

# ARTICLE XI RECREATIONAL-FOREST DISTRICT, R-F

## SECTION 11.01 – INTENT

The intent is to establish and promote the proper use, enjoyment and conservation of the forest, water and land particularly adapted for agricultural, recreational, low density residential and other specialized rural uses requiring large tracts of land, which are compatible with the residents.

## SECTION 11.02 - PERMITTED PRINCIPAL USES

- A. Detached single-family dwelling.
- B. Two-family dwelling units.
- C. Church, place of worship and related structures, such as parish hall or parsonage, school and cemetery. (See Section 20.01, D)
- D. Temporary dwelling during construction. (See Section 3.07)
- E. Customary accessory buildings. (See Section 3.05)
- F. Farms for both general and specialized farming together with residential dwellings, barns, accessory buildings, and other installations, provided that no livestock, farm animals or fowl are allowed within one hundred fifty (150) feet of any lot line.
- G. The keeping of horses and ponies may be allowed under the following conditions:
  - 1. Minimum acreage: One horse or pony will be allowed on three (3) acres. Each additional horse or pony requires one (1) additional acre to a maximum of four (4) horses or ponies. More than four (4) horses or ponies requires more than six (6) acres and Planning Commission or Zoning Administrator approval.
  - 2. A permit shall be obtained from the Zoning Administrator. The permit may be revoked by proof of excess noise, unsanitary, unsafe conditions, obnoxious odor or behavior of horses or ponies.
  - 3. All horses or ponies are required to have a corral and stable. A stable for one (1) horse or pony shall have a minimum floor area of one hundred forty four (144) square feet with an additional forty eight (48) square feet for each additional horse or pony. A corral for one (1) horse or pony shall be a minimum of two thousand five hundred (2,500) square feet (i.e. 50'x50'). Two (2) to four (4) horses or ponies shall have a minimum of three thousand seven hundred fifty (3,750) square feet corral area.
  - 4. Stable and corral shall maintain a fifty (50) foot setback from all lot lines.
  - 5. A buffer strip fifty (50) feet deep on side and rear lot lines shall be maintained in its natural state. Additional planting of trees and shrubs is encourage but not required.
  - 6. Large deposits or concentration of manure must be a minimum of seventy five (75) feet from lot lines and one hundred fifty (150) feet from all dwellings and further disposed of in a sanitary manner on at least a monthly basis.
  - 7. Where applicable, a minimum setback of one hundred fifty (150) feet from the NRD District shall be maintained.

8. A minimum setback of one hundred fifty (150) feet from any lake, stream, watercourse, or designated wetland shall be maintained.
9. Corral and stable shall be not less than one hundred fifty (150) feet from neighboring dwellings.
10. Corral shall not be constructed with slabwood or barbed wire, but shall be constructed of standard building materials strong enough to contain the horses and ponies and aesthetically compatible with the intent of the district.
11. If adjoining property is vacant and new construction on the vacant property takes place, the only setbacks to be met are as in the R-F District.
12. Horses and ponies must be kept and sheltered in a manner conforming to all state and local health codes.
13. Horses and ponies, stable and corral shall be placed in the rear or side yards of the parcel.
14. The keeping of horses or ponies shall not be construed as an agricultural use for the purposes of constructing barns, stables, corrals or related structures.

H. Storage and use of recreational vehicles. (See Section 3.11)

I. Home office, as defined.

### **SECTION 11.03 – REQUIREMENTS FOR PRINCIPAL USE**

No more than one single-family dwelling unit may be located on a lot, except one guest house may be allowed under Section 11.04.

### **SECTION 11.04 – SPECIAL PERMIT USES**

The following uses may be authorized by the Planning Commission provided a Special Use Permit is approved in accordance with the procedures, provisions and standards of Article XVIII.

- A. Community centers and facilities owned and operated by a non-profit neighborhood group.
- B. Recreational vehicle parks and mobile home parks constructed and licensed in accordance with the Michigan Department of Health requirements.
- C. Extractive industries, such as minerals, gravel and sand, subject to the performance standard of the Industrial District. (See Section 10.04)
- D. Gas and oil processing facilities. (See Section 20.01, J)
- E. Commercial kennels for the boarding of not more than fifteen (15) animals. (See Section 20.01, H)
- F. Recreational facilities compatible with the intent of this district, such as riding stables, golf courses, athletic fields, archery and shooting ranges. (See Section 20.01, M)
- G. Forest industries and production of forest products, subject to the performance standard of the Industrial District. (See Section 10.04)
- H. Home occupation. (See Section 20.01, L)

I. Guest house, as defined.

J. Bed and breakfast facility. (See Section 20.01, A)

K. Multiple family units not to exceed thirty five (35) feet in height. (See Section 17.02, D)

#### **SECTION 11.05 -- PLAT AND CONDOMINIUM REQUIREMENTS**

Where a new subdivision plat or site condominium project is created, the minimum lot size shall be sixty thousand (60,000) square feet with a minimum lot width of one hundred fifty (150) feet. The maximum dept of any such lot shall not exceed three (3) times the width of the lot. Yard setback requirements for this district shall apply to any new subdivision plat or site condominium project.