

120.120 "R-1" Rural Residential District.

A. Description of District:

This district is composed of certain land in outlying areas presently of a rural residential character where agricultural activity is limited due to the type and quality of the soil and where low density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, the development is restricted to low density single-family residential use consistent with limited rural type activities facilities and services.

B. Permitted Uses:

1. Single-family dwellings.
2. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Home occupations, when in accordance with Section 120.340.
2. Accessory uses or buildings when in accordance with the provisions of Section 120.410.
3. Private Solar Energy Systems when in accordance with Section 120.470.
4. State licensed adult residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.
5. A family day care home licensed or registered pursuant to Act No. 116 of the Public Acts of 1973, as amended where:
 - a. It is conducted in the bona fide private residence of the operator of the family day care home; and

- b. It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.
6. Accessory building, prior to the establishment of the principal building on the lot, parcel or building site, for the storage of residential construction materials and tools, subject to the following conditions:
- a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
 - b. Construction of the principal building must commence within 60 days after the permit for the accessory building is issued.
 - c. The accessory building and its uses are subject to the provisions of Section 120.410.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

- 1. Adult foster care facilities (more than 6 adults).
 - a. The use shall have off-street parking facilities to satisfy average parking needs.
 - b. Buildings and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to any adjacent residentially zoned property.
- 2. Churches.
 - a. The use shall have frontage on a secondary road or greater.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.

3. Cemeteries, excluding crematories:
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy average parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 25 feet to an adjacent residentially zoned property.
4. Public and private schools:
 - a. The use shall have frontage on a secondary road or greater.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.
5. Charitable and philanthropic institutions:
 - a. The use shall have frontage on a paved primary road.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 100 feet to an adjacent residentially zoned property.
6. Private clubs, fraternities, and lodges, excepting those the chief activity of which is a service customarily carried on as a business:
 - a. The use shall have frontage on a paved primary road.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.
 - c. No goods may be sold on the premises except for incidental transfers between members.

- d. No activities may be conducted upon the premises which would constitute a nuisance to adjoining residences by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of a heavy volume of vehicular traffic to the premises. Noise, smoke, odor, electrical disturbances or night lighting shall not be discernible beyond the boundaries of the property upon which the private club is located.
 - e. Adequate off-street parking must be provided to ensure sufficient parking space to meet the reasonably foreseeable demands upon the private club facilities.
 - f. All buildings constructed as part of the private club facilities must be of a design which will be compatible with the buildings in the adjoining neighborhood.
7. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community:
- a. There is no zoning restriction for utilities located in public streets or public rights-of-way.
 - b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
 - c. The use shall have frontage on a paved primary road.
 - d. The use shall have off-street parking facilities to satisfy peak parking needs.
 - e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
 - f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.

8. Children’s nurseries and licensed day care centers for more than six (6) children:
 - a. The use shall have off-street parking facilities to satisfy peak parking needs.
 - b. Buildings and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to any adjacent residentially zoned property.
9. Open space preservation development as set forth in Section 120.149 of this Ordinance and further subject to Section 120.420 of this Ordinance.

E. Lot, Parcel of Building Site, Yard, and Area Requirement:

Except as elsewhere herein specified, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]
[Ord. No. 265, eff 08/31/2023]