

## ARTICLE 15A.00

# RE, RURAL ESTATE DISTRICT

### Section 15A.01 Intent

The intent of the "RE" Rural Estate District is to provide a transition zone between the "CA" Conservation-Agriculture District and other more intensive residential Districts. This District provides areas of the Township for the construction and continued use of single family detached dwellings of a rural non-farm nature.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. It is intended that development in this district be designed to preserve significant natural features. 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 *Low Suburban Density Residential* future land use category of the Comprehensive Plan.

In the "RE" Rural Estate Districts, the following provisions, regulations and restrictions shall apply:

### Section 15A.02 Permitted Principal Uses

In all areas zoned RE Rural Estate District, 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. Public and private park and recreation areas. (Subject to Section 10.02.DD).
- C. State licensed residential facilities that provide care for up to six (6) individuals, including child day care facilities and adult foster care facilities.
- D. Essential public services, provided there is no building or outdoor storage yard.

### Section 15A.03 Uses Permitted by Special Approval

- A. Churches and other buildings to be used for religious worship. (Subject to Section 10.02.J.)
- B. Convalescent homes (Subject to Section 10.02.M.).
- C. Public, private and parochial elementary, intermediate or high schools licensed by State of Michigan to offer courses in general education (Subject to Section 10.02.FF).

- D. Essential public service buildings when operating requirements necessitate the location of said building at the specific site within the residential zoning district to serve the immediate vicinity (excluding storage yards). (Subject to Section 10.02.P).
- E. Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals. (Subject to Section 10.02.B).

### **Section 15A.04 Permitted Accessory Uses**

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

### **Section 15A.05 Development Standards and Requirements**

#### **A. Site Plan Review**

Site plan review and approval is required for all uses except detached one family residential and farm uses, in accordance with Article 33.02.

#### **B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the RE, Rural Estate 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 means to achieve the basic intent of this district, in accordance with Article 29.00.

#### **D. Paved Access**

All roads in a subdivision or condominium development shall be hard surfaced. All access routes shall connect with publicly dedicated hard-surfaced roads.

#### **E. Traffic Impact Assessment**

Any proposed development otherwise permitted, that would generate in excess of seven hundred and fifty (750) trips per day shall file a Traffic Impact Assessment with the Planning Commission prior to site plan approval. The Traffic Impact Assessment shall describe the potential impact that additional traffic generated by the development will have on existing conditions, and the possible methods to be used in mitigating any potentially adverse impacts identified.

#### **F. Open Space**

All residential subdivision or residential condominium developments shall provide an area of common open space equal to a minimum of thirty five percent (35%) of the total lot or parcel. This common open

space shall be planned, developed and maintained for appropriate recreational and other open space uses for the anticipated occupants of the housing. Not less than 10 percent (10%) of the total lot, parcel or residential development land area shall be usable open space as defined in this Ordinance. This land area may be counted as part of the required thirty five percent (35%) common open space.

**G. Pathway**

All developments in the RE Rural Estate 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 to future development as part of that pathway system.

**H. Other Provisions**

All applicable provisions of this Zoning Ordinance, including Articles 19, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0, and 33.0.