

**ARTICLE 6**  
**RESIDENTIAL SUBURBAN FARMS DISTRICT (RSF)**

**SECTION 6.00      PURPOSE**

The Suburban Farms District is intended to provide open land area for orderly residential growth, continued agricultural use and residential activities of a rural character in areas that are presently without public water and sewage facilities and are likely to remain without such services for an extended period of time. Such areas have significant natural features and unique natural resources that should be preserved and enforced in the interest of property values and the tax base of the Township. This district is also established to provide transition between areas of developed as farms and farm residences and more urban land use patterns. The RSF District is intended to implement the Rural Transition Future Land use category presented in the Clyde Township Master Plan.

**SECTION 6.01      PRINCIPAL USES PERMITTED**

No building or structure, or part thereof, shall be erected, altered, or used, and no land shall be used except for one or more of the following:

1.      Single-family detached dwellings.
2.      Farms excluding the raising or housing of livestock. See Section 15.18 for exceptions to the exclusion of raising or housing of livestock.
3.      Home occupations.
4.      Publicly owned and operated municipal buildings other than places of public assembly.
5.      Publicly owned parks, parkways, and recreational facilities.
6.      Public, parochial, and private elementary, intermediate and/or high schools, and institutions of higher learning, offering courses in general education.
7.      Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, (but not including service storage yards) when operating requirements necessitate the location of such facilities within the district.
8.      Family day care home.
9.      Accessory buildings and uses customarily incidental to any of the above permitted uses.

## **SECTION 6.02 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 504 of PA110 of 2006 as amended, known as the “Michigan Zoning Enabling Act,”. Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

1. Bed and breakfast operations.
2. Greenhouses.
3. Tree and shrub nurseries.
4. Golf driving ranges and golf courses.
5. Churches.
6. Municipal buildings of public assembly including libraries, auditoriums and other gathering places.
7. Adult foster care large and small group homes and congregate care facilities.
8. Two-family dwellings.
9. Group day care home.
10. Home Based Businesses

## **SECTION 6.03 AREA AND BULK REQUIREMENTS**

See Article 14, “Schedule of Regulations” limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

## **SECTION 6.04 SITE PLAN APPROVAL**

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individual single family homes and two family dwellings are exempt from this requirement. Public Act 110 of 2006 as amended, known as the “Michigan Zoning Enabling Act,” M.C.L. 125.3501 Section 501. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.