

ARTICLE IV. RA SINGLE-FAMILY RESIDENTIAL DISTRICT

Section 4.01. Purpose.

The purpose of the RA single-family residential zoning district is to provide for large lot single-family housing neighborhoods free from other uses, except those which are (1) normally necessary or accessory to and (2) compatible with, supportive of and convenient to the various types and compositions of families living within such residential land use areas. The size of lots and parcels should be planned to be of such area and width so that they can afford to be connected to healthful and sanitary water supply and wastewater disposal systems.

Section 4.02. Permitted principal uses.

- A. Single-family dwellings of conventional or manufactured construction having at least one cross section width of at least 24 feet, and one portion of the ground floor shall have a dimension of at least 24 × 24 feet. All single-family dwellings are required to have perimeter foundations.
- B. State licensed residential foster care facilities housing six or less persons.
(Res. No. 106/1993, 3-2-93)

Section 4.03. Permitted principal special uses with conditions.

The following special uses of land, buildings and structures are permitted subject to the provisions of article XVII, "Special Uses":

- A. Permitted special uses:
 - 1. Public buildings on at least two acres of land area.
 - 2. Public recreational playgrounds on at least five acres of land area.
 - 3. Nonprofit recreation areas on at least five acres of land area.
 - 4. Religious institutions as regulated by supplemental regulations, section 19.44 entitled "Churches."
 - 5. Educational institutions on at least ten acres of land area.
 - 6. Golf courses and country clubs on at least 40 acres of land area per nine holes.
- B. Above permitted principal special uses are subject to the following requirements:
 - 1. The proposed site for any of the uses permitted herein shall have at least one property line abutting on a major public street, and the site shall be so planned as to provide all access directly to said major street(s). Vehicular access to minor public streets shall not be permitted.
 - 2. Street front, waterfront, side and rear yards shall be set back at least 50 feet, and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except necessary entrance drives and those fences, walls, berms and vegetation used to screen the use from abutting residential lots and parcels.

3. Shall meet off-street parking requirements specified for each use in article XX and all other applicable requirements of this zoning ordinance.
(Ord. No. 142F, 2-21-95; Ord. No. 142G, § 14, 10-15-96)

Section 4.04. Permitted accessory uses.

- A. Normal existing accessory uses to single-family housing and those additional normal waterfront accessory uses and activities, such as docks, decks, wharves, beaches, beach equipment and apparatus, boat houses, boat moorings, beach shelters, cabanas or small bathhouses and other existing or typical waterfront accessory uses, with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- B. Normal accessory uses to permitted and approved "special uses" and those additional normal, typical and existing types of waterfront accessory uses and activities specific to approved "special uses," with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- C. Customary home occupations, as conditioned by section 19.18.

Section 4.05. Permitted accessory uses with conditions.

- A. Private outdoor swimming pools and other types of pools for use as a part of single-family dwellings in conformance with the provisions of section 19.17.

Section 4.06. Dimensional requirements.

- A. Lot area: Minimum of 12,500 square feet per dwelling unit with public sewer and water accessible to each lot or parcel.
- B. Lot width: Minimum of 100 feet at required building setback line.
- C. Lot coverage: Maximum of 30 percent.
- D. Floor area: The minimum first floor area of a one story dwelling 960 square feet, and for a two story dwelling 700 square feet on the first floor, with a minimum total of 960 square feet for both stories. The total floor area of all accessory structures shall not exceed 60 percent of the floor area of the principal structure.
- E. Yard and setback requirements:
 1. Front yard: Minimum of 40 feet from the street right-of-way line and shoreline of any surface water features, except as otherwise required in section 4.03B.2 for special uses, and unless a greater setback from the shoreline is required by the Michigan Department of Natural Resources or other public agency, or a greater setback from the street right-of-way line as specified in the master plan for streets and highways, whichever is greater.
 2. Side yards: Minimum of 15 feet for each side yard, except where a side yard abuts a street right-of-way line or a waterfront shoreline, the minimum shall be the same as for the front yard.
 3. Rear yard: Minimum of 50 feet.

F. Height limitations: Maximum of 30 feet for residential structures; a maximum of 15 feet for all residential related accessory structures.
(Ord. No. 142X, 7-20-04)