

ARTICLE 14.00

RR, RESIDENTIAL RECREATIONAL DISTRICT

Section 14.01 Intent

The intent of the “RR” Residential-Recreational District is to provide for residential, recreational and resort uses which are located in a planned manner, with sufficient greenbelts, separations and design so as to provide extensive open space areas around and between the uses in order to retain as much of the natural environmental character as possible. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlands, and preservation of other natural features is encouraged. This District is intended to correspond to the Residential Recreational future land use category of the Comprehensive Plan.

In the “RR” Residential-Recreational districts, the following provisions, regulations and restrictions shall apply:

Section 14.02 Permitted Principal Uses

In all areas zoned RR Residential-Recreational, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- A. Single family detached dwellings that meet the requirements of Section 3.05.
- B. Single family residential condominiums and subdivisions providing lots for dwellings.
- C. Two-family and multiple-family structures consistent with the provisions of Section 19.05, except for the requirements of subsection 19.05.F.
- D. Public and private buildings and areas for recreational, educational, churches and religious institutions (subject to Section 10.02.J) and other organizational and institutional purposes, including but not limited to public and private parks and recreation areas, health resorts/spas, campgrounds and recreational vehicle parks, golf courses and country clubs. (Subject to Section 10.02.DD)
- E. State licensed residential facilities that provide care for up to six (6) individuals, including child day care facilities, and adult foster care facilities.
- F. Essential public services, including buildings, when operating requirements necessitate the location of said services and buildings at the specific site within the residential zoning district to serve the immediate vicinity. (Subject to Section 10.02.P)

- G. Agriculture, farming and other activities related to the definition of “Farm” in Section 2.02 (see also Section 13.05, “Right to Farm”, Section 3.25 for the raising of animals and poultry, and Section 10.02.Q).

Section 14.03 Uses Permitted by Special Approval

- A. Full service restaurants.
- B. Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals, including child care facilities and adult foster care facilities. (Subject to Section 10.02.B)
- C. Public and private institutional uses, including churches. (Subject to Section 10.02.J)
- D. Offices and corporate headquarters.
- E. Cemeteries (Subject to Section 10.02.I)
- F. Senior citizen congregate or interim care facilities. (Subject to Section 10.02.M)

Section 14.04 Permitted Accessory Uses

- A. Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses. (Subject to Section 3.03)
- B. Accessory signs.
- B. Home occupations. (Subject to Section 3.06)

Section 14.05 Development Standards And Requirements

A. Site Plan Review

Site plan approval is required for all uses except detached one family residential and farm uses, in accordance with Section 33.02. A Planned Development in the RR District must adhere to the regulations of Article 29.00 of this Ordinance.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the RR Residential-Recreational District are subject to the area, height, bulk, and placement requirements in Article 32.00, Schedule of Regulations.

C. Planned Development

Planned Development is permitted as a means to achieve the basic intent of this district, in accordance with Article 29.00.

D. Density

All residential developments which have a net dwelling unit density of three (3) or more dwelling units per acre shall be provided with hard surfaced roads, water supply and wastewater disposal and fire hydrant requirements as specified in Section 3.22.

E. Open Space

All residential developments shall provide at least an area of common open space equal to twenty-five (25%) percent of the lot, or parcel land area. This common open space shall be planned, developed and maintained consistent with the approved plan for appropriate recreational and other open space uses for the anticipated occupants of the housing.

F. Pathway

All developments in the RR District that include land which is part of the proposed Township pathway system detailed in The Hartland Township Comprehensive Plan shall provide a public easement appropriate for future development as part of that pathway system.

G. Other Provisions

All applicable provisions of this Zoning Ordinance shall be complied with, including Articles 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0, and 33.0.