

**ARTICLE VI
RESIDENTIAL SINGLE FAMILY DISTRICT (R-1)**

Section 6.1 Intent – To establish standards for the development of low-medium density residential uses within the Township or within areas of the Township where anticipated public services, such as public water and sewer facilities, may be provided in the future. This district also includes existing one-family developments within the Township which have similar lot area and character, as well as areas within which such development appears likely and desirable.

Section 6.2 Permitted Uses

- Single Family Dwelling
- Two Family Dwelling
- Model Homes (See Section 3.38)
- Family Child Care Home

Accessory Uses Customarily Associated with the Above Uses

- Antennas & Satellite Dishes (See Section 3.7)
- Decks & Patios
- Garage, Private
- Solar Collector
- Swimming Pool (See Section 3.52)
- Tool Shed

Section 6.3 Permitted Uses with Site Plan Approval

- Group Child Care Home
- Home Occupations (See Section 3.27)
- Home Based Business (See Section 3.27)
- Bed and Breakfast Establishment (See Section 3.27)
- Short Term Rental (See Section 3.27)
- Compatible Non-Commercial Recreational Facility
- Planned Residential Developments (See Section 3.43)
- Site Condominium Developments (See Section 3.50)
- Small Household WECS (See Section 3.57)

Section 6.4 Permitted Uses with Special Use Permit

- Institutional Structures (See Section 3.29)
- Religious Institutions
- Educational and Social Institutions
- Public Buildings
- Foster Care Facilities (See Section 3.21)

Section 6.5 Lot and Building Requirements - All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred (100) feet at the building line and contain an area of not less than fifteen thousand (15,000) square feet unbroken by a public road or right-of-way. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a legal lot of record prior to the adoption of this Ordinance.

Any structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, whichever is less, or forty (40) feet from the edge of the traveled portion of a private road or access.

Minimum rear yard setback shall be fifteen (15) feet from the rear property line or twenty-five (25) feet when the property abuts a lake or stream or thirty-five (35) feet when the property abuts Crystal Lake. Minimum side yard setback shall be ten (10) feet.

No building or structure in this district shall be erected or altered or used so as to occupy more than thirty (30%) percent of the lot area, and maximum height is twenty-eight (28) feet.