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ARTICLE 12

RA - LOWDENSITY RESIDENTIAL DISTRICT

SECTION 12.01 PURPOSE

THE PURPOSE OF THIS DISTRICT IS TO PROVIDE AREAS FOR OUTLYING RESIDENTIAL DEVELOPMENT ON LOTS OF SUFFICIENT SIZE TO ACCOMMODATE THE SAFE AND HEALTHFUL, WITH ON-SITE WATER SUPPLY AND LIQUID WASTE WATER DISPOSAL, SINCE THESE AREAS WILL LIKELY REMAIN UNSERVED BY PUBLIC WATER-SEWER SERVICES FOR AN EXTENDED PERIOD OF TIME. IT IS THE PURPOSE OF THIS DISTRICT TO PROTECT AND STABILIZE THE ESSENTIAL CHARACTERISTICS OF THESE AREAS, IN ORDER TO PROMOTE AND ENCOURAGE SUITABLE ENVIRONMENTS FOR LOW DENSITY FAMILY LIFE UNTIL SUCH TIME AS IT MAY BE IN THE PUBLIC INTEREST TO PROMOTE DEVELOPMENT OF GREATER INTENSITY REQUIRING HIGHER LEVELS OF PUBLIC SERVICES AND UTILITIES.

SECTION 12.02 PERMITTED USES:

THE FOLLOWING BUILDING AND STRUCTURES, AND USES OF PARCELS, LOTS, BUILDINGS AND STRUCTURES ARE PERMITTED IN THIS DISTRICT:

- A. ONE OR TWO FAMILY DWELLINGS.
- B. GENERAL AND SPECIALIZED FARMING AND AGRICULTURAL ACTIVITIES INCLUDING THE RAISING OR GROWING OF CROPS AND OTHER FARM PRODUCTS AND FOODSTUFFS, BUT NOT INCLUDING THE RAISING OF ANY LIVESTOCK, POULTRY OR OTHER FARM ANIMALS, PROVIDED THAT THE FOLLOWING CONDITIONS ARE SATISFIED:
 - 1. THE LOT OR PARCEL OF LAND UPON WHICH THESE ACTIVITIES ARE CONDUCTED IS LESS THAN TEN (10) ACRES IN AREA.
 - 2. NO STORAGE OF MANURE OR OTHER ODOR OR DUTY PRODUCING MATERIALS OR ACTIVITIES SHALL BE PERMITTED.
 - 3. ALL FARM BUILDINGS OTHER THAN DWELLINGS SHALL BE LOCATED A MINIMUM OF NINETY (90) FEET FROM AN ADJACENT PROPERTY LINE.
- C. A LOT MAY BE USED FOR THE RAISING OR GROWING OF PLANTS, TREES, SHRUBS AND NURSERY STOCK.
- D. A SIGN, ONLY IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN ARTICLE 8.
- E. ESSENTIAL SERVICE STRUCTURES AS PROVIDED IN SECTION 10.15.

SECTION 12.03 CONDITIONAL USES

THE FOLLOWING BUILDINGS AND STRUCTURES AND USES OF PARCELS, LOTS, BUILDINGS AND STRUCTURES ARE PERMITTED IN THIS DISTRICT SUBJECT TO OBTAINING A CONDITIONAL USE PERMIT AS PROVIDED IN ARTICLE 10.

- A. GOLF COURSE, WHICH MAY INCLUDE A GOLF DRIVING RANGE; COUNTRY CLUB, PUBLIC SWIMMING POOL, SWIMMING AND RECREATION CLUB, PUBLIC AND PRIVATE PARK AND PLAYGROUND.
- B. CHURCHES AND PUBLIC BUILDINGS.
- C. PUBLIC AND PRIVATE NURSERY, PRIMARY AND SECONDARY SCHOOL.
- D. A HOME OCCUPATIONS AS PRESCRIBED BY SECTION 11.02 (G)
- E. TEMPORARY BUILDINGS OR TRAILER OFFICES.
- F. ROADSIDE STANDS FOR THE DISPLAY AND SALE OF PRODUCTS RAISED ON THE LOT, PARCEL, PROVIDED THAT: OFF-STREET PARKING AND ACCESS TO SUCH PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 9 AND NO HAZARDOUS TRAFFIC CONDITIONS SHALL RESULT FROM SUCH ACTIVITY; SUCH BUILDINGS AND STRUCTURES SHALL BE LOCATED IN CONFORMANCE WITH ALL MINIMUM YARD REQUIREMENTS; AND NO MORE THAN ONE (1) SUCH ROADSIDE STAND SHALL BE PERMITTED ON EACH LOT OR PARCEL.
- G. MOBILE HOME PARK AS DESCRIBED IN ARTICLE 10.
- H. TEMPORARY PERMIT IN LOW DENSITY RESIDENTIAL DISTRICT
 1. SINGLE-FAMILY MOBILE HOME NOT OTHERWISE SATISFYING THE REQUIREMENTS OF SECTION 16.02 (24) (SECTION DEFINING "DWELLING, SINGLE-FAMILY) FOR USE AS A TEMPORARY DWELLING DURING CONSTRUCTION OF A HOUSE UPON THE FOLLOWING CONDITIONS: SUCH MOBILE HOME MEETS ALL OTHER REQUIREMENTS OF THIS DISTRICT.
 2. SUCH MOBILE HOME MUST BE CONNECTED TO AN ADEQUATE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM MEETING THE REQUIREMENTS OF THE CALHOUN COUNTY
 3. ALL CONDITIONAL USE PERMITS FOR SUCH MOBILE HOMES WILL BE ISSUED BY THE TOWNSHIP BOARD FOR A PERIOD NOT TO EXCEED ONE (1) YEAR REQUESTS FOR RENEWALS MUST BE MADE THROUGH THE TOWNSHIP ZONING ADMINISTRATOR AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE OF THE PERMIT IN FORCE.
 4. IF SUCH MOBILE HOME IS NOT BEING USED FOR THE PURPOSE FOR WHICH THE PERMIT WAS ISSUED. THE PERMIT WILL IMMEDIATELY TERMINATE. THE OWNER WILL BE ALLOWED SIXTY (60) DAYS IN WHICH TO REMOVE THE MOBILE HOME FROM THE PREMISES.
 5. NO MOBILE HOME CAN BE SET WITHIN THE TOWNSHIP THAT WAS MANUFACTURED LONGER THAN 10 YEARS PRIOR TO APPLICATION.

SECTION 12.04 REGULATIONS:

THE FOLLOWING REGULATIONS SHALL APPLY IN ALL RA - LOW DENSITY RESIDENTIAL DISTRICTS:

- A. NO BUILDING OR STRUCTURE SHALL BE ESTABLISHED IN THIS DISTRICT ON ANY LOT LESS THAN THIRTY THOUSAND (30,000) SQUARE FEET.
- B. THE MINIMUM LOT WIDTH -SHALL BE ONE HUNDRED FIFTY (150) FEET.
- C. THE MAXIMUM LOT COVERAGE WILL NOT EXCEED TWENTY (20) PERCENT.
- D. MINIMUM FIRST FLOOR AREA: THE MINIMUM FIRST FLOOR AREA SHALL NOT BE LESS THAN NINE HUNDRED (900) SQUARE FEET, UNLESS IN THE CASE OF A TWO STORY DWELLING THE MINIMUM FIRST FLOOR AREA SHALL BE NOT LESS THAN EIGHT HUNDRED (800) SQUARE FEET.
- E. YARD REQUIREMENTS:
 - 1. FRONT YARD: NOT LESS THAN FIFTY (50) FEET.
 - 2. SIDE YARD: LEAST WIDTH OF EITHER YARD SHALL NOT BE LESS THAN THIRTY (30) FEET.
 - 3. REAR YARD: NOT LESS THAN FIFTY (50) FEET, EXCEPT WHEN REAR YARD ABUTS A WATER BODY, THEN NOT LESS THAN ONE HUNDRED FIFTY (150) FEET
 - 4. THE ABOVE REQUIREMENTS SHALL APPLY TO EVERY LOT, BUILDING OR STRUCTURE.
- F. HEIGHT REQUIREMENTS:
 - 1. FOR BUILDINGS AND STRUCTURES: NO BUILDING AND STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE HALF (2 1/2) STORIES OR THIRTY FIVE (35) FEET.
 - 2. FOR DETACHED ACCESSORY BUILDING: NO DETACHED ACCESSORY BUILDING SHALL EXCEED A HEIGHT OF TWENTY-FIVE (25) FEET.
- G. REQUIRED OFF-STREET PARKING: AS REQUIRED IN ARTICLE 9.

ARTICLE 12, CONCLUDED