

ARTICLE 6. RL - RESIDENTIAL LOW DENSITY (ONE FAMILY) DISTRICT

PREAMBLE

The Residential Low Density Single Family District is established to provide for single family dwellings and compatible uses such as schools, parks and playgrounds which can enhance a neighborhood environment. This district will provide a land use transition from the large lot agricultural development west of the railroad to the higher density suburban style residential uses of the RM District and more intense development planned along the Gratiot Corridor. The specific interest of this Article is to encourage the construction and continued use of single family detached dwellings and to prohibit business, commercial, industrial or other incompatible use of the land which would substantially interfere with development or continuation of single-family dwellings in the district. These regulations are intended to discourage any land use which, because of its character and size would create requirements and costs for public services such as fire and police protection, water supply, and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

SECTION 600. PERMITTED USES

- A. One-family detached dwellings.
- B. Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five (5) acres, all subject to the health and sanitation provisions of the Macomb County Health Department.
- C. Public, parochial and private elementary, intermediate schools and/or high schools offering courses in general education.
- D. Publicly owned and operated libraries, parks, parkways, and recreation facilities.
- E. Township offices and accessory uses.
- F. Home occupations as defined in SECTION 2400.
- G. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).
- H. Swimming Pools subject to the following requirements:
- I. Private residential ponds may be permitted in the RL, Residential Low Density district, subject to the standards and guidelines in Section 333.
- J. Family day care home
- K. Adult foster care family home

SECTION 601. SPECIAL LAND USES

- A. Churches (SECTION 1803).
- B. Cluster housing development (SECTION 1804).
- C. Large scale recreation (SECTION 1809).
- D. Private and public colleges and universities (SECTION 1814)
- E. Public utility buildings (without storage yards) (SECTION 1815)
- F. Residential Accessory Occupation, as defined and regulated by SECTION 1821.
(Amended 11-4-96)
- G. Private Kennels (SECTION 1826).
- H. Bed & Breakfast Inns (SECTION 1835).

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

SECTION 602. SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individually single family homes are exempt from this requirement. See Section 305.

SECTION 603. DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area, and setback requirements.