

CHAPTER 7
RE RURAL ESTATE RESIDENTIAL

SECTION 7.01 PURPOSE It is the purpose of this district to protect extensive areas of natural character while providing a low density residential environment. The regulations are intended to achieve a balance between preserving the important qualities of the natural environment such as trees, topographical relief and open-space and satisfying the desire of many families to reside in these areas.

It is planned and expected that some areas will be served by both public water and sanitary sewer. It is recognized that with proper planning, the availability of both public utilities can contribute to the objective of preserving the rural environment while allowing modest density increases. This may be accomplished by residential clustering as regulated in Chapter 25, Planned Unit Development District or Chapter 26, Open Space Preservation PUD.

SECTION 7.02 PERMITTED USES Land and/or buildings in this district may be used for the following purposes only:

- A. One detached single-family dwelling on each lot.
- B. Accessory buildings as regulated in Section 3.01.
- C. Farms together with farm dwellings and buildings and other installations customary to such farms.
- D. Home occupations as regulated in Section 3.16
- E. Parks, playgrounds, and community centers which are owned and operated by a governmental agency or a homeowners association if the facilities are within an approved platted subdivision or site condominium project.
- F. Schools,
- G. Churches, Cemeteries and Mausoleums.
- H. Family Day Care Home as defined in Section 2.30D.
- I. Wireless Communication Facilities as regulated in Section 3.29A.1.
- J. Foster Family Home as defined in Section 2.30B.
- K. Foster Family Group Home as defined in Section 2.30C.
- L. Adult Foster Care Family Home as defined in Section 2.05C.

SECTION 7.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS:

- A. Group Day Care Homes as defined in Section 2.30E shall meet the following conditions:

1. The home shall be located not closer than 1,500 feet to any of the following facilities, as measured along a street, road, or other public throughfare, excluding an alley:
 - a. Another licensed group day care home.
 - b. An adult foster care small group home or large group home licensed by the State of Michigan
 - c. A facility offering substance abuse treatment and rehabilitation service to seven or more people, licensed by the State of Michigan.
 - d. A community correction center, residence home, half-way house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
2. All outdoor play areas, shall be enclosed by a fence that is non-climbable in design and at least 48 inches in height.
3. The property shall be maintained consistent with the visible characteristics of the neighborhood. The use shall not require the modification of the exterior of the dwelling or the location of any equipment in the front yard.
4. There shall be provided and maintained, on the premises, a minimum of 1,000 square feet of fenced outdoor play area.
5. In addition to the on-site parking required for the residence itself, the facility shall provide on-site parking for all employees on a paved driveway or similar facility common to the particular neighborhood.
6. Operating hours shall be limited from 6:00 a.m. to 10:00 p.m. daily.
7. The facility shall be inspected for compliance with the aforementioned standards prior to occupancy.
8. A sign, no greater than 10 square feet in size, advertising the group daycare business is permitted.

SECTION 7.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Country clubs, golf courses.
- B. Kennels.
- C. Public and Private Stables.
- D. Wireless Communication Facilities as regulated in Section 3.29A.2.
- E. Campgrounds and Travel Trailer Parks.
- F. Outdoor Recreational Uses.
- G. Public Utility Storage or Service Yard/Private Transportation Facility.

- H. Fish Hatcheries.
- I. Non-Academic School Uses.
- J. Lawn Maintenance, Landscaping and Snow Plowing Establishments.
- K. Roadside stands.
- L. Sanitary landfills & Transfer Stations.
- M. Bed & Breakfast Establishments.
- N. Governmental Signs – Off Premise

SECTION 7.05 HEIGHT & AREA REGULATIONS No building shall be erected or enlarged unless the following height and area requirements are provided and maintained.

**RURAL ESTATE DISTRICT
HEIGHT & AREA REGULATIONS**

BUILDING TYPE	MINIMUM YARDS			MINIMUM LOT WIDTH	MINIMUM LOT AREA	MAXIMUM BLDG. HEIGHT ⁽¹⁾	MAX LOT COVERAGE (% OF LOT AREA)
	FRONT	SIDE	REAR				
Detached Single-Family Dwelling	70 ⁽²⁾	15 ⁽³⁾	100 ⁽²⁾	150	60,000 ⁽²⁾	35	25
Farm Bldg.	70	50	100	200	435,600	35	NA
Schools	70	50	100	330	435,600	35	NA
Churches, Cemeteries & Mausoleums	70	50	100	200	120,000	35	NA
Parks, Playgrounds & Community Centers	70	50	100	200	120,000	35	NA
Accessory Buildings	As Regulated in Section 3.01						
All Others	70	15	100	150	60,000	35	25

⁽¹⁾ Or 2-1/2 stories, whichever is less.

⁽²⁾ Provided, however, that any metes and bounds lot created before 1/6/2000, any lot within a subdivision that received at least tentative preliminary approval from the Township Board by 1/6/2000, or any site condominium unit which is included within a site condominium plan that was approved by the Township Board by 1/6/2000, shall have a minimum front yard setback of not less than 40 feet, a minimum rear yard of not less than 60 feet and a minimum lot area of 40,000 square feet.

⁽³⁾ Corner lots shall have a side yard of at least 50 feet on the street side.

SECTION 7.06 MINIMUM FLOOR AREAS Refer to Section 3.33 of the General Provisions.

SECTION 7.07 REQUIREMENTS FOR PUBLIC WATER AND SANITARY SEWER SERVICE.
All lots platted and all site condominium units (lots) approved after the effective date of adoption of this ordinance shall be, as determined by the Township, served with or bonded to be served with public water and sanitary sewer service extended to the lot lines.

