

**ARTICLE VI
SFR SINGLE FAMILY RESIDENTIAL DISTRICT**

Section 6.01 PURPOSE.

The purpose of this district is to provide for single family housing neighborhoods free from other uses except those which are (1) normally accessory and (2) compatibly supportive and convenient to the residents living within such a district. The size of lots and parcels in this district should be planned to be of such an area and width and density so that on-site water supply and wastewater disposal systems are not to be permitted and development can only be allowed if and when public water supply and wastewater sanitary sewer systems are available as a direct abutting service to each lot or parcel planned to be used for housing or other permitted use in the district. The language of the PURPOSE shall not preclude development of existing lots and parcels where sewer and or water are not available provided they or any future subdivision of them can meet the onsite water supply and wastewater disposal permit requirements of the Livingston County Public Health Department and other requirements of the SFR Zoning District and this Zoning Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983, Amend. by Ord. No. 223 eff. May 1, 2009, Amend. by Ord.247 eff. July 1, 2011)

Section 6.02 PERMITTED PRINCIPAL USES.

- A. Single family conventional dwellings.
- B. Single family conventional dwelling that meet the requirements of the Single Family Residential District. (Amend. By Ord. No. 223 eff. May 1, 2009)
- C. Delete entire section. Ord. No 207 eff. June 28, 2007
(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000, by Ord. No. 107 eff. June 28, 2007)

Section 6.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses of land, buildings and structures are permitted subject to the provisions of Article XVI "Special Uses":

- A. **Electronic receiving and transmitting facilities.** (Replaced by 16.28 Wireless Communications Facilities)
- B. **Institutional Organization.**

Maintained and controlled by a religious body that is established in law, may use land, buildings and structures for educational, recreational and/or religious purposes subject to the following conditions:

- 1) The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least

one property line abutting a major thoroughfare as defined in the Howell Township Master Plan, Chapter VI, "Transportation", and be hard surfaced, and the site shall be so planned as to provide all access directly to said major thoroughfare.

- 2) Front, side and rear yards shall be set back at least fifty (50) feet, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential lots and parcels.

- C. **The rearing and housing of horses, mules and similar domestic animals.**
(Relocated to become 6.05C under Permitted Accessory Uses with Conditions)

Section 6.04 PERMITTED ACCESSORY USES.

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved "Special Uses."

(Ord. No. 1 eff. Jan. 8, 1983)

Section 6.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

- A. Roadside stands for existing agricultural land uses in conformance with the provisions of Section 4.05A.
- B. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 14.25.
- C. **The rearing and housing of horses, mules and similar domestic animals.**
 - 1) The rearing and housing of horses, mules or similar domestic animals, for noncommercial purposes shall be on a parcel of land containing five (5) acres or more. On five acres the density shall be up to two (2) animals; for each additional animal two (2) additional acres will be required.
 - 2) An accessory building used as a stable shall not be located nearer than sixty (60) feet to any dwelling on adjacent premises.
 - 3) Animals shall be confined in a suitably fenced area, or paddock, within the property line and/or road right of way line as described in Section 14.35.
 - 4) The facility shall be so constructed and maintained that odor, dust, noise, or drainage shall not constitute a nuisance or hazard to adjoining premises.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 10 eff. May 3, 1984; further amend. by Ord. No. 12 eff. Sept. 5, 1986; further amend by Ord. No. 62 eff. Oct. 8, 1997; further amend by Ord. No. 125, eff. March 25, 2001, further amend. by Ord. No. 160 eff. June 20, 2003)

Section 6.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. **Lot area.** Minimum of 10,000 square feet with public sewer.
- B. **Lot area.** A minimum of one (1) acre with on-site water supply and waste water disposal providing public sanitary sewer or public water supply systems are not available to the lot or parcel.
- C. **Lot width.** Minimum of 120 feet for a one (1) acre or more parcel and a minimum of 70 feet for a 10,000 square feet to less than (1) acre parcel.
- D. **Lot coverage.** Maximum of 30%.
- E. **Gross Floor Area.** Minimum for:
 - 1) One (1) story dwellings: 900 square feet.
 - 2) Two (2) story dwellings: 600 square feet on the first floor and at least 900 square feet for both stories.
- F. **Yard and setback requirements.**
 - 1) **Front yard.** Minimum of thirty (30) feet from the road right-of-way line, or as specified in Section 26.05, whichever is greater.
 - 2) **Side yard.** Minimum of ten (10) feet for each side yard, but a minimum total of twenty (20) feet for both side yards.
 - 3) **Rear yard.** Minimum of forty (40) feet.
- G. **Height limitations.** Maximum of two and one-half (2 1/2) stories or 35 feet, except that detached accessory structures shall not exceed twenty (20) feet.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; further amend. by Ord. No. 97 eff. Feb. 23, 2000, further amend. Ord. No. 119 eff. Dec. 27, 2000, further amended by Ord. No. 128 eff. Oct. 21, 2001 further amend. Ord. No.223 eff. May 1, 2009)