

ARTICLE 7
RESIDENTIAL SINGLE FAMILY DISTRICTS (R-1) AND (R-2)

SECTION 7.00 PURPOSE

The R-1 and R-2 Districts, are intended to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, single family detached dwellings along with other residentially related facilities, which serve the residents on the district. In specific, the intent is:

1. To encourage the construction of, and the continued use of the land for single family dwellings in the district.
2. To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of one-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of the Ordinance.
4. To discourage any land use which would generate traffic on minor or local streets other than normal traffic to serve the residences on those streets.
5. To discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protections, supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single family dwellings.

SECTION 7.01 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. Home occupations.
3. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, (but not including service or storage yards) when operating requirements necessitate the location of such facilities within the district.
4. Family day care home.
5. Adult Foster Care Family Home
6. Public, parochial, and private elementary, intermediate and or high schools, and institutions of higher learning, offering courses on general education.

7. Accessory buildings and uses customarily incidental to any of the above permitted uses.

SECTION 7.02 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 PA 110 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. Churches.
2. Child care center or daycare center.
3. Private noncommercial recreational areas, institutional or community recreation centers, and non-profit swimming pool clubs.
4. Golf courses.
5. Publicly owned and operated municipal buildings, libraries, parks, parkways, and recreational facilities.
6. Group day care home.
7. Bed and Breakfast

SECTION 7.03 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 7.04 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 are exempt from this requirement. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.