

**ARTICLE 7**

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**R-1 LOW DENSITY SINGLE FAMILY DISTRICT**

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**Sec. 7.01 DESCRIPTION AND PURPOSE**

This Zoning District is intended for low density single family residential uses together with associated recreational, religious and educational facilities. This district is intended to provide a rural living environment devoted primarily to "large lot" single-family dwellings. This District can also serve as a buffer between more concentrated residential areas and agricultural uses in the surrounding township.

**Sec. 7.02 PERMITTED USES**

- (a) Single family dwellings.
- (b) Temporary dwelling structures used on a parcel of land while a dwelling is being constructed thereon in conformance with the requirements of this ordinance, but such use shall not be continued for more than one (1) year. Temporary dwelling structures shall include, but are not limited to, so-called basement houses and mobile homes.
- (c) The keeping of ordinary household pets.
- (d) Churches, subject to the conditions listed under Section 18.09(i).

**Sec. 7.03 USES ALLOWED BY SPECIAL USE PERMIT**

The following uses are permitted in the District subject to obtaining a special use permit as provided for in Article 18.

- (a) Private and public schools, libraries, museums, and similar uses when owned and operated by a governmental agency or non-profit organization as specified in Article 18.
- (b) Parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a non-commercial organization as specified in Article 18.
- (c) Golf courses, country clubs, golf driving ranges.
- (d) Public or privately owned athletic grounds and parks.
- (e) Fraternal clubs and lodges.

- (f) Temporary buildings or trailers incidental to construction activities.
- (g) Planned Residential Development subject to conditions set forth in Article 16.
- (h) Home occupations.
- (i) Sale of agricultural products, at least seventy-five percent (75%) of which are raised upon the premises. A roadside stand may be used if in conformance with Article 18.
- (j) Essential public utility service buildings, or gas or electric regulator stations or buildings (Section 4.14).
- (k) Guest House.
- (l) Planned Unit Development (Article 17).

**Sec. 7.04 HEIGHT REGULATIONS**

No building or structure shall exceed thirty-five (35) feet in height or two and one-half (2 1/2) stories.

**Sec. 7.05 AREA REGULATIONS**

No building, nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard. There shall be a front yard of not less than thirty (30) feet.
- (b) Side Yard. There shall be total side yards of not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.
- (c) Rear Yard. There shall be a rear yard of not less than ten (10) feet; provided, however, that in the case of lake or river front lots, the rear yard shall be not less than fifty (50) feet.
- (d) Lot Area and Width. The minimum lot area and width for a single family dwelling shall be one (1) acre and one hundred (150) feet, respectively.

**Sec. 7.06 MINIMUM FLOOR AREA**

Each dwelling unit shall have the following minimum floor area:

- (a) Two bedroom dwelling, 960 square feet.
- (b) Three or more bedroom dwelling, 1,100 square feet plus 150 square feet for each bedroom over three.