

SECTION 5

300.500 "A" SINGLE FAMILY RESIDENTIAL DISTRICT

300.501 Statement of purpose.

A. The Single Family Residential District is composed of lands within the Township which are devoted to single family development of a low density nature. Such development would include traditional plats or divisions of land with the density of development from one to two units per acre, depending upon connection to a public wastewater collection system.

300.502 Permissible uses.

- B.
1. Single Family Dwelling.
 2. Municipally owned and operated buildings and facilities; schools, libraries, auditoriums or similar facilities of a public or quasi-public nature.
 3. Essential Services.
 4. Family child care home.
 5. Foster family home.
 6. Adult day care family home.
 7. Adult foster care family home.
 8. Accessory buildings and uses incidental to any of the above uses.

(Ord. No. 188, adopt. 2-12-2003; Ord. No. 246, § VI, 1-17-2012)

300.503 Special exception uses.

- C. (See Section 18 [300.1800]/General Standards and Specific Conditions)
1. Home occupations.
 2. Planned Unit Development.
 3. Parent/Grandparent Accessory Apartment (see definition).
 4. Group child care home.
 5. Foster family group home.
 6. Adult day care group home.
 7. Adult foster care small group home.

(Ord. No. 216, adopt. 4-11-2006; Ord. No. 246, § VII, 1-17-2012)

300.504 Site development regulations.

- D.
1. *Lot Area:* The minimum lot area shall be 20,000 square feet where connected to a public wastewater system; 30,000 square feet for platted or site condominium developments not served by a public wastewater system; and one acre for unplatted lots not served by a public wastewater system.

2. *Lot Width:* The minimum lot width shall be 100 feet where connected to a public wastewater system; 132 feet for platted or site condominium developments not served by a public wastewater system; 165 feet for unplatted lots not served by a public wastewater system.
3. *Height:* The maximum height for structures not otherwise regulated shall be 35 feet.
4. *Yard Setbacks:*
 - a) *Front Yard:* The front yard setback, as measured from the road right-of-way, shall be at least 50 feet. (See Section 16 [300.1600] (Footnote ***) as to Waterway Setback Requirements for Dwellings and Other Principal Buildings.)
 - b) *Side Yard:* Each side yard shall be at least ten feet.
 - c) *Rear Yard:* The rear yard setback shall be at least 30 feet.
5. *Lot Coverage:* The maximum lot coverage shall not exceed 25 percent.
6. *Minimum Floor Area:* The minimum floor area shall be 1,000 square feet. For two story dwellings, the minimum floor area of the first floor shall be at least 600 square feet.

(Ord. No. 198, adopt. 12-2-2003)