

RURAL RESIDENTIAL DISTRICT [R-R]

Section 6.2: “R-R” Rural Residential District:

- A. Purpose - This district is primarily intended for single-family dwellings in rural areas.
- B. Use Regulations - the land and/or buildings in the “R-R” District may be used for the following purposes:
 - 1. Permitted Uses:
 - a. Single-family dwellings
 - b. Family Child Care Home and Foster Care Family Home.
 - c. Any Permitted Use in the “A” District.
 - d. Essential Services.
 - e. Small-scale solar energy system as an accessory use.
 - 2. Special Land Uses:
 - a. Two-family dwellings.
 - b. Institutional uses.
 - c. Day Care Group Homes and Foster Care Group Homes.
 - d. Utility-scale solar energy systems as a principal use.

- D. Dimensional Requirements – Unless otherwise provided for elsewhere by this Ordinance, land, buildings, uses, and structures within the “R-R” Rural Residential District shall comply with all of the following dimensional regulations:

REQUIREMENTS	DIMENSION
Lot Area	2 acres
Lot Width	250 feet
Frontage on Street	250 feet
Front Yard Setback	40 feet
Side Yard Setback	20 feet per side
Rear Yard Setback	25 feet
Length/Width Ratio	See Section 3.26
Maximum Building Height	35 feet

Special Notes to Table:

1. Lot Area – A minimum lot area of four (4) acres shall be required for all farm and nonresidential uses.
2. Front Yard – Accessory buildings for agricultural uses, country clubs, golf courses, and private recreational uses shall be at least sixty (60) feet from any street.
3. Side Yard – A nonresidential structure shall maintain a minimum side yard setback of twenty (20) feet, provided. However, a nonresidential structure greater than twenty (20) feet in height shall be no closer to the side lot line than a distance equal to its height.
4. Building Height – Maximum building height in the above table refers to residential and non-farm buildings. Agricultural buildings (e.g., barns, silos, etc.) may be constructed to the size necessary to meet the intended use of said buildings.
5. No lot shall be created hereafter that does not comply with the minimum lot area, frontage, dimensional and width requirements listed above.
6. Lots located immediately across the street sharing frontage on the same right-of-way from any lakefront property shall be permitted to comply with the dimensional requirements of lots zoned in the L-R Lakefront Residential District.

LAKE RESIDENTIAL DISTRICT [L-R]

Section 6.3 “L-R” Lake Residential District:

- A. Purpose - This district is intended to:
1. Encourage the proper development of land abutting lakes and waterways; and
 2. Avoid pollution of the lake resource; and
 3. Preserve lakes and waterways for the highest and best use of the land.
- B. Uses Regulations – The land and/or buildings in the “L-R” District may be used for the following purposes:
1. Permitted Uses:
 - a. Single-family dwellings.
 - b. Family Child Home and Foster Care Family Home.
 - c. Non-commercial solar energy system as an accessory use.
 - d. Essential Services.
 2. Special Land Uses:
 - a. Institutional uses.
 - b. Group Child Care Home and Foster Care Group Home.
- C. Dimensional Standards – Unless otherwise provided for elsewhere by this Ordinance, all land, buildings, and structures within the “L-R” Lake Residential District shall comply with all of the following dimensional regulations:

REQUIREMENT	DIMENSION
Lot Area	5,000 square feet
Lot Width	150 feet (average)
Frontage on Street	150 feet
Frontage at Water's Edge	150 feet
Front Yard Setback	25 feet from the water's edge 25 feet (non-water lots)
Side Yard Setback	5 feet per side
Rear Yard Setback	25 feet
Length/Width Ratio	See Section 3.26
Maximum Building Height	35 feet

Special Notes to Table:

1. Front Yard Location – For lots abutting a lake or stream, the front yard is that yard abutting the water's edge.
2. The front yard setback on the waterfront property will be at least the minimum setback required per the district requirements or the average setback distance of the homes on either side of said parcel. In other words, if the properties on either side of said property's average setback distance from the water is less than twenty-five (25) feet than said property may build to the average setback distance established. However, if the neighboring property's average setback distance is twenty-five (25) feet or greater, then said property is not permitted to build any closer than the twenty-five (25) foot minimum setback distance from the water.
3. Waterfront Setback – No accessory building, shed, boat house, or ground-mounted satellite dish shall be located within thirty (30) feet of the high-water mark of the body of water.
4. Side Yard – Accessory structures between the waterfront and the principal structure shall meet side yard setback requirements.
5. Structures in Water – Seasonal docks and similar structures shall not be longer than is required to reach a water depth of four and one-half (4 ½) feet.
6. Rear Yard – Accessory garages and storage structures may be located in the rear yard of a waterfront lot, provided such structures are at least twenty-five (25) feet from the street right-of-way.

7. Guest trailers and Motor Homes – Guest trailers and motor homes with a length not to exceed thirty-six (36) feet will be permitted for a period not to exceed twenty-one (21) days during a calendar year unless the Township approves a more extended period.
8. Building Height – Maximum building height in the above table refers to residential and non-farm buildings. Agricultural buildings (e.g., barns, silos, etc.) may be constructed to the size necessary to meet the intended use of said buildings.
9. No lot shall be created hereafter that does not comply with the minimum lot area, frontage, dimensional and width requirements listed above.