

## **ARTICLE VII**

### **“R-1” LOW DENSITY RESIDENTIAL ZONING DISTRICT**

#### **Section 7.1 Description and Purpose**

This residential zoning district is intended to accommodate low density single family home sites and other forms of low density residential land use. All lands in this zoning district will be served by public water supply and sanitary sewer service

#### **Section 7.2 Permitted Land Uses**

Land and buildings in the “R-1” Low Density Residential Zoning District may be used by right for the following purposes only:

- (a) Family day care home for not more than six (6) minor children.
- (b) Adult foster care family home for not more than six (6) adults.
- (c) Single family dwelling.

#### **Section 7.3 Special Land Uses**

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX:

- (a) Adult foster care for 7-12 adults.
- (b) Bed and breakfast establishment.
- (c) Church, synagogue, temple, mosque and any other recognized place of worship.
- (d) Communication tower and antenna.
- (e) Golf course, country club.
- (f) Group day care for 7-12 minor children.
- (g) Home-based business.
- (h) Land division creating 5 or more new lots or parcels.
- (i) Public and institutional use.
- (j) Public and private K-12 school.
- (k) Publicly owned park, playground, recreation area and athletic ground.
- (l) Site condominium that is not a common open space residential development.
- (m) Subdivision that is not a common open space residential development.
- (n) Essential services building.

#### **Section 7.4 Other Land Uses**

The following other land uses may be permitted as provided in this Ordinance:

- (a) Customary accessory use as regulated in this Ordinance.
- (b) Temporary use as regulated by this Ordinance.

- (c) Planned Unit Development Overlay District.
- (d) Non-Contiguous Planned Unit Development Overlay District [*development site*].

### **Section 7.5 “R-1” Low Density Residential Zoning District Regulations**

Land divisions, buildings and structures in the “R-1” low density residential district shall comply with the following requirements unless expressly provided otherwise in this Ordinance:

- (a) **Minimum Lot Area and Width.** 10,000 square feet minimum lot area and 85 feet minimum lot width; provided however, that a lot or parcel of land which is platted or otherwise recorded in the records of the Barry County Register of Deeds prior to April 1, 1997 may be used for one single family detached dwelling if it has a minimum area of 8,000 square feet and a minimum width of 70 feet, but further provided that this provision pertaining to a lot or parcel of record at the effective date of this Ordinance shall apply only for a period of five years from the effective date and shall be of no effect thereafter.
- (b) **Minimum Required Building Setbacks.**
  - (1) **Front Yard.** There shall be a minimum front yard building setback of 30 feet.
  - (2) **Side Yard.** Side yard building setback shall not be less than 7 feet.
  - (3) **Rear Yard.** There shall be a minimum rear yard building setback of 25 feet.
  - (4) **Maximum Height.** No building or structure shall exceed 35 feet in height, except permitted communications antennas and towers.
- (c) **Minimum Floor Area for Dwelling.** Each single family dwelling hereafter constructed shall meet requirements of Section 21.10 herein.

### **Section 7.6 Parking Regulations**

All uses of land and buildings in this District shall conform to applicable parking and loading regulations contained in Article XXIII.

### **Section 7.7 Sign Regulations**

All signs in this District shall conform to applicable sign regulations contained in Article XXIV.

### **Section 7.8 Site Plan Review**

All uses of land and buildings in this District shall conform to applicable site plan content and review requirements contained in Article XX.

**Section 7.9 Landscape Standards**

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

**Section 7.10 Special Regulations**

- (a) Overlay Districts. Lands in the “R-1” District that are also located in the “NR”, “WP” or “AM” Overlay District shall also comply with terms of applicable overlay district(s).
- (b) Private roads are prohibited in the “R-1” Low Density Residential Zoning District.

**Section 7.11 Joint Planning Area**

The “R-1” Low Density Residential Zoning District may be applied only to lands lying within the Joint Planning Area as defined in Article XXXII and only if residential density is consistent with the adopted 2007-2020 Thornapple Township Master Plan.

**Sections 7.12 – 7.99 [Reserved]**