

ARTICLE V

LDR LOW DENSITY RESIDENTIAL DISTRICT

501. PURPOSE. To provide for the orderly expansion of areas that offer neighborhoods of single family detached houses at a low density. To carefully protect these areas from uses that may not be fully compatible.

502. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the LDR District, provided that the requirements for specific uses in Article XV are met:

A. The following principal uses:

1. Single Family Detached Dwelling (includes Mobile/manufactured home*)
2. Crop Farming
3. Swimming Pool, Public or Semi-Public*
4. Publicly-owned Recreation
5. Wildlife Sanctuary
6. Commercial Forestry*
7. Township-owned Use

*See additional requirements in Section 1502.

B. The following accessory uses, within the requirements of Section 1503:

1. Home Office**
2. Accessory Use or Structure clearly customary and incidental to a permitted by right, approved special exception or conditional use.
3. Swimming Pool, Private**
4. Recreational Facilities limited to use by residents of a development and their occasional guests.
5. Essential Services**
6. Accessory Use or Structure permitted under Section 1503.C.**

503. SPECIAL EXCEPTION USES. Only the following uses are permitted by special exception in the LDR District, provided that the requirements for specific uses in Article XV are met:

A. Home Occupation**

**See additional requirements in Section 1503.

504. CONDITIONAL USES. Only the following uses are permitted conditional uses in the LDR District, provided that the requirements for specific uses in Article XV are met:

- A. Public or Private Primary or Secondary School* (with an expansion of an existing school permitted by right)
- B. Emergency Service Station* (with expansion of an existing station permitted by right)
- C. Golf Course*
- D. Place of Worship*
- E. Cemetery*
- F. Cluster Development***

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

***See additional requirements in Article XX.

505. LOT AND SETBACK REGULATIONS. Lot and setback regulations for uses in the LDR District shall be as follows; unless a more restrictive requirement is stated in Article XV for a particular use or elsewhere in this Ordinance. See definitions of these terms in Article II.

A. Minimum Lot Area

- Residential with both public water & sewer – 22,000 square feet
- Non-residential with both public water & public sewer – 43,560 square feet
- Any use with public water & no public sewer – 43,560 square feet
- Any use with public sewer & no public water – 43,560 square feet
- Any use with neither public water & nor public sewer – 65,340 square feet

	Residential Use with both public water and public sewer	Any Use without both public water and public sewer
B. <u>Minimum Lot Depth</u>	150 feet	180 feet
C. <u>Minimum Lot Width</u>		
1. at minimum front yard setback line	100 feet	150 feet
2. at future street right-of-way line	40 feet	40 feet
3. except: for any newly created lot with a new driveway entering directly onto an arterial street	150 feet	300 feet

- D. Maximum Building Coverage. 30%
- E. Maximum Impervious Coverage. 45%
- F. Minimum Front Yard Building Setbacks. 30 feet, for principal and accessory structures, except:
Variation. Up to 50 percent of the principal residential buildings may be located up to 5 feet forward of the front yard building setback line, provided that an equal or greater number of principal residential buildings in the same stage of construction will be 5 feet or greater behind the front yard building setback line. This variation shall only be permitted if approved at the time of approval of the subdivision plan.
- G. Minimum Side Yard Setback. 15 feet for principal structures, (each of 2 side yards) 10 feet for accessory structures and uses. Corner lots - See Section 1404.B.
- H. Minimum Rear Yard Setback . 40 feet for principal structures, 10 feet for accessory structures or uses.
- I. Maximum Height. 2-1/2 stories or 35 feet, whichever is less
- J. Minimum Setback from Industrial District Boundary or Existing Industrial/Commercial Use. 150 feet for any new principal residential building
- K. Setback from Arterial Streets. 40 feet, for all principal buildings from the future right-of-way line.
- L. Minimum Width and Length of Dwellings. 16 feet
- M. One Use. No lot shall include more than one principal use

506. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1411.A. Site Plan review by the Planning Commission is required for nonresidential building expansions and parking lots.
- D. Condominium Ownership. See Section 1419.