

120.120 "R-1" Rural Residential District.

A. Description of District:

This district is composed of certain land in outlying areas presently of a rural residential character where agricultural activity is limited due to the type and quality of the soil and where low density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, the development is restricted to low density single-family residential use consistent with limited rural type activities facilities and services.

B. Permitted Uses:

1. Single-family dwellings and the accessory structures and uses normally auxiliary thereto.
2. Home occupations, when in accordance with Section 120.340.
3. Signs when in accordance with provisions of Section 120.320.
4. Accessory uses or buildings when in accordance with the provisions of Section 120.410.
5. Agricultural crop farming.
6. The keeping of animals as a customary incidental use to a permitted principal use shall be allowed subject to the following conditions:
 - a. On a lot, parcel or building site less than two and one-half (2 1/2) acres, the keeping of swine, horses, livestock or more than three (3) dogs over six (6) months of age or more than three (3) other small animals or more than three (3) fowl is prohibited.
 - b. On a lot, parcel or building site two and one-half (2½) acres to ten (10) acres in size, one (1) such animal per acre and ten (10) fowl per acre is permitted provided the animals are not housed within fifty (50) feet of any adjoining residential dwelling or commercial building.

- c. On a lot, parcel or building site greater than ten acres in size, animals shall not be limited in number provided:
 - (1) The property can adequately sustain the animals proposed to be housed upon the property;
 - (2) Adequate accessory structures are built to house the animals;
 - (3) The keeping of the animals remains ancillary and incidental to the primary use of the property;
 - (4) The animals do not create a nuisance to surrounding property owners.
 - d. This Section of the Ordinance should not be interpreted to allow commercial livestock operations, animal feed lots or intensive livestock operations which are not intended as a permitted use within this zoning District.
- 7. Essential services.
 - 8. Reserved.
 - 9. State licensed residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.
 - 10. A family day care home licensed or registered pursuant to Act No. 116 of the Public Acts of 1973, as amended where:
 - ◆ It is conducted in the bona fide private residence of the operator of the family day care home; and
 - ◆ It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.
 - 11. Accessory building, prior to the establishment of the principal building on the lot, parcel or building site, for the storage of residential construction materials and tools, subject to the following conditions:

- a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
- b. Construction of the principal building must commence within 60 days after the permit for the accessory building is issued.
- c. The accessory building and its uses are subject to the provisions of Section 120.410.

C. Special Exception Uses:

All Special Exception Uses are subject to the provisions of Section 120.420.

1. Adult foster care facilities (3, 5b).
2. Churches (2, 5b), cemeteries (2, 3, 5a) excluding crematories, and public and private schools (2, 5b).
3. Charitable and philanthropic institutions (1, 3, 5c).
4. Private clubs (1, 4 5b), fraternities and lodges in accordance with Section 120.110 C.3. (1, 4, 5b, 9).
5. Public utility buildings and structures in accordance with Section 120.110 C.4. (1, 4, 5a, 9).
6. Reserved.
7. Duplexes under the following conditions:
 - a. The dwelling shall not be located closer than 1000 feet from another such dwelling or group care home. The distance between such dwelling or group care home and another such dwelling or group care home shall be measured along the center line of the street or streets upon which they are located between projected straight lines at right angles to said center line from the nearest parts of each building to the other building.
 - b. The exterior of the dwelling shall have the appearance of a single-family dwelling.

- c. There shall be a minimum of 720 square feet per dwelling unit.
8. Nurseries and greenhouses (4, 5b, 9).
9. Dog kennels (4, 5e).
10. Public utility buildings including gas and electric substations (1, 4, 5a, 9).
11. An accessory building(s) may be constructed without the establishment of the principal building on a lot, parcel, or building site subject to the following conditions and limitations:
 - a. An accessory building and its uses are subject to the provisions of Section 120.410.
 - b. It is clearly an incidental use as set forth in Section 120.410 of the Ordinance.
 - c. Minimum lot, parcel or building site is 2.5 acres or more of unplatted property.
 - d. An explanation of the proposed use of the structures shall accompany the Special Exception Use permit application including written acknowledgment that the use shall be an incidental use and not used for business or commercial activities.
 - e. A copy of the building plans shall be submitted with the Special Exception Use permit application.
 - f. A site plan in compliance with Section 120.430 shall be submitted in addition to the special use permit application.
 - g. Any exterior lighting shall be subdued in character.
 - h. Driveway access must be approved by the Kalamazoo County Road Commission prior to construction.
 - i. There will be no other outdoor storage unless otherwise in full compliance with Township Ordinances.
12. Children's nurseries and licensed day care centers for more than six (6) persons (4, 5b).

13. Open space preservation development as set forth in Section 120.149 of this Ordinance and further subject to Section 120.420 of this Ordinance.

D. Lot, Parcel of Building Site, Yard and Area Requirement:

Except as elsewhere herein specified, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.