

ARTICLE VIII

RA - LOW DENSITY RESIDENTIAL DISTRICT

SECTION 8.01 - Purpose

The purpose of this district is to provide for outlying residential development on lots of sufficient size to accommodate the safe and healthful on-site water supply and liquid waste water disposal, since these areas will likely remain unserved by public water-sewer services for an extended period of time. It is also the purpose of this district to protect and stabilize the essential characteristics of the areas, in order to promote and encourage suitable environments for low density family life until such time as it may be in the public interest to promote development of greater intensity requiring higher levels of public services and utilities.

SECTION 8.02 - Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. One or two family dwellings and any use, building or structure accessory, thereto.
- B. General and specialized farming and agricultural activities including the raising or growing of crops and other farm products and foodstuffs, but not including the raising of any livestock, poultry or other farm animals, provided that the following conditions are satisfied:
 - 1. The lot or parcel of land upon which these activities are conducted is no less than two (2) acres in area.
 - 2. No storage of manure or other odor or duty producing materials or activities shall be permitted.
 - 3. All farm buildings other than dwellings shall be located a minimum of ninety (90) feet from an adjacent property line.
- C. A lot may be used for the raising or growing of plants, trees, shrubs and nursery stock.
- D. A sign, only in accordance with the regulations specified in ARTICLE XIV.

SECTION 8.03 Conditional Uses

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a conditional use permit as provided in ARTICLE XVI.

- A. Churches and public buildings.
- B. Public and private nursery, primary and secondary school.
- C. Home occupations: As prescribed in SECTION 7.02 (f).
- D. A planned unit residential development only in accordance with the procedures and regulations specified in ARTICLE XVI.
- E. Essential Services

SECTION 8.04 Regulations

The following regulations shall apply in all RA-Low Density Residential Districts.

- A. LOT AREA: No building or structure shall be established in this district on any lot less than thirty thousand (30,000) square feet.
- B. LOT WIDTH: The minimum lot width shall be one hundred fifty (150) feet.
- C. LOT COVERAGE: The maximum not coverage shall not exceed twenty (20) per cent.
- D. MINIMUM FIRST FLOOR AREA: The minimum first floor area shall not be less than seven hundred twenty (720) square feet. The minimum first floor area for a two (2) story dwelling shall be not less than six hundred (600) square feet.
- E. YARD REQUIREMENTS:
 - 1. Front yard: not less than fifty (50) feet from the right-of-way line, as verified by the Hillsdale County Road Commission, if necessary.
 - 2. Side yards: least width of either yard shall not be less than thirty (30) feet.
 - 3. Rear yards: not less than fifty (50) feet, except when the rear yard abuts a waterbody, then not less than one hundred fifty (150) feet.
 - 4. The above requirements shall apply to every lot, building or structure.

F. HEIGHT:

1. For buildings and structures: no building and no structure shall exceed a height of two and one half (2 1/2) stories or thirty five (35) feet.
2. For detached accessory buildings: no detached accessory building shall exceed a height of twenty five (25) feet.

G. Required off-street parking: as required in ARTICLE XV.