

§ 150.025 DISTRICT RR-3: RURAL RESIDENTIAL THREE (FIVE ACRES).

<i>Schedule of Regulations</i>							
<i>Zoning Districts</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Min. Lot Width (feet)</i>	<i>Minimum Set Backs (feet)</i>			<i>Max. Height (feet)^N</i>	<i>Min. Building Width (feet)</i>
			<i>Front</i>	<i>Side</i>	<i>Rear</i>		
RR-3	5 AcresF	300	40	30B	30E	30M	14L
B. An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a side lot line, however in no case shall its eave be closer than 5 feet to the side lot line.							
E. An accessory building or structure may be located 20 feet from a rear lot line.							
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.							
L. All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.							
M. Agricultural use buildings such as silos, and the like, are exempt from the 30' maximum providing that airport zones are not violated.							

(A) *Intent.* The RR-3, Rural Residential Three District is established to protect and generally preserve the existing character and use of areas of the Charter Township of Breitung, which are presently rural or agriculture. Soil and natural conditions vary throughout this District, including woodlots and farms. These areas are considered to be suitable for scattered, rural residential development, and the perpetuation of existing farms and other low intensity land uses on parcels of at least five acres.

(B) *Principal permitted uses.*

- (1) Single-family dwellings and manufactured housing units.
- (2) Two-family dwellings.
- (3) State licensed residential care facilities for six or fewer persons. (See definition.)
- (4) Foster family homes (one to four children) and foster group homes (five to six children). (See definitions.)
- (5) Family day care homes (one to six children). (See definition.)
- (6) Cemeteries.
- (7) Public and private recreational facilities, playgrounds, day camps, campgrounds, parkways, wildlife preserves, and similar recreational facilities.

- (8) The growing and harvesting of timber.
- (9) Agricultural production.
- (10) Hobby farms subject to the requirements of § [150.065](#).
- (11) Open space preservation (option- see § [150.060](#)).

(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, woodshed, boathouse, sauna and the like, except in the front yard.

(2) Pens for household pets.

(3) Swimming pool and accessory bath/changing house.

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

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

(1) Religious organizations, including Churches subject to the conditions of § [150.131](#).

(2) Schools.

(3) Veterinarian offices and animal clinics, subject to the conditions of § [150.140](#).

(4) 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](#).

(5) Roadside stand for the sale of farm produce, specialty crops, such as tree fruits, nuts, berries, and the like, or foodstuffs made from such products, providing it is raised on the property.

(6) Storage yards, transformer stations, substations, microwave relay towers, commercial freestanding towers, and similar facilities associated with public service uses and facilities.

(7) Auction sale barns.

(8) Facilities for bulk feed, seed or fertilizer sales, storage or mixing.

(9) Farm equipment sales, services or repair.

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

- (11) Provision of essential services.
 - (12) Wireless communication facility and structures, subject to the conditions of § [150.133](#).
 - (13) Greenhouse, commercial.
 - (14) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).
 - (15) Utility and public service facilities, subject to the conditions of § [150.140.8](#).
 - (16) Bed and breakfast establishments, subject to the conditions of § [150.140.9](#).
 - (17) Group (child) day care home (seven to 12 children), subject to the conditions of § [150.140.10](#) (see definition).
 - (18) Private use landing field, subject to the conditions of § [150.140.11](#).
- (Ord. passed 5-28-2002; Ord. § 311, passed 9-14-2009; Am. Ord. 1-2012, passed 12-26-2012; Ord. § 311, 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)

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