

ARTICLE 7
R-1 LOW DENSITY ONE-FAMILY RESIDENTIAL DISTRICT

Updated 5/4/13

Sec. 7.01. DESCRIPTION AND PURPOSE.

This is the most restricted, low-density zone, composed chiefly of low-density one-family homes on individual lots together with required recreational, religious and educational facilities. For the purposes of uniformity of development patterns while maintaining flexibility of development types, the area regulations for the zone are divided into two sub-districts.

Sec. 7.02 PERMITTED USES.

Land or buildings in the R-1 Zone may be used for the following purposes only:

- A. One single-family dwelling on each lot.
- B. Permitted accessory uses and buildings as regulated in Section 3.11.
- C. Home occupation, as an accessory use, as regulated in Section 23.07.
- D. Adult foster care small group home, licensed under Act 218 of the public acts of 1979, as regulated in Section 23.11.
- E. Cemeteries.
- F. [Reserved]

Sec. 7.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the planning commission, subject to compliance with the procedures and standards established in Article 20 of the ordinance.

- A. Elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- B. Parks, playgrounds, community centers, governmental, administration, or service buildings owned and operated by a governmental agency or a nonprofit group if found to be essential to service the neighborhood or community at this location. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- C. Churches and synagogues and other buildings used principally as places of worship, provided the building or structure is at least twenty-five (25) feet from any other residentially zoned lot. Accessory uses, including parsonages; preschool, and similar uses are also permitted. See Sec. 23.05.

- D. Convalescent or nursing homes.
- E. A facility designed to support a subsistent equestrian use which wholly consists of a circumscribed area of land within which is located all roofed enclosures pertinent to the use. Such subsistent equestrian use is permitted only as an accessory to the residential use of the property. In addition, the gross land area of the parcel shall be a minimum of five (5) acres and the maximum circumscribed area of the facility is not to exceed ten (10) percent of the gross land area. A single roofed enclosure or roofed enclosures in combination shall not exceed fifty (50) percent of the circumscribed area. In the case of this ordinance section subsistent shall mean a facility that provides for the individual needs of the property resident without marketing for commercial retail trade.

The planning commission may consider all such facilities to be transitory uses and, as a condition of a special land use, could require that all materials used in the construction of any enclosures be easy to disassemble and remove so as to not impede the likely end result residential development use of the property.

The planning commission is hereby granted the authority to place certain conditions on the subsistent equestrian facility such as but not limited to, waste handling, fence height, building height and area, facility colors, etc., some of which may be inconsistent with other regulations, found in the

Townships Zoning Ordinances that may be more or less restrictive. On that matter the conditions of the Special Land Use approval prevails.

Sec. 7.04 HEIGHT REGULATIONS.

No building shall exceed thirty (30) feet or two and one half (2-1/2) stories in height. Detached accessory buildings shall comply with the requirements of Section 3.10.

Sec. 7.05 AREA REGULATIONS.

All buildings, structures, or additions thereto shall comply with the following requirements:

- A. **FRONT YARD.** The uniform setback provisions of Section 3.03 B shall apply to all residential buildings, structures, and additions. If a uniform setback does not exist, the front yard setback shall be not less than forty (40) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is a lot of record as of July 28, 1998 or (ii) any lot included in a proposed plat, building envelope or site condominium, or building site located in any other type of development which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of forty (40) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a

major arterial street.

B. **SIDE YARD.** On interior lots, total side yards of twenty-five (25) feet are required; no yard shall be less than ten (10) feet. On corner lots, a side yard of forty (40) feet is required along the street side of the lot; a side yard of ten (10) feet is required on the opposite side of the lot.

C. **REAR YARD.** There shall be a rear yard of not less than fifty (50) feet.

D. **LOT AREA AND WIDTH.** The minimum lot area of an interior lot shall not be less than fifteen thousand (15,000) square feet and the width of the lot at the front setback line shall not be less than one hundred (100) feet. A corner lot in the R-1 district shall have a minimum area of seventeen thousand five hundred (17,500) square feet and the width of the lot at the front setback line shall not be less than one hundred twenty (120) feet.

E. **EXISTING LOTS.** All existing lots that are lots of record and for all developments where preliminary plan or plat approval has been granted by September 11, 2006 and meet the following conditions are acceptable buildable lots and are not considered legal non-conforming but rather are considered legal conforming for purposes of building, expansion, enlargement and rebuilding:

1. **FRONT YARD.** The uniform setback provisions of Section 3.03B shall apply to all residential buildings, structures,

and additions. If a uniform setback does not exist, the front yard setback shall be not less than thirty five (35) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is of record as of July 28, 1998, or (ii) any lot included in a proposed plat, building envelope or site in a proposed site condominium, or building site located in any other type of development a which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of thirty-five (35) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a major arterial street.

2. **SIDE YARD.** On interior lots, total side yards of twenty (20) feet are required; no yard shall be less than seven (7) feet. On corner lots, a side yard of thirty-five (35) feet is required along the street side of the lot; a side yard of seven (7) feet is required on the opposite side of the lot.

3. **REAR YARD.** There shall be a rear yard of not less than thirty-five (35) feet.

4. **LOT AREA AND WIDTH.** The minimum lot area of an interior lot shall not be less than ten thousand (10,000) square feet and the width of the lot at the front setback line shall not be less than eighty (80) feet. A corner lot shall have a minimum area of twelve thousand five

hundred (12,500) square feet and the width of the lot at the front setback line shall not be less than one hundred (100) feet.

F. LOT FRONTAGE AND LOT AREA EXCEPTION.

For all Residential Subdivisions, Site Condominium, and Condominium Developments where lesser frontage and/or less square feet of lot area is desired, such developments are permitted subject to the following regulations:

1. **LOT AREA AND WIDTH.** The minimum lot area of an interior lot shall not be less than ten thousand (10,000) square feet and the width of the lot at the front setback line shall not be less than eighty (80) feet. A corner lot shall have a minimum area of twelve thousand five hundred (12,500) square feet and the width of the lot at the front setback line shall not be less than one hundred (100) feet.
2. **FRONT YARD.** The uniform front yard setback shall be a build to line at thirty five (35) feet from the road right of way.
3. **SIDE YARD.** On interior lots, total side yards of twenty (20) feet are required; no yard shall be less than seven (7) feet. On corner lots, a side yard of thirty-five (35) feet is required along the street side of the lot; a side yard of seven (7) feet is required on the opposite side of the lot.
4. **REAR YARD.** There shall be a rear yard of not less than thirty-five (35) feet.
5. **GARAGES.** It is recommended that all garages are rear load garages off rear alley ways. For lots where rear loading is not possible, side loading is the next preferred choice. If rear loading and/or side loading is not possible and a front load garage is the only choice, such garage shall not project more than six (6) feet ahead of the home front wall and at no time shall the front wall of the garage project beyond the porch.
6. **CURB APPEAL.** All homes must create a sense of permanent value and memorable curb appeal showcasing an array of architectural styles, colors and a mix of exterior materials such as stone products, brick, shake siding, cement board siding and metal roofing.
 - ie: - use contrasting materials to define entries or to separate stories and accent areas. Use stone in combination with brick, siding and stucco. Shakes can be used to highlight an architectural feature and metal roof sections can highlight special windows. All of which should represent a commitment to meticulous attention to details.
7. **INTERCONNECTION.** The development must offer a street connectivity where cul-de-sacs are non-existent. The connected streets should reinforce the entire fabric of the neighborhood tying neighbors together to create neighborhoods where people, family and social togetherness is expressed louder than the automobile.

- 8. **SITE DESIGN.** Site design must create private gathering spaces for the family and friends in contrast to rear yards that adjoin with rear decks that share the same rear yard environment.
- 9. **SOCIAL SPACES.** Public spaces, such as small parks, village greens, viewing gazebos, and playgrounds accessible to the whole neighbor hood are excellent community building elements that allow neighbors to casually interact as they go about their day. These must be included and strategically located and designed to advance the neighborhood concept and be accessible to all within the immediate neighborhood and beyond.
- 10. **PORCHES.** A front porch is required for most homes. Equally important to including a porch is the understanding that the porch express’s the homes architecture. A porch, full width to the home, is preferred. Architecture is expressed in the porch columns, roof pitch, overhang cornices, building height, window types and trims, all of which must be carefully planned.
- 11. **LANDSCAPING.** Special landscaped features such as plat entrance landscaping, picket fences, street trees, pedestrian lighting, pedestrian benches, water features and similar amenities are a must.

Sec. 7.06 MINIMUM FLOOR AREA AND EXTERIOR WIDTH.

Each single-family dwelling in this zone shall have a minimum finished habitable floor area, above exterior finished grade, of one thousand two hundred (1,200) square feet. Each dwelling unit shall have a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet in length. Each single-family dwelling shall be constructed with an attached garage a minimum of four hundred and eighty four (484) square feet.

Sec. 7.07 ADDITIONAL REGULATIONS.

- A. Keeping and raising animals - see Sec. 23.02.
- B. Parking Requirements - see Article 21.
- C. Signs - see Article 22.
- D. Standards for Single Family Dwellings - see Sec. 23.14.
- E. Foster and Child Care Facilities - see Sec. 23.11.
- F. Accessory Buildings and Uses - see Sec. 3.11.
- G. Home Occupation - see Sec. 23.07.
- H. Landscaping shall be provided in accordance with Article 21A herein.