

## **CHAPTER 5**

### **R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

#### **SECTION 5.01 INTENT**

This District is intended to provide a low-density, single family residential living environment and to foster stable, high quality neighborhoods. At the same time the regulations for this district recognize the need to preserve existing housing stock, allow the full development of older subdivisions, and provide housing that is affordable for the present and future residents of Pentwater. Certain non-residential uses are allowed to further the creation of stable residential neighborhoods.

#### **SECTION 5.02 PERMITTED USES**

Land and/or buildings in the R-1 District may be used for the following purposes by right:

- A. Single-family detached dwellings, including home occupations in accordance with the provisions of Section 3.22.
- B. Family day care homes.
- C. State licensed residential family care facilities.
- D. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/nonprofit organization.
- E. Farms, including farm houses, and related accessory buildings.
- F. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

#### **SECTION 5.03 SPECIAL LAND USES**

Land and/or buildings in the R-1 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Public or private campgrounds.
- B. Riding stables, country clubs and golf courses and other similar uses, including related uses, such as recreational facilities, snack bars, small retail shops selling goods or other similar uses directly related or integral to the principal use.
- C. Intensive livestock operations.
- D. Commercial recreation parks and recreation centers.
- E. Bed and breakfast establishments
- F. Nursing, or convalescent homes.
- G. Public or private non-profit schools, and churches.
- H. Lodges and private clubs.
- I. Utility and public service buildings, without outside storage yards or materials, but not including essential public services such as poles, wires, and underground utility systems.

#### **SECTION 5.04 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Site Plan Review is required in accordance with Chapter 16.
- B. Parking is required in accordance with Chapter 17.

- C. Signs are permitted in accordance with the requirements of Chapter 17.  
 D. Setbacks, height, area, and lot dimensions are required as noted below.

<b>R-1 District Regulations</b>	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
Minimum lot area	2 acres	
Minimum lot width	165 feet	110 feet
Maximum height	35 feet (see Section 2.03, Building Height)	
Front yard setback	30 feet	
Side yard setback	10 feet	25 feet
Rear yard setback	30 feet	
Minimum floor area	750 square feet UFA on the first floor	N/A
Maximum lot coverage	30 %	