above from major and minor thoroughfares, including, but not limited to 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; and
 20. Waterloo Road.
- (3) *Access Easements:* Setbacks from easements, including access easements and lake access easements, shall be measured from the edge of the easement.

- (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.

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- (5) *Waterbody Setback:* Structures shall not be permitted within the required waterbody setback. This shall not apply to certain minor accessory structures, including, but not limited to, docks, seawalls, retaining walls, sidewalks, and low decks and patios. The minimum waterbody setback from the ordinary high-water mark shall be determined as follows:

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

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- b. *Large Setbacks:* When principal buildings on adjacent lots are set back a distance greater than the larger number in Table 5.25(A) above, the minimum waterbody setback shall be the larger distance in Table 5.25(A) above.

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- 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 Table 5.25(A) above.

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- d. *Minimum Setback:* The waterbody setback shall never be less than the smaller distance in Table 5.25(A) above.

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- 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.
- (6) *Setback Projections:* Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, 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.

Projection	Front-Yard	Side-Yard	Rear-Yard	Waterfront-Yard	Wetland	Building-to Building
a. Awnings or canopies	3 feet	2 feet	5 feet	-	3 feet	1 foot
b. Bay or garden windows	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. Low, unroofed porches, decks, patios, and steps a	5 feet	5 feet	5 feet	-	-	2 feet

e. Ground-level unroofed porches, decks, patios, and steps ^b	5 feet	5 feet	10 feet	10 feet	-	10 feet
f. Window air conditioning units	2 feet	2 feet	2 feet	2 feet	2 feet	2 feet
g. Window Wells	3 feet	3 feet	3 feet	3 feet	-	-

- a. *Low:* This shall apply to unroofed porches, decks, patios, and steps that are within six (6) feet of the natural adjacent grade. OTHER CONDITIONS
- b. *Ground-level:* This shall apply to unroofed porches, decks, patios, and steps that are within eighteen(18) inches of the natural adjacent grade. OTHER CONDITIONS

(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, unless otherwise permitted by this Ordinance.

Table 5.25(B)- Maximum Height & Coverages

Zoning District	Height ^{1,2}	Building Coverage ³	Impervious Coverage ⁴
(1) RR Rural Residential	30 feet	10 percent	20 percent
(2) LR1 Lake Residential	30 feet	30 percent	40 percent
(3) LR2 Portage Lake Residential East	27 feet	30 percent	45 percent
(4) LR3 Portage Lake Residential West	27 feet	30 percent	45 percent
(5) LR4 Silver Lake Residential North	25 feet	35 percent	55 percent
(6) LR5 Halfmoon Lake Residential North	30 feet	30 percent	50 percent
(7) LR6 Halfmoon Lake Residential South	28 feet	30 percent	45 percent
(8) LR7 North Lake Residential North	30 feet	30 percent	45 percent
(9) LR8 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) **Height Projections:** Some structures or portions of structures may extend above the maximum height in Table 5.25(B) above; see §XX of this Ordinance.

- (3) ***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.
- (4) ***Impervious Coverage Description:*** The horizontal area of the lot that is covered by buildings, including overhangs, and other impervious surfaces that cannot be effectively and easily penetrated by water. See **DEFINITION ARTICLE** for the complete description.

End of Article 5.

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