

## **ARTICLE 6 – R-1 SINGLE FAMILY RURAL RESIDENTIAL DISTRICT**

### **SECTION 600. INTENT**

The intent of the Single Family Rural Residential District is to provide for single family residential land uses at a transitional density between agricultural and highway oriented development. These areas are primarily located along the Capac Road corridor within close proximity to the Village.

### **SECTION 601. PRINCIPAL PERMITTED USES**

In the Single Family Rural Residential District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. Single family homes in accordance with Sections 1100 and, where applicable, 1101.
- B. Two-family dwellings in accordance with Section 1100.
- C. Public recreational uses such as parks and playgrounds.
- D. Mobile Home Parks developed in conformance with P.A. 96 of 1987 – The Mobile Home Commission Act, as amended, and the Michigan Mobile home Commission Rules, as promulgated.
- E. State licensed Family Day Care Homes.
- F. Public buildings and uses without outdoor storage yards.
- G. Uses similar to the principal permitted uses listed above may be permitted by the Planning Commission based upon findings of fact.

### **SECTION 602. SPECIAL LAND USES**

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215.

- A. Educational Institutions (Section 1314).
- B. Cemeteries (Section 1302).
- C. Churches and public buildings (Section 1303).
- D. Group Day Care Homes and Group Day Care Facilities (Section 1312).
- E. Utility and Public Service Facilities (Section 1316).
- F. Single-Family Accessory Apartment (Section 1318).

### **SECTION 603. ACCESSORY STRUCTURES AND USES**

Accessory buildings, structure and uses shall be permitted in accordance with Section 1203. In addition, the following accessory structures and uses may be permitted subject to the provisions of this Section:

- A. Garage and yard sales provided that:
  - 1) The sale is limited to no more than five (5) consecutive days.
  - 2) There are no more than two sales per calendar year.
  - 3) Only the homeowner or occupant shall conduct such a sale (this item does not apply to estate sales for deceased homeowners).
  
- B. Private residential ponds in accordance with Section 1220.

### **SECTION 604. DEVELOPMENT REGULATIONS**

- A. Site plans as required in Section 1215 of this Ordinance shall be submitted to the Planning Commission for its review and approval prior to issuance of a Building Permit for all uses in the R-1 District.
  
- B. See Section 1204 regulating the screening of off-street parking areas for nonresidential uses permitted in the R-1 District. All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.
  
- C. See Article 12, General Provisions, regarding general requirements which may relate to uses permitted in the district.
  
- D. Except where otherwise regulated in this Article, refer to Article 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted providing minimum yard setback requirements and development options.
  
- E. No required front yard space in any R-1 district shall be used for the storage or parking of vehicles or any other materials or equipment.