

DIVISION 2. R-1-R, RURAL RESIDENTIAL DISTRICT

Sec. 32-127. Statement of purpose.

The R-1-R, rural residential district is established as a district in which the principal use of land is for single-family dwellings on large lots that provide a rural atmosphere. Other uses are permitted subject to conditions to ensure they may be compatible with residential uses.

(Code 1992, § 19-181; Ord. No. A59, § II, 7-17-1991)

Sec. 32-128. Permitted principal uses.

The following uses are permitted in an R-1-R district:

- (1) Single-family dwellings.
- (2) Single-family dwellings related to agricultural operations.
- (3) State licensed residential facilities in accordance with procedures specified at section 32-249.
- (4) Family day care homes.
- (5) Agricultural uses including substantially undeveloped land devoted to the production of plants and animals useful to man, such as forages and sod crops, grains and feed crops, dairy and dairy products, livestock, including breeding and grazing, fruits, vegetables, Christmas trees and other similar uses and activities.
- (6) Cemeteries, township government buildings and uses, public utility buildings and uses.
- (7) Private garages used primarily for the storage of self-propelled vehicles for the use of occupants of a residence on the same lot on which the garage is located. The foregoing definition shall not preclude the permitted storage of one commercial vehicle per residence if located behind the rear building line, is duly licensed and is owned and operated by the resident of the lot, provided there is a minimum of three acres for the lot.
- (8) Home occupations as limited and defined at section 32-2.
- (9) Off-street parking in accordance with article VI.

(Code 1992, § 19-182; Ord. No. A59, § II, 7-17-1991; Ord. No. 156-A98, § 1, 5-15-2002)

Sec. 32-129. Accessory uses.

The following accessory uses are permitted in an R-1-R district:

- (1) Accessory buildings, structures and uses, except boathouses, customarily incidental to any of the above uses when located on the same premises.
- (2) Private swimming pools, exclusively for the use of residents and their guests, in accordance with section 32-590.

- (3) One temporary building for the sale of the produce raised on the premises by the proprietor or his family. This building shall be located not less than 25 feet from the street or highway right-of-way line; it shall be of portable construction; and it shall be removed from its roadside location during the season that it is not in use as a roadside produce market. In addition, space for parking for the patrons of such roadside produce market shall be provided off the street or highway right-of-way.
- (4) Signs in accordance with section 32-687. In addition, one temporary sign for advertising sale of agricultural produce is permitted. Such sign shall not exceed 12 square feet in area and shall be removed from its roadside location during the season that it is not in use. Such sign shall be set back at least ten feet from the highway right-of-way.
- (5) Personal use heliports in accordance with section 32-595.

(Code 1992, § 19-183; Ord. No. A59, § II, 7-17-1991; Ord. No. 156-A-136, § 1, 4-15-2009)

Sec. 32-130. Permitted uses after special approval.

The following uses shall be permitted in the R-1-R district subject to the conditions hereinafter specified and subject to requirements of section 32-35 and section 32-586.

- (1) Truck gardening, tree farms and plant nurseries provided that no commercial landscaping business, lawn maintenance service or retail sale of trees, shrubs, flowers or lawn/patio furniture occurs on site other than as permitted at section 32-587. A minimum ten-acre site is required.
- (2) Commercial apiaries (beekeeping).
- (3) Dog kennels subject to standards at section 32-592.
- (4) Churches, in accordance with requirements at section 32-589.
- (5) Group day care homes.
- (6) Bed and breakfast options as regulated at section 32-597.
- (7) Preschools, nursery schools, day nurseries, child care centers, including Montessori schools, and other parochial, private and other schools operated for a profit or nonprofit but not including dormitories; provided that the following are met:
 - a. Have primary means of ingress and egress directly on a major thoroughfare having or planned to have a right-of-way of 120 feet.
 - b. Minimum site size shall be three acres.
 - c. Only one principal building shall be permitted on a site which may be used either as a school facility or as a combined school and residence for the person operating the school. In either case the building shall be designed in the character of a residence and shall be in harmony with adjacent residences in the surrounding neighborhood. Any building used in whole or in part for school purposes shall be located not less than 75

feet from any adjacent property line.

- d. Except for public schools, that for each child so cared for, being in total of not more than 45 children on the premises at any one time, in addition to those in the family of the occupant if occupant lives on the premises, there is provided and maintained a minimum of at least 150 square feet of outdoor play area.
 - e. Play space for any school shall have a total minimum area of not less than 5,000 square feet.
 - f. Such play area shall not be located closer than 50 feet to any adjoining property line and within said yard space there shall be provided a greenbelt planted with plant materials in accordance with section 32-587, and shall include a continuous fence not in excess of six feet or less than four feet in height.
 - g. The required front yard setback shall remain as open space unoccupied and unobstructed from the ground upward and shall not be used for off-street parking or outdoor playground space, except that landscaping, plant materials, sidewalks and vehicular access drives are permitted.
 - h. Where a parking lot is provided, a greenbelt planted with plant materials in accordance with section 32-657, shall be provided along all sides of the parking area except for entrance and exit driveways.
- (8) A veterinarian clinic for large animals, such as horses and other equine animals, cattle and other livestock, but not including small animals such as dogs, cats, birds and the like, provided that any such clinic is:
- a. Located on a tract of land of not less than ten acres where the permitted principal use is either a single-family farm dwelling related to agricultural operations or a single-family dwelling. Residential dwelling must be erected prior to, or simultaneously with, the proposed veterinary clinic for large animals.
 - b. No structure containing treatment rooms or stalls for large animals shall be located closer than 200 feet to any property line.
 - c. All fencing must be a minimum of ten feet from the property line if it is to contain animals. Any enclosures for animal use must consist of adequate fencing material to properly restrain animals. All such enclosures must be double-fenced along the property lines with a minimum of ten feet between the two rows of fencing. The outside fencing must be placed directly on the property line, thus allowing the actual enclosure to be the required ten feet from the property line.
 - d. The clinic building shall be constructed of wood, brick, aluminum siding, or other aesthetically pleasing materials to be compatible with the residential character of the area.
 - e. Waste materials are to be removed as often as necessary to maintain an aesthetically pleasing environment. Any waste material held must be stored in a closed, self-contained space such as a dumpster, to prevent

odor buildup.

- f. An indoor stall, minimum ten feet by ten feet in size, must be provided for each animal patient kept on the premises.
 - g. The clinic facilities are not to be used for boarding purposes. All large animals on the premises must be under acute veterinary treatment, observation or care.
 - h. A clinic facility shall have direct access from a county road.
- (9) Public, parochial or other private elementary, intermediate or high schools.
- a. The site shall be adjacent to a primary thoroughfare, as defined by the township in this chapter and all ingress and egress shall be limited to and directly upon such thoroughfare.
 - b. Buildings exceeding 25 feet in height shall be permitted provided the front, side and rear yard setbacks are increased one foot for each foot the building exceeds 25 feet.
 - c. A continuous and uninterrupted masonry obscuring wall of at least four feet in height shall be provided along sides of the off-street parking area when adjacent properties are zoned residential.
 - d. A minimum site of three acres shall be provided.
 - e. The front setback area shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicular access drives.
- (10) Day camps, provided that the following conditions are met:
- a. The minimum site size shall be 15 acres (gross).
 - b. The facility shall have frontage on, and shall have its primary means of ingress and egress directly from, a major thoroughfare.
 - c. A minimum 100-foot yard setback shall be required along all property lines directly abutting residentially zoned property. Such setback shall remain in its natural state. The removal of existing trees or vegetation is expressly prohibited.
 - d. Active recreational use acres including, but not necessarily limited to, playgrounds, ball fields, open air pavilions, and athletic courts, shall be screened on all sides facing residentially zoned property by an evergreen screen planted in accordance with section 32-587(e)2a. The planning commission may waive this buffering requirement upon a finding that the conditions of section 32-587(c)(7) have been met.
 - e. Active recreational use areas shall maintain a minimum 100-foot yard setback along all property lines abutting residentially zoned property.
 - f. A required minimum 50-foot front yard setback shall be provided and remain as open space unoccupied and unobstructed from the ground upward and shall not be used for off-street parking, except that

landscaping, plant materials, sidewalks, and vehicular access drives are permitted.

- g. No person shall operate any motor or engine, ignite any firework, or play any musical instrument, radio, mechanical record, CD, or tape player, loudspeaker, public address system, or sound amplifying equipment of any kind in such a manner as to cause the sound emanating therefrom to exceed the sound level limits specified in section 32-540, table B, for REC district properties.
- h. An all-weather durable roadway shall be provided and maintained from the street to the rear of the property to permit access of emergency vehicles at any time to all active use areas. Such roadway shall be paved to the rear of the principal structure.
- i. Day camp activities shall be restricted to week days; however, special weekend events may be permitted by the township board by the granting of a special approval use permit processed in accordance with section 32-35.
- j. Overnight stays shall be limited to one event per week; and only occur on either Monday, Tuesday, Wednesday, or Thursday night between April 15 and September 15.
- k. Emergency shelters capable of accommodating the maximum single day enrollment capacity of the day camp and their attendant staff shall be provided on site.
- l. The on-site repair of equipment and/or vehicles used in the normal operation of the day camp shall be prohibited. This section shall not be interpreted to prevent ordinary maintenance activities of such equipment or vehicles.
- m. The outdoor storage of buses and/or property maintenance equipment shall be permitted on site subject to the following:
 - 1. The outdoor storage shall be restricted to the rear yard (behind the principal building) or be set back from the front property line not less than 150 feet, whichever is less restrictive.
 - 2. All outdoor storage shall not be less than 50 feet from any side or rear lot line.
 - 3. All vehicle or equipment shall be in an operable condition.

(Code 1992, § 19-184; Ord. No. 101-A63, 10-16-1991; Ord. No. 101-A-64, §§ 1, 4, 9-15-1993; Ord. No. 156-A-107, § 2, 12-17-2003)

Sec. 32-131. Site plan review.

For all uses permitted in an R-1-R district, other than single-family detached residences and accessory buildings, structures, and uses thereto there must be site plan review as required under section 32-586.

(Code 1992, § 19-185; Ord. No. A59, § II, 7-17-1991)

Sec. 32-132. Density, area, height, bulk, placement requirements.

The density, area, height, bulk and placement requirements for the R-1-R district shall be in accordance with the schedule of regulations in division 15 of this article.

(Code 1992, § 19-186; Ord. No. A59, § II, 7-17-1991)

Secs. 32-133--32-162. Reserved.