

ARTICLE IV

RD RESOURCE DEVELOPMENT DISTRICT

SECTION 4.01 PURPOSE

The purpose of this District is to provide for the arrangement of land uses that are compatible with the conservation and preservation of large tracts of land presently having a most desirable natural environment that should not be disturbed, except minimally, for natural habitat for wildlife, native flora, natural water features including extensive wetlands and high water table soils, and other extensive land uses which retain the natural character of the area. Single family homes on exceptionally large lots will be provided for if the spacing of such homes is great enough to adequately handle on-site septic tanks and wells. This area will normally mean unserved by public sewer and water systems.

SECTION 4.02 PERMITTED PRINCIPAL USES

- A. Existing types of farming and related agricultural operations may continue and the same types of farming may be established in new locations within the District on at least twenty (20) acres of contiguous land and developed in accordance with the relevant provisions of the “AR” District.
- B. Non-farm single family dwellings, on at least one (1) acre of contiguous land which can accommodate on-site septic tanks and wells which meet the approval of the County Health Department. Refer to Ordinance 30, “Mobile Home Ordinance” for mobile homes located outside of Mobile Home Parks.
- C. Those uses permitted under the provisions of (1) Public Act 203 of 1979, “The Wetland Protection Act,” (2) Public Act 245 of 1929, “The Water Resources Conservation Act” (those Sections specific to Floodplains), and (3) Public Act 346 of 1972, “The Inland Lakes and Streams Act.”
- D. Public and private conservation areas, including necessary structures, to assure the preservation of water, soil, forest, wildlife, minerals, and open space, which are located on an area of at least twenty (20) contiguous acres of land.
- E. Conventional and manufactured single family dwellings.

SECTION 4.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

The following special uses of land, buildings and structures are permitted, subject to the provisions of Article XV, “Special Uses”:

A. PERMITTED SPECIAL USES

1. Public and private areas for nature study, forest preserves, hunting and fishing reservations, game refuges, fishing, boating, and other water related activity sites, non-intensive recreation facilities related to the natural environment, organized camping and campgrounds which are located on an area of at least twenty (20) contiguous acres of land.
2. Public and private areas to preserve natural open space, natural vistas, geological features, archeological sites and other significant natural and historical features and sites which are located on an area of at least twenty (20) contiguous acres of land.
3. Public, private or pet cemeteries which are located on an area of at least twenty (20) contiguous acres of land.
4. Public and private areas for golf courses, parks, playgrounds, resorts, recreation vehicle parks and swimming and court game clubs which are located on at least twenty (20) contiguous acres of land.
5. Electronic receiving, transmitting and relay facilities which meet the requirements of Section 5.03 B.
6. Extraction of sand, gravel, rock and minerals which are located on at least twenty (20) contiguous acres of land planned, operated and maintained in accordance with Article XV "Special Uses."

SECTION 4.04 PERMITTED ACCESSORY USES

- A. Buildings and structures customarily incidental to the operation of a principal use permitted in this District.
- B. Signs related to the permitted principal uses in this District, provided that all such signs shall conform to the requirements of Article XXI, "Sign Regulations."
- C. Home occupations normal and appropriate to the skills of the occupants of the principal use located on a lot or parcel in this District as conditioned by Section 18.21.
- D. Private residential swimming pools as conditioned by Section 18.20 located on the same lot or parcel with the principal residential structure.
- E. Farm vehicle and implement repair and maintenance in conjunction with farming or other principal agricultural use located on the same parcel.
- F. Fertilizer sales and application in conjunction with a farming or other principal agricultural use located on the same parcel.

- G. Grain, feed, cold and other storage of agricultural products in conjunction with farming or other principal agricultural use located on the same parcel.
- H. Sales of seed and other product sales, except herbicides and insecticides in conjunction with farming or other principal agricultural use located on the same parcel.

SECTION 4.05 PERMITTED ACCESSORY USES WITH CONDITIONS

A. ROADSIDE STANDS

In the RD District each farm may have one (1) roadside stand for the purpose of selling produce or other products principally raised or produced on that farm in the course of its permitted agricultural activity. The stand shall be located and constructed to meet the following requirements:

- 1. The structure shall not be more than one (1) story in height.
- 2. The floor area shall not be more than 400 square feet.
- 3. The stand shall be located no closer than forty (40) feet to the nearest road right-of-way. In no case, shall the stand occupy any part of the right-of-way.
- 4. All off-street parking and standing areas shall comply with Article XX of this Ordinance.

B. MOBILE HOMES AS ACCESSORY FARM DWELLINGS

- 1. Permitted on forty (40) acres or more of land used for agricultural production with the following conditions:
 - a. The parcel has a principal farm dwelling located on it.
 - b. The farm parcel is at least forty (40) acres in area for the first mobile home, and an additional forty (40) acres for each additional mobile home.
 - c. The occupants meet either one of the following conditions:
 - 1) Have a direct family relationship to those persons occupying the principal farm dwelling.
 - 2) an employee of the occupants of the principal farm dwelling and engaged in an agricultural occupation on the farm on which the mobile home is located.

- d. Mobile homes located outside of Mobile Home Parks shall meet the requirements of Ordinance 30, "Mobile Home Ordinance."
2. Item 1. immediately above shall also meet the following additional conditions:
- a. Mobile homes used for this purpose shall be limited to one (1) per each forty (40) acres of a farm parcel.
 - b. Mobile homes used for this purpose shall have their own or shall have immediate and unlimited access to all facilities located in the principal dwelling on the farm lot for the maintenance of proper health and sanitation, including potable water and sanitary disposal facilities for solid and liquid wastes.
 - c. All accessory mobile homes shall be located in conformance with the appropriate setback lines for the yard in which they are located, except that no accessory mobile home shall be located in a front yard of a principal dwelling.
 - d. Zoning Permits shall be approved by the Planning Commission and reviewed annually by the Zoning Administrator thereafter for continued need and compliance.
 - e. Zoning Permits issued for such use shall terminate at such time that any one or combination of the above conditions cease to be met.

SECTION 4.06 DIMENSIONAL REQUIREMENTS

- A. LOT AREA: A permitted parcel shall have a minimum of twenty (20) acres in area, except as otherwise may be provided in this Ordinance. Non-farm residences shall have an area of at least one (1) acre.
 - B. LOT WIDTH: Minimum of two hundred (200) feet at the required building setback line.
 - C. LOT COVERAGE: Maximum of twenty (20) percent except that greenhouses and nurseries may have up to a fifty (50%) lot coverage with structures.
 - D. FIRST FLOOR AREA: The minimum first floor area of a one (1) story dwelling 680 square feet, and for a two (2) story dwelling 500 square feet on the first floor, and a minimum total of 680 square feet for both stories.
- E. YARD AND SETBACK REQUIREMENTS:
- 1. FRONT YARD: Minimum from the road right-of-way line, as specified in Section 18.41, or as established by the Master Plan for Roads and

Highways, whichever is greater and a minimum of fifty (50) feet from established or median shorelines for surface water bodies.

2. SIDE YARDS: Minimum of twenty (20) feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be as specified in Section 18.41, or as established by the Master Plan for Roads and Highways, whichever is greater.
 3. REAR YARD: Minimum of fifty (50) feet.
- F. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet for all dwellings and a maximum of twenty-five (25) feet for all buildings accessory to dwellings; maximum of forty-five (45) feet for all agricultural buildings, except for grain elevators, silos, and windmills which shall not exceed 120 feet in height. Any proposed structure greater than thirty-five (35) feet in height shall be referred to the Airport Board for review and recommendation prior to approval.