

CHAPTER 5

R-1 GENERAL AGRICULTURAL & RURAL RESIDENTIAL DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSES

This district is intended for smaller scale general agricultural operations and single family dwellings on large parcels interspersed within tracts of agricultural uses and undeveloped open space for the purpose of maintaining rural atmosphere, preserving open space and very low population density. Utilities are not encouraged for extension, with the exception of natural gas, in this area and all homes must utilize on site well and sanitary septic systems as permitted by the Branch-Hillsdale District Health Department. Planned Unit Development and Open Space Preservation design is the preferred method of residential development and is strongly encouraged. It is the intent of the Township to encourage and institute creative design alternatives in the development of residential construction.

SECTION 5.02 PERMITTED USE REGULATIONS

Land, buildings and structures in this zoning district may be used for the following purposes only:

- A. Farms for both general and specialized farming, together with farm dwellings and buildings and other installations necessary to such farms. Temporary housing for migratory workers is prohibited.
- B. Roadside stands for the sale of produce grown on the property by the resident owners.
- C. Greenhouses, nurseries, orchards, vineyards, or farms.
- D. Single family detached dwellings.
- E. Adult foster care family homes of six (6) or fewer persons. This subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions.
- F. Accessory structures and uses customarily incidental to the above permitted uses.
- G. Day care centers.
- H. Veterinarian Clinic

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SECTION 5.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted by the Township Board, subject to the conditions specified for each use in Chapter 19; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19 of this Ordinance:

- A. Home occupations as regulated by Chapter 16.16 of this Ordinance.
- B. Removal and processing of topsoil, sand, gravel or other such minerals as regulated by Chapter 16.09 of this Ordinance.
- C. Commercial kennels and animal boarding establishments as regulated in Chapter 16.12 of this Ordinance.
- D. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools.
- E. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communication facilities as set forth in Section 14.06 of this Ordinance.
- F. Cemeteries
- G. Riding stables, where horses are boarded and/or rented.
- H. Planned Unit Developments
- I. Essential Services
- J. Publicly owned and operated parks, parkways, and recreational facilities.
- K. Churches, synagogues and other religious facilities and buildings customarily incidental thereto.

SECTION 5.04 DEVELOPMENT STANDARDS

No building or structure nor any enlargement thereof shall be hereafter erected except in

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conformance with the following yard, lot area, height and building coverage requirements:

- A. **FRONT YARD.** There shall be a front yard of not less than fifty (50) feet.
- B. **SIDE YARD.** For residential buildings and structures, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet.
- C. **REAR YARD.** There shall be a rear yard of not less than fifty (50) feet.
- D. **LOT AREA.** The minimum lot area in this District shall be two (2) acres for all agricultural and rural (single family) residential land uses. The lot area shall not exceed a 1 to 4 width to depth ratio.
- E. **LOT WIDTH.** The minimum lot width in this District, unless specified elsewhere, shall be two hundred (200) feet.
- F. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.
- G. **MINIMUM FLOOR AREA.** Each dwelling unit, unless specified elsewhere, shall have a minimum of eight hundred sixty-four (864) square feet of usable floor area on the main floor.
- H. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses.
- I. **PLANNED DEVELOPMENT.** Subdivision Open Space Developments are permitted and encouraged in the R-1 General Agriculture and Rural Residential District, subject to the standards and approval provisions as set forth in Chapter 10 of this Ordinance.