

Schedule of Regulations							
Zoning Districts	Min. Lot Size (sq. ft.)	Min. Lot Width (feet)	Minimum Set Backs (feet)			Max. Height (feet)^N	Min. Building Width (feet)
			Front	Side	Rear		
RP	10 Acres - F	300	40	30	30	30 - M	14 - L
<p>F. For unplatted lots of large lot size (5 and 10 acres), the determination of a lot size when it adjoins a road shall be made as if the road was part of the lot in question. For example, if a 10 acre parcel fronting on a road loses one-half acre in the road right-of-way, the parcel size is 9.5 acres. However, the lot will still conform to the 10 acre minimum lot size requirement.</p> <p>L. All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.</p> <p>M. Agricultural use buildings such as silos, and the like, are exempt from the 30' maximum providing that airport zones are not violated.</p>							

150.027 DISTRICT RP: RESOURCE PRODUCTION.

(A) *Intent.* The RP, Resource Production District is established to maintain low density rural areas which because of their rural character and location, accessibility, natural characteristics and the potentially high cost of providing public services for intensive uses are suitable for a wide range of forestry, agricultural, natural resources and recreational uses.

(B) *Principal permitted uses.*

- (1) The growing and harvesting of timber.
- (2) Campgrounds, day camps.
- (3) Parks, winter sports facilities, and trails.
- (4) Recreational structures.
- (5) Single-family dwellings.
- (6) State licensed residential care facilities for six or fewer persons. (See definition.)
- (7) Foster family homes (one to four children) and foster group homes (five to six children). (See definitions.)

(8) Family day care homes (one to six children). (See definition.)

(9) Manufactured housing communities on a minimum of 15 acres, subject to the requirements as established and regulated by Act 419 of the Public Acts of 1976, as amended.

(10) Agricultural production.

(11) Hobby farms subject to the requirements of § [150.065](#).

(12) Open space preservation (option-see § [150.060](#)).

(13) Provision of essential services.

(C) *Permitted accessory uses*. The following are permitted accessory uses:

(1) Accessory structures normally associated with residential dwellings such as a private garage, shed for yard tools, playhouse, boathouse, woodshed, sauna and the like.

(2) Pens for household pets.

(3) Accessory uses or structures clearly incidental to the operation of a farm including barns, silos, sheds, equipment storage and similar structures customarily incidental to the permitted principal use and structures.

(4) Swimming pools and accessory bath/changing house.

(D) *Conditional uses permitted*. The following uses of land and structures may be permitted in this District, by application for and issuance of a conditional use permit as provided for in §§ [150.125](#) through [150.140.16](#). The following will also need to meet the Site Plan requirements in §§ [150.105](#) through [150.113](#).

(1) Wireless communication facility and structures, subject to the conditions of § [150.133](#).

(2) Commercially used recreational space for adult or children's facilities, including fitness and recreational sports centers (e.g. gymnasiums, handball, racquetball, and tennis courts, ice and roller skating rinks, swimming and wave pools), bowling centers, archery and indoor shooting ranges, billiard or pool parlors, amusement parks, carnivals, rebound tumbling facilities, miniature golf courses, go-cart facilities, and similar facilities, subject to § [150.132](#).

(3) Large scale recreation uses, including golf driving ranges, gun clubs, outdoor shooting ranges, camper and/or tent parks, hay rides, picnic grounds, swimming facilities, kiddie-type rides, tracks and other constructed courses for off-road vehicles whether for personal use or public use, (but not including circuses, motorcycle and auto racetracks, and horse or dog tracks), subject to § [150.140.1](#).

(4) Public or private sanitary landfills and holding areas for inert materials, subject to the conditions of § [150.134](#).

(5) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).

(6) Golf courses, subject to the conditions of § [150.139](#).

(7) Kennels, subject to the conditions of § [150.140](#).

(8) Bed and breakfast establishments, subject to the conditions of § [150.140.9](#).

(9) Group (child) day care home (seven to 12 children), subject to the conditions of § [150.140.10](#) (See definition).

(10) Private airport and private use landing fields, subject to the conditions of § [150.140.11](#).

(11) Utility grid wind energy system (wind farm), subject to the conditions of § [150.140.15](#).

(12) Mineral extraction, subject to the conditions of § [150.140.16](#).

(13) Auction sale barns.

(14) Feedlots.

(15) Storage yards, transformer stations, substations, microwave relay towers, hydroelectric facilities and similar facilities associated with public service uses or facilities.

(16) Sawmills.

(17) Resorts, lodges and associated facilities.

(18) Home occupation, subject to the conditions of § [150.049](#).

(Ord. passed 5-28-2002; Ord. § 313, passed 9-14-2009; Am. Ord. 1-2012, passed 12-26-2012; Ord. § 313, passed 11-9-2015)

150.046 DEPTH TO WIDTH RATIO.

Lot width shall be measured at front setback line and shall not include any perimeter encumbrances, easements or other such restrictions the use of which is restricted and non-usable to the owner or occupier of the land in question. The purpose of this provision to obtain the maximum depth of properties in connection with the required maximum depth to width ratio shall be four to one regardless of actual lot size.

(Ord. § 402, passed 9-14-2009; Ord. § 402, passed 11-9-2015)

§ 150.047 MINIMUM BUILDING FLOOR AREA.

Every single/two-family dwelling, excluding recreational structures, shall have a floor area of not less than 840 square feet, exclusive of basements, garages, porches and breezeways. Every unit in a multiple family dwelling shall have a minimum floor area of at least 500 square feet.

(Ord. § 403, passed 9-14-2009; Ord. § 403, passed 11-9-2015)

§ 150.048 ACCESSORY BUILDINGS AND USES.

Where a lot is devoted to a permitted principal use, customary accessory uses and buildings are authorized except as prohibited specifically or by necessary implication in this or any other ordinance. The following special rules are applicable:

(A) An accessory building, including carports, attached to the principal building shall be made structurally a part thereof, and shall comply in all respects with the requirements of this chapter applicable to the principal building. Breezeways, as an attachment between the garage or carport and the main building, shall be considered a part of the main building, but shall not be considered livable floor space.

(B) An accessory building, unless attached and made structurally a part of the principal building, shall not be closer than ten feet to any other structure on the lot.

(C) The floor area of accessory buildings located within Districts R-1, RR-1, RR-2 and SP, shall not exceed the ground floor area of the main building, except that in the case of lots or parcels of five acres or more in size, the total floor area of accessory buildings shall not exceed twice the ground floor area of the main building. Zoning certificates are required for sheds and accessory structures above 192 square feet.

(D) In the R-1, RR-1, RR-2, RR-3 and SP Districts a detached accessory building shall meet the front setback line of the principal building. Accessory buildings are permitted to be located in the front yard within Districts RP, C-1, C-2, and I.

(E) A semi-trailer, mobile home, travel trailer or other recreational vehicle shall not be used as a storage facility in R-1, RR-1, RR-2, RR-3, SP and RP Districts, except on a temporary basis during a construction period.

(F) Uncovered porches, an open unenclosed and uncovered porch or deck, may project into a front yard for a distance not exceeding ten feet, but in no case shall it be closer than 20 feet to the front property line.

(Ord. passed 5-28-2002; Ord. § 404, passed 9-14-2009; Ord. § 404, passed 11-9-2015)

updated 03/13/2017