

HEATH TOWNSHIP
R-1A RURAL RESIDENTIAL DISTRICT

CHAPTER VI

Section 6.01a Statement of Purpose

The intent of the R-1A District is to provide a transition zone between the planned agricultural uses on the east side of the Township and the more intensive uses in the Village of Hamilton. It is further intended to permit a limited range of residentially related uses and to prohibit multiple family, office, commercial, industrial and other uses that would interfere with the quality of residential life in this district. It is intended that development within this district will be designed to preserve significant natural areas and to preserve farmland wherever possible. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlots, and preservation of other natural features is encouraged. To that end, the use of the open space provision of this Ordinance is recommended. Development in this district is not intended to be served by public water and sewer facilities.

Section 6.02a Principal Permitted Uses

In all areas zoned R-1A Rural Residential District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- (a) Single-family detached dwellings.
- (b) Public and private recreation areas.
- (c) Adult care and child care facilities that provide care for up to six (6) individuals, including child day care and adult foster care facilities.
- (d) Essential public services.
- (e) Roadside stands.
- (f) Public, private, and parochial elementary, intermediate or high schools licensed by the State of Michigan to offer courses in general education.
- (g) Accessory uses and buildings incidental to the above permitted uses

Section 6.03a Uses Permitted Subject to Special Use Permit

- (a) Churches and other buildings and structures used for religious worship
- (b) Tourist home or bed and breakfast facilities with no more than six (6) rooms.

Section 6.04a Height Regulations

No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings shall not exceed their usual and customary heights.

Section 6.05a Area Regulations

No principal building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements.

- (a) Front yard: There shall be no front yard of not less than forty (40) feet as measured from the edge of the ROW.
- (b) Side yard: For residential structures, there shall be a minimum side yard of fifteen (15) feet.
- (c) Rear yard: There shall be no rear yard of less than twenty-five (25) feet.
- (d) Lot area and width: The minimum lot area and width for all residential uses shall be 40,000 square feet and have a minimum width of one hundred and fifty (150) feet.