

ARTICLE XIII

CR CONSERVATION AND RECREATION DISTRICT

1301. PURPOSE. To recognize areas of significant environmental sensitivity that should not be intensely developed. To allow reasonable uses of these lands that would still result in a large proportion of the land remaining open. To also recognize areas that would be very difficult to sewer and that are not adjacent to suitable roads. To steer more intense development to districts that are closer to community facilities and services, are more naturally suited for development and are more easily served by public sewers. To provide for a system of clustering that will steer development to the most accessible and environmentally suited portions of a tract. To protect the water quality of surface waters.

1302. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the CR District, provided that the requirements for specific uses of Article XV are met:

A. The following principal uses:

1. Single Family Detached Dwelling
 - a. Mobile/Manufactured Home*
2. Crop Farming
3. Golf Course*
4. Swimming Pool, Public*
5. Publicly-owned Recreation
6. Wildlife Sanctuary
7. Cemetery*
8. Township-owned Use
9. Non-household Stable*
10. Campground*
11. Plant Nursery*
12. Picnic Grove*
13. Membership Club*
14. Place of Worship*
15. Commercial forestry*

*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 by Section 1503.C.**
7. Leaf Composting**

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

1303. CONDITIONAL USES. Only the following uses are permitted conditional uses on a lot of ten (10) or more acres within the CR District, provided that the requirements in Article XV are met.

1. Municipal Sewage Treatment Plant

1304. LOT AND SETBACK REGULATIONS. Lot and setback regulations in the CR 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 170,000 square feet, which may be reduced to 43,560 square feet if an abutting area of 100,000 square feet or more is dedicated to and accepted by a government agency as common open space.
- B. Minimum Lot Depth 250 feet, except 125 feet if a minimum lot of 1 acre is required.
- C. Minimum Lot Width 250 feet, except 125 feet if a minimum lot area of 1 acre is required.
- D. Maximum Building Coverage 15%
- E. Maximum Impervious Coverage 20% (See flexibility in definition of "impervious coverage" in Article II)
- F. Minimum Front Yard Setback 40 feet for both principal and accessory structures
- G. Minimum Side Yard Setback. 25 feet for each of 2 side yards for both principal and accessory structures
- H. Minimum Rear Yard Setback. 50 feet for a principal structure; 20 feet for an accessory structure
- I. Maximum Height. 2-1/2 stories or 35 feet, whichever is less.

- J. Minimum Principal Building Setback from Industrial Districts 80 feet for a dwelling, from a GI, LI or PIC boundary.

1305. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1411, which requires a site plan review by the Planning Commission for nonresidential building expansions.
- D. Setback from Surface Waters. See Section 1605.