

**ARTICLE VII**

**LDR LOW DENSITY RESIDENTIAL DISTRICT**

**SECTION 7.01 PURPOSE**

The purpose of this Low Density Residential Zoning District is to provide for single family housing neighborhoods free from other uses, except those which are (1) normally accessory to and (2) compatible with, supportive of and convenient to the various types and compositions of families living within such residential land use areas. The size of lots and parcels should be planned to be of such area and width so that they can sustain healthful and sanitary on-site water supply and wastewater disposal.

**SECTION 7.02 PERMITTED PRINCIPAL USES**

- A. Single family dwellings of conventional or manufactured construction on lots which meet the requirements of Section 7.06A. or 7.06B. whichever is applicable. Refer to Ordinance 30, "Mobile Home Ordinance," for mobile homes located outside of Mobil Home Parks.
- B. Existing types of agricultural land, building and structural uses, provided they meet the AR District requirements.
- C. State licensed residential foster care facilities housing six (6) or less persons.
- D. Child care centers provided they are licensed by the State of Michigan.
- E. Type I Planned Unit Developments subject to Article XVI and Article XXII.

**SECTION 7.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS**

The following special uses of land, if located on a parcel of land at least five (5) acres, except as required otherwise, buildings and structures are permitted subject to the provisions of Article XV, "Special Uses":

- A. PERMITTED SPECIAL USES:
  - 1. Public buildings.
  - 2. Public recreational playgrounds.
  - 3. Non-profit recreation areas.
  - 4. Religious institutions.
  - 5. Educational and social institutions.

6. Golf courses and country clubs.
  7. Type I Residential Planned Unit Development projects with Bonus Density.
- B. ABOVE PERMITTED PRINCIPAL SPECIAL USES ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:
1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting on impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
  2. Front, waterfront, side and rear yards shall be set back at least one hundred (100) feet, and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls, fences or plantings used to screen the use from abutting residential lots and parcels.
  3. Shall meet off-street parking and all other applicable requirements of this Zoning Ordinance.

**SECTION 7.04 PERMITTED ACCESSORY USES**

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved “Special Uses.”
- C. Customary home occupations, as conditioned by Section 18.21.

**SECTION 7.05 PERMITTED ACCESSORY USES WITH CONDITIONS**

- A. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 18.20.

**SECTION 7.06 DIMENSIONAL REQUIREMENTS**

- A. LOT AREA: Minimum of 20,000 square feet with public or common sewer and water.
- B. LOT AREA: Minimum of one (1) acre, if lot or parcel does not have public sewer or water available and on-site water supply and wastewater disposal systems are both permitted and approved by the County Health Department.

- C. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be one hundred (100) feet for A. above and one hundred fifty (150) feet for B. above. *[amended 2000]*
- D. LOT COVERAGE: Maximum of 30%.
- E. 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, with a minimum total of 680 square feet for both stories.
- F. YARD AND SETBACK REQUIREMENTS:
  - 1. FRONT YARD: Minimum from the road right-of-way line shall be as specified in Section 18.41, except as otherwise required in the Master Plan for Roads and Highways, whichever is the greater and a minimum of fifty (50) feet from established shorelines for surface water bodies.
  - 2. SIDE YARDS: Minimum of fifteen (15) 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 specified in the Master Plan for Roads and Highways, whichever is the greater.
  - 3. REAR YARD: Minimum of fifty (50) feet.
- G. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet for residential structures; a maximum of twenty-five (25) feet for all residential related accessory structures.