

ARTICLE 11.00

R-1, One Family Residential District

Section 11.01 Statement of Purpose

The intent of the One Family Residential District is to provide areas of the Township for the construction and continued use of single family detached dwellings within safe, stable neighborhoods. It is intended that R-1 zoned development occur within approved platted subdivisions, condominiums, or similar developments located adjacent to collector or arterial roads in locations that are served by adequate public services, particularly a municipal sanitary sewer and waste water treatment system. Where sanitary sewer service is not available, it is the intent of this district to allow development within the R-1 District, but at a lower density and in accordance with regulations considered appropriate in areas that lack such services.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district.

It is intended that developments in this district be designed to preserve significant natural features and promote public health, safety, and welfare. Preservation of open space, protection of flood prone areas, protection of wetlands, woodlands, and groundwater recharge areas, and preservation of other natural features is encouraged, consistent with state law.

Section 11.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned R-1, One Family Residential, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. One family detached dwellings.
2. Manufactured homes, subject to the provisions in Section 2.05.
3. Family care homes, as defined in Section 1.03.
4. Essential services, subject to the provisions in Section 2.16.
5. Adult Foster Family Homes, Family Child Day Care Homes, Child Foster Family Homes, Child Foster Family Group Homes, any of which shall have a capacity of no more than 6.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the R-1 District shall be permitted, subject to the provisions in Section 2.03:

1. Uses and structures incidental to and customarily associated with one family detached dwelling units.
2. Private parks owned and maintained by a homeowner's association that are part of an approved plat or condominium project.
3. Home occupations and home-based businesses, subject to the provisions in Section 2.06.
4. Pens and enclosures for household pets.
5. Private swimming pools, subject to the provisions in Section 8.02, sub-section W.
6. Signs, subject to the provisions in Article 7.00.
7. Off-street parking, subject to the provisions in Article 4.00.

C. Special Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 29.03.

1. An accessory apartment, subject to the provisions in Section 8.03, sub-section A.
2. Publicly owned and operated parks, parkways, and recreation facilities, institutional or community recreation centers, and non-profit swim clubs, subject to the provisions in Section 8.02, sub-section W.
3. Municipal buildings and uses that do not require outside storage of materials or equipment.
4. Public, parochial, and other private elementary, intermediate, or high schools licensed by the State of Michigan to offer courses in general education.
5. Cemeteries, subject to the provisions in Section 8.02, sub-section G.
6. Adult Foster Care Small Group Homes and Group Child Care Homes. Group Child Care Homes shall be subject to the requirements in Section 8.02, sub-section Y.
7. Religious institutions, subject to the provisions in Section 8.02, sub-section X.
8. Public or private golf courses, subject to the provisions in Section 8.02, sub-section N.
9. A model home to promote sales in new residential developments, subject to the provisions in Section 8.03, sub-section F.
10. Private kennels, subject to the provisions in Section 8.02, sub-section P.
11. Bed and breakfast establishments, subject to the provisions in Section 8.02, subsection F.
12. Roof and building-mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

Section 11.03 – Development Standards

A. Site Plan Review

Site plan review and approval is required for all uses except principal and accessory structures and uses, in accordance with Section 29.02.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the One Family Residential District are subject to the area, height, bulk, and placement requirements in Article 28.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Regulations	
Minimum Lot Area	20,000 sq. ft.
Minimum Lot Width	100 ft.
Maximum Height	2 ½ stories, 35 ft.
Maximum Building Coverage	20%
Minimum Front Setback	25 ft.
Minimum Side Setback	10 ft.
Minimum Rear Setback	35 ft.
Minimum Usable Floor Area	900 sq. ft.

C. Planned Development

Planned Development may be permitted as a means to achieve the basic intent of this district, in accordance with Section 29.04.

D. Single Family Development Options

Single family development in the R-1, One Family Residential District may be developed in accordance with the Open Space Preservation, Average Lot Size and Single Family Attached options in Section 8.03, sub-section D.

Section 11.04 – Penalties and Enforcements

Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine not to exceed \$100.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.