



R-R - Rural Residential

SECTION 601. INTENT AND PURPOSE

To maintain, preserve and enhance rural acreage which has not historically been used for agriculture, but which is either wooded or open space and is not subdivided and which is generally best suited for larger single family parcels with accessory rural-type buildings and uses situated on them as special uses.

SECTION 602. USES PERMITTED BY RIGHT

Following are the principal permitted uses by right within the R-R District.

- A. Single family detached dwellings, including manufactured dwellings, subject to Sections 604 and 605.
- B. Accessory buildings and uses customarily incidental to the permitted uses above, subject to Sec. 605.5.
- C. Temporary buildings or trailer offices incidental to construction work for a period not to exceed one (1) year.
- D. Essential Services.
- E. State licensed residential facility providing resident services for persons under twenty-four (24) hour supervision or care, or both. This Section shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- F. State licensed or approved family day care facilities subject to the provisions of the Michigan Zoning Enabling Act of 2006.

SECTION 603. USES PERMITTED AFTER SPECIAL APPROVAL

The following Special Approval uses shall be permitted subject to approval by the Township Board after review and recommendation by the Planning Commission, and further subject to any and all reasonable conditions which may be imposed in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 of this ordinance.

- A. Private parks, mini-golf facilities, driving ranges and similar private recreation uses.
- B. Golf Courses and Country Clubs.
- C. Planned Unit Developments.
- D. Public Utility Buildings required to serve the immediate vicinity and such use is not injurious to the surrounding neighborhood.
- E. Group day-care facility subject to the standards of Section 206 of the Michigan Zoning Enabling Act of 2006.
- F. Home Occupations, subject to Chapter 16.
- G. Cemeteries adjacent to or an extension of existing cemeteries.
- H. Schools.
- I. Religious Uses.
- J. Publicly owned and operated parks, play fields, museums, libraries and other recreation facilities.

SECTION 604. MINIMUM STANDARDS FOR RESIDENTIAL DWELLINGS

All single-family dwellings shall comply with the following:

- A. All single family dwellings shall have a minimum of seven hundred twenty (720) square feet of floor area on the main floor.

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- B. It shall maintain twenty-four (24') feet minimum width across every front, side or rear elevation and complies in all respects with the Township building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulation for construction are different than those imposed by the township building code, such federal or state standard or regulation shall apply.
- C. It is firmly attached to a permanent foundation constructed on the site in accordance with the township building code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. Also, in the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
- D. In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling will have any exposed towing mechanism, under carriage, or chassis.
- E. The dwelling is connected to the public sewer and water supply or to such private facilities approved by the local health department.
- F. The dwelling contains a storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwellings, which storage area shall be equal to ten (10%) percent of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less.
- G. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
- H. The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development (being 24 CFR, 3280) and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.

SECTION 605. DIMENSIONAL REQUIREMENTS

605.1 MINIMUM LOT SIZE.

Each lot shall contain a minimum of one and one-half (1½) acres. Each lot shall have a minimum width of one hundred fifty (150') feet of frontage on a public or private road.

605.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the property line.
- B. Each side yard shall be a minimum of ten (10') feet from the property line.
- C. Each lot shall have a minimum rear yard of twenty-five (25') feet from the property line.
- D. In the case of the corner lot the side yard on the street side shall not be less than twenty-five (25') feet and the remaining side yard shall not be less than ten (10') feet from the property line.

605.2 MAXIMUM BUILDING HEIGHT.

~~No residential dwelling shall exceed thirty (30') feet and two (2) stories.~~ No residential dwelling shall exceed thirty-five (35') and two (2) stories. *Amended 8.17.09*

605.3 MAXIMUM LOT COVERAGE.

~~Twenty five (25%) percent of the property may be covered by buildings and structures.~~ Thirty-five (35%) percent of the property may be covered by buildings and structures. *Amended 8.17.09*

605.4 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-R district, subject to the following regulations.

- ~~A. One (1) garage plus one (1) accessory building shall be permitted on any one parcel.~~
- A. One (1) garage, attached or unattached, plus any number of accessory buildings located in the rear yard is limited by the size of parcel of land as follows:
 - 1 to 3 acres = 2 accessory buildings
 - 3.1 to 6 acres = 3 accessory buildings
 - 6.1 to 10 acres = 4 accessory buildings

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The total square footage of all accessory buildings may not exceed square footage requirements as explained in Part D, Section 605.4. *Amended 9.17.12*

- B. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building.
- C. A garage located in the side yard, whether attached or unattached shall not exceed eight hundred sixty-four (864') feet.
- ~~D. An accessory or garage building located in the rear yard shall not exceed one thousand seven hundred twenty-eight (1,728) square feet in area.~~
- D. Any accessory building or garage located in the rear yard shall not exceed the following combined square footage requirements per area of land:
 - 1 to 3 acres – 3,000 square feet
 - 3.1 to 6 acres – 4,800 square feet
 - 6.1 to 10 acres – 6,000 square feet

Amended 9.17.12

- E. No garage, accessory building or portion thereof shall be erected or extended into the required front yard setback areas. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback area as required by this ordinance. No garage or accessory building shall be permitted in the front yard.
- F. No garage, utility or accessory building shall be constructed or moved to any parcel of property until the principal building, or intended to be erected thereon, is at least two-thirds (2/3) completed except that construction of an attached garage may proceed with the construction of the dwelling, unless otherwise provided herein.
- G. Setbacks for Accessory Structures are as follows:
 - 1. For all attached garages, the structure is subject to the same setback regulations as the principal structure.
 - 2. For detached structures, the structure must be located a minimum of ten (10') feet behind the principal structure and conform to all other setback regulations as the principal structure.
- H. Height Regulations
~~The wall height of the structure shall not be more than twelve (12') feet in height above the average grade or an overall (ridge) height of twenty one (21') feet.~~

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The wall height of an accessory building shall not be more than sixteen (16') feet in height above the average grade or an overall ridge height of thirty (30') feet.
Amended 9.17.12

- I. The wall height of any structure in the same footprint or on the same foundation of the principal dwelling, whether above or below the average grade, the bottom story, basement, garage, etc., is limited to ten (10') feet sidewalls. If the story or basement is converted to a garage, the garage floor area cannot be larger than eight hundred sixty-four (864') feet in ground floor area. *Amended 9.17.12*

SECTION 606. PARKING

Off-Street parking shall be provided in accordance with the regulations in Chapter 14.