

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, July 25, 2018 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Minutes
 - a. July 11, 2018
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. Business to Come Before the Commission
 - a. PD 2018-74-Section 512 – Service Drives Amendment – Continued Discussion
 - b. PD 2018-75-Section 313 – One-Family Residential District Amendment – Public Hearing
 - c. PD 2018-76-Section 313.D – Additional Standards Amendment – Introduction
6. Public Comment
7. Items for Next Agenda – August 8, 2018
 - a. Aspen Pines Multi-Family SUP – Public Hearing
 - b. U-Haul – Findings of Fact
8. Adjournment

Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, (231) 941-1620, or TDD 922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 11, 2018**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Joe McManus, Steve Duell, Gil Uithol, Joe Robertson, Chris DeGood, Pat Cline and John Racine

Staff Present: Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest (7:01)

Larrea said that items 5.a. and 5.e. need to be removed from the agenda. Racine declared a conflict with item 5.c.

Duell moved and Robertson seconded to approve the agenda as amended.

*Yeas: Duell, Robertson, Cline, DeGood, Uithol, McManus, Racine
Nays: None*

2. Minutes (7:02)

a. June 13, 2018

Uithol moved and Cline seconded to approve the minutes from June 13, 2018 as amended noting that item 5.b. will include the language “The request to include that proposed use was not supported by the ordinance or The Master Plan.”

*Yeas: Uithol, Cline, DeGood, McManus, Duell, Robertson, Racine
Nays: None*

b. June 27, 2018

DeGood moved and Uithol seconded to approve the minutes of June 27, 2018 as presented.

*Yeas: DeGood, Uithol, Cline, Robertson, McManus, Duell, Racine
Nays: None*

3. Correspondence (7:05)

a. Letter pertaining to Aspen Pines project

4. Reports (7:05)

Township Board Report

Duell reported that the updated C-P shopping center amendment was adopted by the board and the Eaglehurst Drive SAD was approved. A license for Grand Traverse Brewing was also approved.

Planning Commissioners

No reports

Planners Department

No report

5. Business to Come Before the Commission**a. PD 2018-73 Conceptual Review Young Supply Company**

Removed from agenda

b. PD 2018-69 Aspen Pines Multi-Family SUP – Intro (7:07)

Larrea stated that the application requests approval of a Special Use Permit for a two-story 8 unit multi-family structure on Floresta Street. The parcel is .77 acres and is zoned R-3 Multi Family Residential.

Commissioners discussed the proposed building project and asked questions of the applicant. A property owner on the east side requested a fence along the property line and the applicant will reach out to the property owner regarding the fencing. Commissioners shared concerns with the garages creating a wall on the road side of the project and that it may set a precedent for the entire area. The Applicant will provide architectural drawings as well.

Sean McCardel, the applicant, stated that he is working closely with construction companies to ensure energy efficiency of the units and amenities will include picnic areas with seating. He is open to reducing parking, incorporating green space, addressing the architecture of the garages and working with the neighbors to address their concerns.

DeGood moved and Robertson seconded THAT application SUP-2018-04, submitted by Sean McCardel Construction Inc., for a Special Use Permit for a Multi-Family Development at Parcel ID #05-340-026-10, BE ACCEPTED, and BE SCHEDULED for a Public Hearing to be held on August 8th subject to the following additional information being provided by the applicant by July 19th:

- 1) An updated site plan indicating that the dumpster area no longer encroaches into the setback area.*
- 2) Additional detail regarding the maneuverability of emergency vehicles within the site.*
- 3) An updated landscape plan indicating full compliance with the requirements of the Zoning Ordinance with all amenities.*
- 4) An updated site plan containing a note that makes clear that the detached garages shall not be used by non-residents for self-storage purposes.*
- 5) Architectural renderings for garages and elevations of all buildings.*

Yeas: DeGood, Robertson, Uithol, McManus, Duell, Cline, Racine

Nays: None

**c. PD 2018-70 Serra Automotive Noise Study – Intro (7:54)
(Racine excused himself from this agenda item)**

Larrea said that a noise study was completed by Serra Automotive in accordance with the conditions of the Conditional Rezoning Application. Serra hoped to place a car wash on the site but the ordinance states that any car wash needs to be 40 decibels or lower at all property lines to comply. The study showed that the noise levels came in higher than the ordinance allows.

Jeff Jocks, attorney for Serra Automotive, said that the conditional rezoning standard should have allowed for car wash noise and that this was not going to be a detriment to the neighboring properties. He added that other car washes in the township must be over 40 decibels. His understanding of the CRA was that this noise posed no harm and they feel that they met the conditions of the agreement. Jocks reviewed the study with commissioners and how it was done. Attorney Jocks asked for a Public Hearing on the matter pursuant to the conditional rezoning.

Commissioners discussed the phrase “detrimental to neighboring properties” and asked about the intended standard. Larrea said that the commission cannot move forward to review something that does not meet the ordinance and Serra could pursue a zoning amendment. Section 712 of the ordinance says that noise generated from any source shall not exceed 40 db at the property line. Commissioners asked for time to study the decibel problem and its true intent as it is found in the ordinance. Larrea said that he would pour over documentation from the Township regarding the issue and try to determine where the 40 decibels originated. A possible noise study by the Township could be another option, however, there was disagreement over who should fund such a study since it was an applicant issue and not a Township issue.

Duell moved and Cline seconded to have staff study the matter to determine the origination of the 40 decibel noise threshold and draft a report to commissioners and to speak to the Township board about a funding a possible noise study.

*Yeas: Duell, Cline, Robertson, McManus, Uithol,
Nays: DeGood*

Jerry Zezulka of Serra said that there are a lot of questions – said that conversation is more than 40 db and the ambient sound in that area is 56db. The applicant wishes to keep this application moving forward.

d. PD 2018-72 LaFranier Service Drive (9:10)

This application requests a site plan review of a service drive which would allow for the division of vacant property. The 40 acre parcel is located along LaFranier Road. The applicant would like to divide the property via land division and is required to submit a service drive for review and approval. The service drive would limit access to the parcel's 1300 feet of road frontage as required by Section 512 of the Zoning Ordinance. There would only be one curb cut on LaFranier. The application meets the ordinance as it stands right now.

Cline moved and Robertson seconded THAT application SPR 2018-01, submitted by Dixie Roethlisberger to construct a service drive on portions of parcel no. 05-023-041-00, BE APPROVED, subject to the following conditions:

- 1) That the service drive be designed in accordance with the construction standards of the Garfield Township Zoning Ordinance.*
- 2) That all future development sites in the project area shall be accessed via the approved curb cut and appropriate extensions shall be made to provide interconnectivity within the properties and between adjacent properties.*
- 3) That all agency reviews and final engineering review by the Township Engineer are received prior to the construction of the drive.*
- 4) That a landscape plan be provided as a condition of future land divisions or condominium development.*
- 5) That any and all Grand Traverse County Road Commission requirements be approved as a part of this approval unless specifically conflicting with the Garfield Township Zoning Ordinance. In the case of conflict, Staff or the Planning commission shall review the issues for compliance.*
- 6) That a letter by an engineer, signed and sealed, be provided to the Zoning Administrator certifying the construction of the service drive to Township specifications be provided prior to the construction of any structures on the property.*

Yeas: Cline, Robertson, McManus, Uithol, Duell, DeGood, Racine

Nays: None

e. PD 2018-71 U Haul – Findings of Fact

Removed from agenda

6. Public Comment (9:18)

Mr. Bob Brick commented that conversation is 60 db and added that there is a plethora of studies about noise and did not see the need to spend money.


7. Items For Next Agenda – July 25, 2018 (9:20)

- a. R-1 Amendment Institutional Uses – Public Hearing

8. **Adjournment**

Duell moved to adjourn the meeting at 9:21pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

 Charter Township of Garfield Planning Department Report No. PD 2018-74		
Prepared:	July 17, 2018	Pages: 1 of 1
Meeting:	July 25, 2018 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 512 – Service Drives-Continued Discussion	

STAFF COMMENT:

Over the course of several recent Work Sessions, the Planning Commission has discussed a few different drafts of an amended Section 512 – Service Drives. Attached to this report for your review and discussion is a fifth draft.

Highlights in this draft include:

- After discussion regarding the burden of creating an access drive on single-family properties, particularly in the A – Agricultural District, Commissioners came to a consensus that the single-family *use* be exempted from the requirements.
- Commissioners generally agreed that 600 ft of spacing for US-31 is appropriate, 400 ft for Hartman and Hammond Roads, and 300 ft for all other county roads.
- Although the spacing would be broken down as noted above, the Planning Commission agreed that it would nonetheless want the opportunity to provide flexibility on a case-by-case basis and to take into account the Road Commission’s input.

As was mentioned in the report for the previous Work Session, Staff would like to encourage proper access management and connectivity with this amendment, rather than rigidly requiring traditional service drives on particular roads. Connectivity can be achieved in a variety of ways that do not exactly fit the mold of the traditional service drive and, aside from land divisions, access is reviewed on a case-by-case basis by the Planning Commission regardless. The exemption of single-family uses appears to address many of the issues that might arise in conditioning land divisions on construction of an access drive, and the Land Division Act incentivizes the construction of access roads by allowing additional divisions.

ACTION REQUESTED:

If the Planning Commission is satisfied with the information provided to date, the next step is to hold a public hearing on the draft amendment, a suggested motion for which is as follows:

MOTION THAT the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-74, BE SCHEDULED for a public hearing for a date of Commissioners’ choosing, subject to meeting legal notice requirements.

SECTION 512

ACCESS MANAGEMENT and RESTRICTIONS

The intent of this section is to provide safe and efficient travel along public roadways within Garfield Township. Due to the rapid and continual growth of our community the implementation of access management standards are required for undeveloped lands and the redevelopment of lands. These roadways tend to serve higher volumes of regional traffic and require increased access control measures to preserve their traffic functionality and safety.

1. Access Control Measures

All land located within a single property tax code and fronting on a state highway or county road shall be entitled to one (1) driveway or road access per existing parcel. Parcels when subsequently subdivided for the purpose of development, either as metes and bounds described parcels, platted subdivision, condominium developments and/or projects subject to Sections 422-429 of this Ordinance shall be accessed by public or private roads, service drives or other approved means of shared access that limits access to public roadways.

2. Reviewing Authority

- a. The Planning Commission shall be the reviewing authority regarding access for the development of property and shall have the authority to require a reduction in current or proposed road access locations and/or require shared access to one (1) or more parcels.
- b. The Zoning Administrator shall review driveways to newly created single-family lots fronting on a county road.

3. Access Separation

- a. Access to land fronting a County Road may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 300 feet of continuous road frontage, and each driveway is located in such a manner that there is 300 feet of separation between each road access, measured from centerline to centerline of each access point.
- b. Access to land located along Hartmann and Hammond Roads may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 400 feet of continuous road frontage, and each driveway is located in such a manner that there is 400 feet of separation between each road access, measured from centerline to centerline of each access point.
- c. All lands fronting on US-31 may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 600 feet of continuous road frontage and each driveway is located in such a manner that there is 600 feet of separation between each road access, measured from centerline to centerline of each access point.

4. Relief and Flexibility

- a. The Planning Commission may allow relief from the separation standard stated in (3 above) provided the applicant can meet the following standards:
 - i. The Applicant has demonstrated that access separation is not feasible due to a public safety concern OR additional access in strict compliance with separation distances will be detrimental to natural features such as wetlands, steep slopes etc.

- ii. The separation distance is the least amount possible to satisfy the separation intent of the section.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.
- b. The Zoning Administrator may allow relief from the separation standard stated in (3 above) provided the applicant can meet the following standards:
 - i. The creation of the lot is for the purpose of one (1) single family residence.
 - ii. The access to the parcel is permitted by the GTCRC and meets all required County standards.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.

5. Service Drive Design Standards

When applicable, the applicant shall submit an engineered plan for the review of a service drive by the Township engineer for compliance with the construction standards, storm water and traffic analysis, if needed.


- a. At a minimum, service drives shall be constructed at a width of twenty (20) feet and shall be constructed in accordance with the Design Guidelines – AASHTO Interim Structural Pavement Design Procedure Adopted for All Season County Roads, as amended.
- b. A minimum 15-foot snow storage and landscaping area on either side of the service drive or equivalent shall be provided.
- c. The access drive shall be constructed of a hard surface such as asphalt, concrete, permeable pavement, pavers, or similar materials approved by the Township but not including gravel.
- d. Adequate stacking and maneuvering shall be provided to avoid unnecessary vehicular stacking hazards.
- e. The approval document and engineered plan shall be recorded in accordance with Section 425 (H).
- f. Construction of the service drive shall be required prior to the issuance of a Certificate of Occupancy for a permitted use.

6. Maintenance

- a. A joint maintenance agreement addressing the standards of Section 521.F(3) - Private Street Maintenance Agreement shall be entered into and recorded with any Service Drive at the Grand Traverse County Register of Deeds.
- b. Joint agreements shall be recorded as a general deed restriction and shall bind the owners, including their successors and assigns, of all lots, parcels or condominium units with access to the service drive.

7. Limited Use

- a. In order to avoid undue interference with the shared use of any Service Drive, uses such as storage, display, loading or unloading, or similar actions that interfere with the use of a Service Drive are prohibited.
- b. Any access, including construction access, shall be in accordance with the approved plan.

 Charter Township of Garfield Planning Department Report No. PD 2018-75			
Prepared:	July 16, 2018	Pages:	1 of 1
Meeting:	July 25, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 313 – One-Family Residential-Public Hearing		

BACKGROUND:

In response to public comment at its June 14, 2018 Regular Meeting, the Planning Commission raised the possibility of amending the R-1 One-Family District (Section 313 of the Zoning Ordinance) to permit institutional uses. A draft of an amended Section 313, which would permit institutional uses via Special Use Permit (SUP), was introduced at the July 11, 2018 Regular Meeting of the Planning Commission and scheduled for public hearing for this evening, July 25, 2018.

STAFF COMMENT:

As was mentioned in the introductory report, institutional uses have historically been permitted in the District; however, for some reason, they were omitted from the District at some point prior to the adoption of the current Zoning Ordinance in 2015.

As was mentioned above, the draft proposes to permit institutional uses in the R-1 District via SUP in particular. The reasons for this can be summarized generally as follows: First, to simply remain consistent with the permitting of the use in other sections of the Ordinance, as the more intensive R-2 and R-3 Districts permit institutional uses via SUP, rather than by right or special conditions.

Second, to simply remain consistent with the permitting of the use in the old zoning ordinance, which permitted institutional uses via SUP as well.

Finally, and most importantly, to ensure that a thorough review process takes place that focuses on potential adverse impacts on neighboring residences on a case-by-case basis, which SUP review achieves. This is particularly important, of course, since the R-1 District is comprised overwhelmingly of single-family residences. In addition, as is the case with regard to both the R-2 and R-3 Districts, the uses would be subject to the two supplemental regulations in Section 753 (*attached*) that are further intended to ensure compatibility. These supplemental regulations were also included in the old zoning ordinance.

NOTE: The attached draft also proposes to simply remove duplicate language in Section 313.B where golf courses are inadvertently listed twice.

ACTION REQUESTED:

If the Planning Commission is satisfied with the information provided to date, the next step is to provide a recommendation to the Township Board, a suggested motion for which is as follows:

MOTION THAT the proposed amendment to the R-1 Zoning District, as attached to PD Report 2018-75, BE RECOMMENDED for ADOPTION to the Board of Trustees.

Attachments:

1. Draft of Proposed Amended Sec. 313 of Zoning Ordinance
2. Current Sec. 753 of Zoning Ordinance (Supplemental Regulations for Institutional Uses)

SECTION 313 R -1 (ONE FAMILY RESIDENTIAL)

PURPOSE The R-1 (One Family Residential) districts provide areas for low to medium density one family residential dwelling units. The districts include areas of existing one family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township with less intensive development moving outward towards the more rural and remote areas of the township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.

A. USES PERMITTED BY RIGHT:

- (1) Cemeteries
- (2) Dwelling, Single Family
- (3) Home Occupations
- (4) Publicly Owned and Operated Parks

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Adult Foster Care, Family Home (<7) –See § 707
- (2) Child Care, Family Home (<7) –See § 718
- (3) Child Care, Small Group Home (7-12) - See §719
- (4) Golf Courses –See § 749
- (5) (Reserved)
- (6) Keeping of chickens –See § 717
- (7) Medical Marihuana Residential Cultivation –See § 758
- (8) Open Space Preservation –See § 428
- (9) Personal Wind Energy Conversion Systems –See § 770
- (10) Recreation Field Complex - See § 772
- (11) Private Swimming Pools –See § 773
- (12) Storage of travel trailer, camper, or other recreational vehicle –See § 613.A.4
- (13) Waterfront Stairways –See § 779

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home (7-12)
- (2) Institutional Uses – See § 753

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with §511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- With Public Sewer: 15,000 sq. ft.
- Without Public Sewer: 20,000 sq. ft.

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.

Minimum Lot Width:

100 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B):

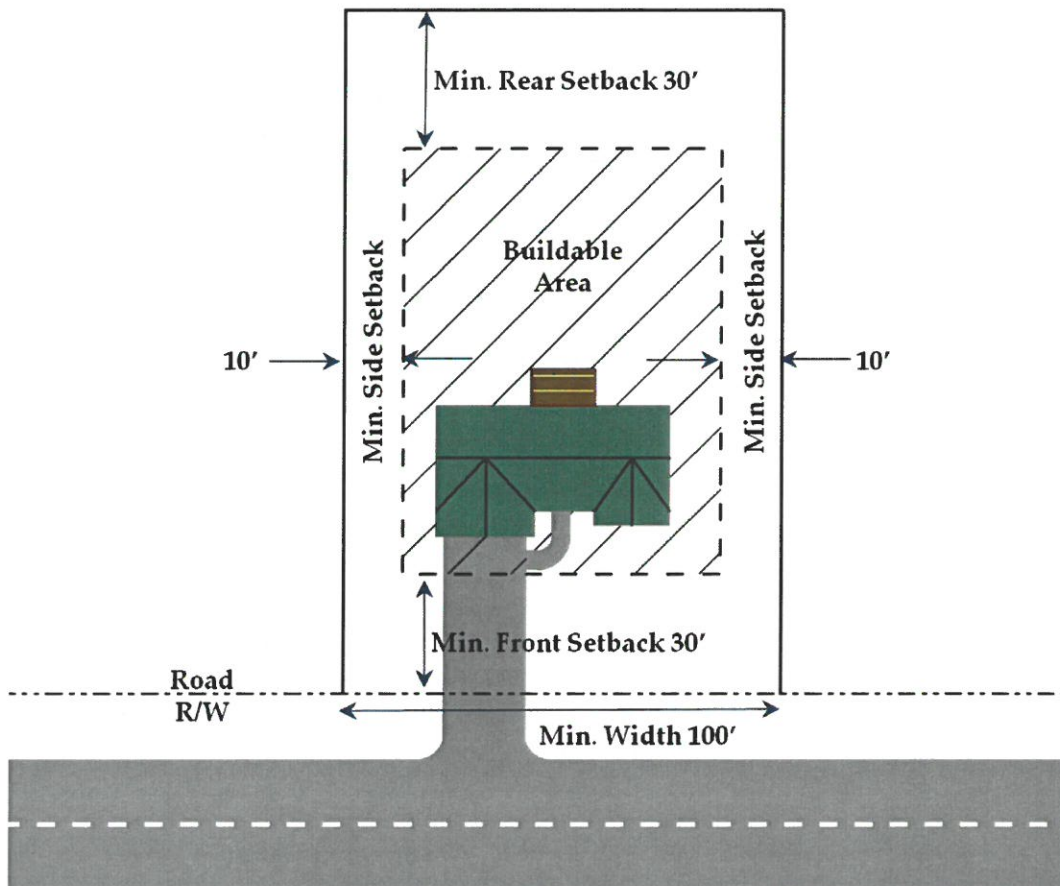
- Front: 30 feet
- Each Side: 10 feet
- Rear: 30 feet

Maximum Lot Coverage:

30 percent

Minimum Bldg. Cross Section:

24 feet



- (2) The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare, as classified on the Master Plan of Garfield Township.
- (3) Development features shall be so located as to minimize any possible adverse effects upon adjacent property. All principal and accessory buildings, structures, and parking areas shall not be less than two hundred (200) feet from any property line of abutting residentially zoned land.
- (4) Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from abutting residentially zoned property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

SECTION 752 HORSES, KEEPING OF FOR PERSONAL USE

A. REGULATIONS AND CONDITIONS.

- (1) The horse(s) shall be kept for the personal use of residents of the property
- (2) The parcel shall contain not less than five (5) acres of land
- (3) A maximum of three (3) horses may be allowed at any time
- (4) Structures used to house or board horses shall be located a minimum of 20 ft from adjacent properties.

SECTION 753 INSTITUTIONAL USE


A. REGULATIONS AND CONDITIONS.

- (1) The proposed site shall have at least one (1) property line on a major thoroughfare.
- (2) Buildings and parking areas shall be set back at least forty (40) feet from all street right-of-way lines and thirty (30) feet from any property line in a residential or agricultural district.

SECTION 754 JUNK YARDS

A. REGULATIONS AND CONDITIONS

- (1) All uses shall be established and maintained in accordance with all applicable State of Michigan Statutes.
- (2) The site shall be a minimum of five (5) acres in size and at least one (1) property line shall abut upon a railroad right-of-way.
- (3) A solid fence or wall at least eight (8) feet in height shall be provided around the entire periphery of the site.
- (4) All activities, equipment, or material shall be confined within the fenced in area, and there shall be no stocking of material above the height of the fence or wall.
- (5) All fenced in areas shall be set back at least one hundred (100) feet from the front street or highway right-of-way line. Such front yard setback shall be landscaped with plant materials as approved by the Planning Commission to minimize the appearance of the installation.
- (6) All exterior lighting, off-street parking, signs, and landscaping and buffering shall comply with the standards of this Ordinance.
- (7) No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
- (8) Whenever the installation abuts upon any property within a residential district, a transition strip at least two hundred (200) feet in width shall be provided between the fenced in area and the property within a residential district. Such strip shall contain plant materials, grass, and structural screens of a type approved by the Planning Commission to effectively minimize the appearance of the installation and to help confine odors therein.

 Charter Township of Garfield Planning Department Report No. PD 2018-76			
Prepared:	July 19, 2018	Pages:	1 of 1
Meeting:	July 25, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 313.D – Additional Standards-Introduction		

STAFF COMMENT:

It has been brought to Staff’s attention that Section 313.D(2) of the Zoning Ordinance reads in such a way that might run contrary to its original intent. The Section is simply intended to ensure that structures do not sit visually incomplete for an unreasonable amount of time, and enforcement in this regard depends upon the Section. It reads as follows:

(2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

One might argue that allowing completion one year after occupancy renders the 2-year limit ineffective, because the clock would not start until occupancy is taken, if it occurs last. Regardless, the language is certainly unclear and open to interpretation. The word “or” seems to imply that the applicant has a choice, which was not the intent.

It seems that including “whichever occurs *first*” rather than “whichever occurs last” would remedy the issue. Then, if two years pass without completion, that would occur first and the applicant would be in violation.

Staff would like Commissioners to discuss this approach and bring to light any potential red flags.

ACTION REQUESTED:

If the Planning Commission is satisfied with the information provided to date, the next step is to schedule a public hearing, a suggested motion for which is as follows:

MOTION THAT the proposed amendment to the R-1 Zoning District, as attached to PD Report 2018-76, BE SCHEDULED for public hearing for a date of Commissioners’ choosing, subject to meeting legal notice requirements.

Attachments:

1. Draft of Proposed Amended Sec. 313 of Zoning Ordinance

SECTION 313 R -1 (ONE FAMILY RESIDENTIAL)

PURPOSE The R-1 (One Family Residential) districts provide areas for low to medium density one family residential dwelling units. The districts include areas of existing one family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township with less intensive development moving outward towards the more rural and remote areas of the township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.

A. USES PERMITTED BY RIGHT:

- (1) Cemeteries
- (2) Dwelling, Single Family
- (3) Home Occupations
- (4) Publicly Owned and Operated Parks

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Adult Foster Care, Family Home (<7) –See § 707
- (2) Child Care, Family Home (<7) –See § 718
- (3) Child Care, Small Group Home (7-12) - See §719
- (4) Golf Courses –See § 749
- (5) Golf Courses –See § 749
- (6) Keeping of chickens –See § 717
- (7) Medical Marihuana Residential Cultivation –See § 758
- (8) Open Space Preservation –See § 428
- (9) Personal Wind Energy Conversion Systems –See § 770
- (10) Recreation Field Complex - See § 772
- (11) Private Swimming Pools –See § 773
- (12) Storage of travel trailer, camper, or other recreational vehicle –See § 613.A.4
- (13) Waterfront Stairways –See § 779

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home (7-12)

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with §511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs ~~last~~ first.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- With Public Sewer: 15,000 sq. ft.
- Without Public Sewer: 20,000 sq. ft.

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.

Minimum Lot Width: 100 feet

Maximum Building Height:

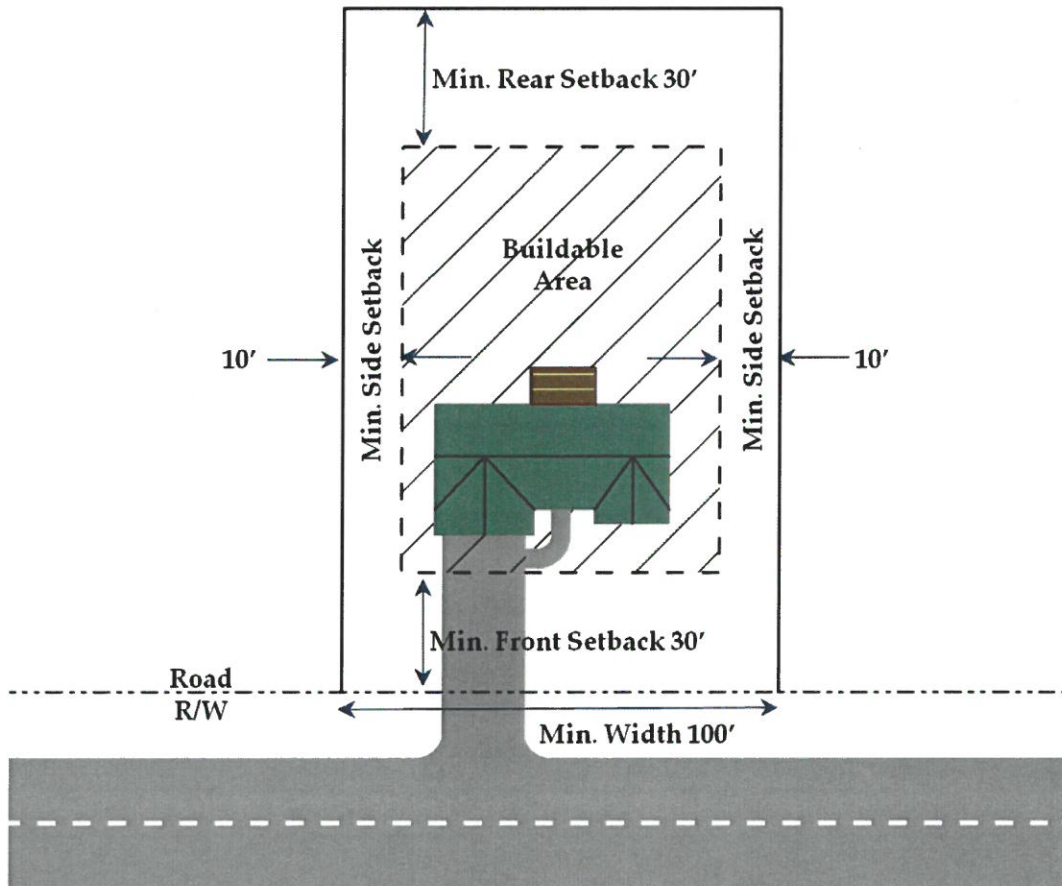
- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B):

- Front: 30 feet
- Each Side: 10 feet
- Rear: 30 feet

Maximum Lot Coverage: 30 percent

Minimum Bldg. Cross Section: 24 feet



Not to scale. To be used for illustrative purposes only