

ARTICLE XI

“R – C” RURAL CENTER DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “R – C” Rural Center District is established for the purposes of protecting the quality of the living environment in small, unincorporated communities, and to encourage the continued existence of such settlements as places of residence, limited commerce and industry, and community convenience.

SECTION 2. DISTRICT REGULATIONS: In the “R – C” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the following uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Single-family dwelling units, including manufactured housing, two and three-family units, and multi-family residential units.
2. Foster homes.
3. Group homes.
4. Boarding homes for children.
5. Agricultural commercial uses including sale of farm machinery and repair of equipment.
6. Bed and breakfast establishments.
7. Childcare Centers.
8. Preschools.
9. Churches, chapels, temples, and synagogues.
10. Financial institutions and offices.
11. Food stores.
12. Grain storage elevators and feed mills.
13. Package sales, taverns, and bars.
14. Community meeting or group meeting facilities.
15. Public and private schools: primary, intermediate, and secondary.
16. Home occupations. (See ARTICLE XXXI).
17. Restaurants, including drive-in establishments.
18. Service stations, including painting and body work.
19. Welding shops and small machine shops.

20. The following uses may be allowed by conditional use permit when submitted and reviewed by the Planning Commission for a recommendation to the Governing Body. Final approval is determined by the Governing Body subject to conditions as the Planning Commission may recommend and Governing Body may impose. The Governing Body may approve a Conditional Use permit, even if denial is recommended by the Planning Commission: (Procedures outlined in Article XXX (30).
- a. Public buildings erected or land used by any agency of a City, a Township, the County, or State and Federal government.
 - b. Public and private utility substations, pumping stations, and water and communication towers.
 - c. Temporary Housing Facilities.
 - d. Wrecking, salvage, or junk yard, providing the storage yard is completely enclosed and obstructs the view of the site with at least a six (6) foot solid fence or wall and located not less than three hundred (300) feet from a residential district zone and subject to the following:
 - (1.) The operation shall be conducted completely within the enclosed area. The fence or wall shall be of uniform texture and color and shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the area. The fence or wall shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.
 - (2.) No junk shall be loaded, unloaded, or otherwise placed, either temporarily or permanently, outside the enclosing fence or wall or within public right-of-way.
 - (3.) Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the Fire Department and in accordance with State requirements. Said burning, when permitted, shall be done during daylight hours only.
 - e. Other uses not specifically listed as a permitted or conditional use, but, which in the opinion of the Planning Commission and Governing Body, are in keeping with the spirit and intent of the Rural Center District regulations.

SECTION 4. INTENSITY OF USE REGULATIONS: Lots and tracts in this district shall have a minimum area meeting the following size restrictions:

1. Development of one (1) to four (4) lots with private wastewater systems, a lot area of not less than three (3) acres is required.
2. Development of five (5) or more lots with waste stabilization ponds, a lot area of not less than five (5) acres is required.
3. Development of five (5) or more lots with conventional or advanced underground wastewater systems, a lot area of not less than three (3) acres is required.
4. Where an existing public sewer is available, the minimum lot size shall be one half (½) acre.
5. Where existing public water and sewer are available, the minimum lot size shall be seven thousand (7,000) square feet.
6. Where water and sewer are not required, the minimum lot size shall be seven thousand (7,000) square feet.

SECTION 5. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height.

SECTION 6. YARD REGULATIONS:

1. *Front Yard:*
 - a. There shall be a front yard having a depth of not less than thirty (30) feet, except as required for arterial and collector streets in Article XXXI.
 - b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
 - c. Where a lot or tract is located at the intersection of two (2) or more streets or roads, there shall be a front yard on each street or road side of said lot or tract. No accessory building shall project beyond the front yard line on either street or road.
2. *Side Yard:* No structure or building shall be located closer than ten (10) feet to a side lot line.
3. *Rear Yard:* Except as hereinafter provided in the additional height, area, and use regulations of this resolution, there shall be a rear yard having a depth of not less than fifteen (15) feet.
4. *Frontage Requirement:* Every lot shall have at least one sixty (60) feet of frontage on a street, except those lots fronting on the end of a cul-de-sac, which shall have at least thirty (30) feet of frontage.

SECTION 7. SIGN REGULATIONS: See Article XXVI.

SECTION 8. PARKING AND LOADING REGULATIONS: See Article XXVII.