

CHAPTER 7
RR - RURAL RESIDENTIAL DISTRICT

SECTION 7.1 INTENT AND PURPOSE

This District is intended for residential and farm uses, including other uses generally associated with agriculture, and related non-residential uses. The purpose of this District is to preserve the rural residential and agricultural character of the lands within this District, minimizing public service costs, limiting urban influence, and preserving a maximum of open space. Careful consideration is given to environmental concerns related to groundwater quality and other related issues pertaining to development in rural areas with limited public services. All uses permitted within this District shall be conducted with due consideration for the potential effects which may result from authorized agricultural uses, in accordance with Public Act 94 of 1995, the Michigan Right to Farm Act.

SECTION 7.2 PERMITTED USES

Land in the RR District may be used for the following purposes by right, subject to Site Plan Review in accordance with the provisions of Section 20.2:

- A. Farms, for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms.
- B. Roadside stands for the sale of produce grown on the premises, conducted as an accessory use to a farm.
- C. Single-family dwellings, as regulated in Section 3.18 including home occupations as regulated by Section 3.20.
- D. Family day care homes.
- E. State licensed residential family home facilities.
- F. Greenhouses and nurseries, including retail operations for products grown on the premises. A residence may also be located on the same property.
- G. Kennels, not including commercial kennels. A residence may also be located on the same property.
- H. Public utility or service buildings, not requiring outside storage or materials.
- I. Accessory buildings as regulated in Section 3.10.

SECTION 7.3 SPECIAL LAND USES

Land and/or buildings in the RR District may be used for the following purposes after approval by the Township Board as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Farm equipment, service, including general repair and welding of farm implements and farm machinery, provided that all such storage and activity related to the use is conducted entirely within an enclosed building.
- B. Rural Planned Unit Development.

- C. Country clubs, golf courses, and public athletic grounds and parks.
- D. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- E. Public or private campgrounds.
- F. Commercial kennels or veterinary services. A residence may also be located on the same property.
- G. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services.
- H. Radio and television transmitting buildings and towers.
- I. Churches.
- J. Public and private schools.
- K. Cemeteries.
- L. Riding stables.
- M. Landscaping, Lawn Service, Snow plowing (Including other closely related operations)

SECTION 7.4 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following District Regulations are met and maintained in connection with such building, structure, or enlargement.

Front Yard	50 feet	
Side Yard	Residential Buildings	30 feet
	Non Residential Buildings	40 feet
Rear Yard	50 feet	
Building Height	35 feet or 2½ stories, whichever is higher; Farm buildings/structures shall be permitted at their usual and customary heights.	
Lot Coverage	10 percent	
Minimum Lot Area	2 acres	
Minimum Lot Width	165 feet	
Minimum Dwelling Unit Floor Area	960 square feet UFA with a minimum of 600 square feet UFA on ground floor	