

CHAPTER 5
R-R RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT

Section 5.1 Description and Purpose. The R-R Rural Residential and Agricultural District is intended to preserve agricultural and rural areas in the Township, and to encourage residential development which promotes the established rural character and protects the natural features of the district.

Section 5.2 Permitted Uses. Land, buildings and structures in the R-R District shall be used only for the purposes stated in Table 5.2, as follows:

Permitted Land Use	Regulation or Exception
1. Single-family detached dwellings	
2. Farms and farm operations	Including general and specialized farming, to be conducted in accordance with generally accepted agricultural and management practices approved by the Michigan Commission of Agriculture
3. Orchards, vineyards, apiaries, plant nurseries and greenhouses	
4. Family child care home	As defined in Chapter 2; in private home only; must be state-licensed
5. Adult foster care family home	No more than six adults; in a private home only; must be state-licensed
6. Roadside market stand	For the sale of primarily farm products grown on the premises

Section 5.3 Special Land Uses. The special land uses stated in Table 5.3 may be permitted if approved by the Planning Commission under Chapter 12.

Special Land Use	Regulation or Exception
1. Church and other place of worship	All buildings must be set back at least 50 feet from side and rear property lines
2. Public libraries, public museums and similar facilities	All buildings must be set back at least 50 feet from side and rear property lines
3. Parks, playgrounds, athletic fields, golf courses	Minimum parcel area, five acres; all buildings must be set back at least 50 feet from side and rear property lines
4. Commercial landscaping	Retail sales permitted only as an incidental and secondary use
5. Retirement housing, assisted living and similar facilities	Minimum parcel area, five acres
6. Home occupation	Only those involving two (but not more than two) employees not residing on the premises

7.	Adult foster care small group home	For 7-12 adult residents only; must be State-licensed
8.	Group child care home	As defined in Chapter 2; in private home only; must be state-licensed
9.	Out-patient medical facilities	
10.	Farm markets	Must be located only on a farm
11.	Animal clinic	
12.	Campgrounds	
13.	Bed and breakfast establishment	
14.	Commercial riding stable	Minimum parcel area, 10 acres
15.	Kennel	
16.	Removal and processing of sand, gravel, and similar mineral resources	
17.	Airplane landing fields	
18.	Essential services buildings	For public utilities only
19.	Wireless communication facilities	Only those with antenna-towers exceeding 50 feet in height
20.	Farm supply business	Including crop seed, fertilizers, pesticides, herbicides, and other farm supplies
21.	Shared access on body of water	
22.	Utility grid solar energy systems	
23.	Wind energy conversion systems exceeding 120 feet in height, or a single parcel proposed to have more than one wind energy conversion system	

Section 5.4 Other Land Uses. Other land uses as stated in the respective section or chapter noted in Table 5.4, may be permitted as follows:

Table 5.4 Other Land Uses.	
Land Use	Regulatory Section of Ordinance
1. Accessory buildings and uses	Sections 4.6 and 4.7.7
2. Home occupation	Section 4.16
3. Outdoor lighting	Section 4.19
4. Signs	Chapter 14
5. Private roads	Section 4.20
6. Off-street parking and loading	Chapter 15
7. Essential services	Section 4.13

8.	Condominiums; site condominiums	Chapter 13A
9.	Nonconforming structures and uses	Chapter 16
10.	Wireless communication facilities	Section 4.26 (towers not exceeding 50 feet)
11.	Temporary building	Section 4.32
12.	Natural river district	Section 4.29

Section 5.5 Height, Yard, Building and Area Requirements.

Table 5.5.1 Minimum Lot Area, Lot Width; Minimum Building Setbacks		
Minimum lot area		2 acres
Minimum lot width		200 feet measured at the front lot line
Minimum required building setbacks		
	Front yard	75 feet
	Side yards	Each side yard shall be at least 15 feet
	Rear yard	50 feet

Table 5.5.2 Building Height Requirement	
Maximum building height	35 feet

Table 5.5.3 Minimum Floor Area of Dwelling	
Single-family dwelling	850 square feet

Section 5.6 Other Regulations. Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 5.6, as follows:

Table 5.6 Other Regulations	
Land Use	Regulatory Provision in Ordinance
Existing parcels of land	Section 4.3
Height exceptions	Section 4.9
Minimum requirements for single-family dwellings	Section 4.14
Inoperable motor vehicles	Section 4.21
Trash and junk	Section 4.22
Flag lots	Section 4.27
Motor vehicle repair	Section 4.23
Corner lots	Section 4.10
Fences and walls	Section 4.25
Lot depth to width ratio	Section 4.15