

CHAPTER 9
R-1A RESIDENTIAL

Section 9.01 PURPOSE This district provides less restrictive area regulations than does the R-1 Zone. Nonetheless, it is designed to preserve the character of older one-family neighborhoods which were developed under less restrictive standards than current requirements for one-family development, yet which provide adequate yards, setbacks and lot layouts, given the character of existing neighborhoods to which these provisions apply.

Section 9.02 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 building as regulated by Section 3.01.
- C. Schools.
- D. Parks, playgrounds, and community centers, which are owned and operated by a government body or a homeowners association.
- E. Churches.
- F. Home Occupations as regulated in Section 3.16.
- G. Family Day Care Homes as defined in Section 2.30 (D)
- H. Wireless Communication Facilities as regulated in Section 3.29A.1.
- I. Foster Family Home as defined in Section 2.30B.
- J. Foster Family Group Home as defined in Section 2.30C.
- K. Adult Foster Care Family Home as defined in Section 2.05C.

SECTION 9.03 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 9.04 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. Non-academic School Uses
- C. Wireless Communication Facilities as regulated in Section 3.29A.3.
- D. Governmental Signs – Off Premise

Section 9.05 HEIGHT & AREA REGULATIONS No building shall be erected or enlarged unless the following height and area requirements are provided and maintained.

**R-1A RESIDENTIAL
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				
Single-Family Residential if served with public water & sanitary sewer	25 ⁽²⁾	5 ⁽³⁾⁽⁴⁾	40	80 ⁽⁵⁾	8,000	35	25
Single-Family Residential if not served with both public water & sanitary sewer	25 ⁽²⁾	5 ⁽³⁾⁽⁴⁾	40	100 ⁽⁵⁾	10,000	35	25
Schools	70	50	100	330	435,600	35	NA
Churches	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	50	100	200	120,000	35	NA

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

(2) Lots fronting on four lane or major arterial roads shall have a minimum front yard setback of 30 feet.

(3) Five foot minimum on any one side provided there is a total of 15 feet.

(4) Corner lots shall have a side yard of at least 20 feet on the street side.

(5) All corner lots shall have a minimum width of 110 feet.

SECTION 9.06 MINIMUM FLOOR AREA: Refer to Section 3.33 of the General Provisions.

SECTION 9.07 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.