

6.02 RS--Residential Suburban District

6.02-1 Intent of District

This district is composed of lands suitable for suburban or rural residences, schools, churches and farming. Although large areas of this district are in farms and open areas the uses permitted and the regulations thereof are designed to encourage further residential growth and associated home or farm areas.

6.02-2 Permitted Uses

No land shall be used or occupied and no structure shall be designed, erected, moved or altered, used or occupied except for either one or several of the following Uses by Right and Lawful Accessory Uses thereto or for one or several of the following Conditional Uses:

A. Uses by Right

1. Churches, community centers, schools and cemeteries.
2. Dwellings; one, two and multiple family.
3. Farming and the usual buildings for general or specialized types, provided any building or structure used for the shelter of animals shall be located at least two hundred (200) feet from all adjoining property lines.
4. Municipal buildings including storage yards, providing the premises are fenced or screened by plantings from adjoining properties.
5. Public parks, fishing sites, public recreation areas including organized group camps.
6. Roadside market stands for sale of products produced on the premises. No sign shall be erected other than on the premises where such products are for sale.
7. Green houses, nurseries and tree farms.

B. Accessory Uses

1. Any accessory use or structure clearly incidental to the operation of the Use By Right.

2. Home occupations customarily conducted within dwellings or accessory buildings thereto, including such uses as antique sales, dress making, beauty shops, hobby/woodworking shop, furniture repair, music/art instruction and photography, real estate, accountant and insurance offices, and appropriate similar uses provided:
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof;
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and;
 - c. Not more than one (1) sign, provided the sign maintain the residential character of the area.
3. The outside storage of not more than one (1) unoccupied camp or travel trailer upon the premises.
4. Permanent swimming pool, used solely for the enjoyment of the occupants, or guests of the principal use of the property, provided it shall be not less than twenty (20) feet from the property line of the property on which located, shall be so walled, fenced or screened as to prevent uncontrolled access from the street or adjoining properties.
5. Accessory solar energy systems (Subject to Sec. 7.11-3).

C. Conditional Uses Requiring Planning Commission Authorization

Provided all provisions of Section 7.10 governing application for Conditional Use Permits are fully complied with, the following conditional uses will be permitted:

1. Private parks, golf clubs, hunting clubs, riding stable, camp grounds and similar recreational uses operated for gain.
2. Kennels including the boarding, breeding and training of dogs, provided any kennel runways or yards shall be at least two hundred (200) feet from all adjoining property lines.
3. Nursing homes, homes for the aged and child care homes wherein there are four (4) or more persons, provided,

- a. The principal building used therefor shall be not less than fifty (50) feet from any other premises;
 - b. Floor space per person shall be not less than fifty (50) square feet; and,
 - c. The outdoor activity area for each person shall be not less than seventy-five (75) square feet with the total area required fenced and screened from the adjoining property or abutting highway.
4. Riding stables and/or dude ranches, provided,
 - a. That any structures used in connection therewith shall be located at least two hundred (200) feet from all adjoining property lines; and,
 - b. Bridle paths shall be made available on the premises, other private property or on nearby public lands.
5. Removal of sand, gravel, or rock but not including the processing thereof, and further, provided that after such removal the land shall be restored to conditions suitable for development consistent with the Intent of District (Section 6.02-1).
6. Veterinarian office, providing shelter, boarding or hospital care facilities or structures shall meet the same requirements as kennels in 6.02, C, 2 above.
7. Contractors offices.
8. Home occupations conducted within the dwelling or accessory building thereto, including uses not described in Section 6.02-2, B, 2, provided,
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof,
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and,
 - c. Not more than one (1) sign, provided the sign maintain the residential character of the area.

9. Large solar energy system (permitted with conditional use approval) (Subject to Sec. 7.11-4).

6.02-3 Lot Area and Yard Requirements

A. Lot Area

The minimum lot area for any one-family dwelling or other Use by Right building hereafter erected shall be not less than twenty thousand (20,000) square feet and the width of such lot at the required front setback line for any such structure shall be not less than one hundred twenty five (125) feet.

B. Yards For All Principal Structures

1. Front Yard

1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.

2. Side Yard Widths - Every lot shall be provided with two (2) side yards and each shall be at least fifteen (15) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.

3. Rear Yard - Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall be not nearer than six (6) feet from the rear lot line.

6.02-4 Permitted Signs

The provisions of Article 7, Section 7.06 shall be in full force and effect in this district.

6.02-5 Off-Street Parking and Loading Requirements

The provisions of Article 7, Section 7.07 and 7.08 shall be in full force and effect in this district.

6.02-6 General Requirements

For regulations applicable to all districts within the Township, see Article 4.

6.02-7 Supplemental Requirements

For other regulations, any exceptions or modifications applicable to this district, see Article 7.

6.02-8 Building Permits

A building permit shall be required for all dwellings, buildings or structures incidental to the use of lands in this district.