

ARTICLE VIII
R-1 -- ONE-FAMILY RESIDENTIAL DISTRICT

Preamble:

This residential district is designed to provide for one-family dwelling sites and the residentially related uses in keeping with the master plan of residential development in Alpena Township. The uses permitted by right and on special condition are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic influences.

Sec. 800. Principal Uses Permitted:

In the R-1 One-family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- A. One-Family detached dwellings.
- B. Publicly owned and operated parks, parkways, recreational facilities and Municipal buildings and uses.
- C. High schools, public, parochial and other private elementary and intermediate schools offering courses in general education and not operated for profit.
- D. Private Swimming Pools:
 - 1. No portion of any swimming pool or associated structures shall be permitted to encroach upon any easement of right-of-way which has been granted for public utility use.
 - 2. Minimum side yard setback shall comply with required side yard spaces specified for the zoning district wherein the pool is located. (See Section 1700, Schedule of Regulations). Furthermore, the pool fence must not be built within the required front yard or required corner lot side yard.
 - 3. Permanent or portable swimming pools, above or below ground, having a depth of three (3) feet or more, shall be completely enclosed by a fence at least four (4) feet in height.
 - 4. All electrical installations or wiring in connection with below ground swimming pools shall conform to the provisions of the National Electrical Code or equivalent. If service drop conductors or other utility wires cross under or over the proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a special use permit is issued for the construction of the swimming pool.
- E. Accessory buildings and uses customarily incident to any of the above permitted uses, subject to Article XVIII Section 1803.
- F. Home occupations contained completely within the principal dwelling unit, which occupy twenty-five percent (25%) or less of usable floor space within that dwelling unit, employ only residents of the dwelling unit and do not have an exterior sign.
- G. Adult foster care family home.

- H. Adult foster care small group home, subject to Sec. 1811 Site Plan Review.
- I. Day care family home.
- J. Day care group home, subject to Sec. 1811 Site Plan Review.

Sec. 801. Uses Permitted on Special Approval:

The following uses shall be permitted, subject to the conditions herein imposed for each use and subject to the provisions of Section 1807:

- A. Utility, public service, institutional or educational facilities and uses requiring buildings greater than one-hundred (100) square feet, when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity, storage yards excluded.
- B. Churches, public libraries, public buildings (excluding public works garages and storage yards) and any uses normally incidental thereto, provided that ingress and egress from said site shall be directly onto a major or secondary thoroughfare. Wherever the parking plan is so laid out as to beam automobile headlights toward any residential land, an obscuring wall, fence or landscape screen six (6) feet in height shall be provided along that entire side of the parking area.
- C. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:
 - 1. Any use permitted herein shall be developed only on sites of at least five (5) acres in area.
 - 2. All ingress and egress from said site shall be directly onto a major or secondary thoroughfare.
 - 3. No building other than a structure for residential purposes shall be closer than fifty (50) feet to any property line.
- D. Cemeteries and pet cemeteries when developed on site of ten (10) acres or more subject to review and approval of location by the Planning and Zoning Commission (after first holding a hearing).
- E. Non-public recreational areas and recreation facilities when not operated for profit and primarily intended to serve Township residents when approved by the Planning and Zoning Commission (after first holding a Public Hearing), and further providing that one hundred percent (100%) of the property owners abutting the proposed site shall be given written notice of the hearing at least ten (10) days prior to the hearing.
- F. Golf courses, not including driving ranges or miniature golf courses, which may or may not be operated for profit subject to the following:
 - 1. Major accessory uses such as a restaurant and bar shall be housed in a single building with the club house. Minor accessory uses strictly related to the operation of the golf course itself, such as maintenance garage and pro shop or golf shop may be located in separate structures. No structure shall be located closer than seventy-five (75) feet from the lot line of any adjacent residential land and from any public right-of-way.
 - 2. All parking areas shall be surfaced or so treated as to prevent any dust

- nuisance.
3. All ingress and egress from the site shall be directly onto a major or secondary thoroughfare.
 4. All outdoor lighting shall be shielded to reduce glare and arranged so as to reflect the light away from abutting residential areas.
 5. Whenever included, swimming pools shall be provided with a protective fence not less than four (4) feet in height, and entry shall be provided by means of a controlled gate or turnstile.
- G. Nursery schools, day nurseries and child care centers; provided that for each child so cared for there is provided and maintained a minimum of one hundred (100) square feet of outdoor play area. Such play space shall have a total minimum area of at least one thousand (1,000) square feet and shall be fenced or screened from any adjoining residential land.
- H. Accessory buildings and uses customarily incident to any of the above permitted uses, subject to Article XVIII Section 1803.
- I. Home Occupations not meeting the standards of Section 800 F may be allowed as a special approval use after public hearing before the Planning and Zoning Commission and subject to the following standards:
1. Not more than one (1) non-resident employee shall be allowed, and only upon majority vote of the Planning and Zoning Commission.
 2. Exterior signs shall be limited to a maximum of four (4) square feet, and must be removed when the occupation ceases.
 3. Off street parking as required by General Provisions shall be provided.
 4. The home occupation shall not cause nuisance, noise or traffic conditions which detract from the principal permitted use in the district.
- J. Ponds greater than five hundred (500) square feet or greater than two and one-half (2 1/2) feet deep.
- K. Accessory residential storage building when associated principal structure is located on adjacent parcel.
- L. Adult foster care large group home.

Sec. 802. Area and Bulk Requirements:

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted.

Sec. 803. Animals:

Keeping of ordinary household pets in reasonable numbers shall not constitute a nuisance to neighboring property by reason of noise, odor, sanitary conditions or trespass.