

**ARTICLE 5  
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

**SECTION 5.00 INTENT**

In general, the R-1 single family zoning districts will occupy land areas deemed acceptable for medium density residential uses by the soils suitability analysis performed in concert with the Tyrone Township Master Plan. The intent of this district is to establish and preserve single family home neighborhoods free from other uses, except those which are normal accessory, compatible, and supportive uses convenient to the residents of such a district. The district will provide a transition from strictly agricultural use areas to suburbanized residential uses. The provision of public sewer and water is not expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-1 District, cluster development shall be permitted as described in Article 8.

It is the intent of the Township to retain property values and continued investment in land, and recognizes that updated dimensional zoning regulations create a situation in which previously approved parcels can no longer meet the Ordinance standards for minimum lot size. It is not the intent of the Township to create nonconforming parcels; therefore, Tyrone Township recognizes that parcels and lots created to March 18, 2018 with an associated open space were permitted based on the zoning regulations in effect at the time of their creation, and shall henceforth be considered in accordance with Article 26.10, Open Space Dependent Properties.

**SECTION 5.01 PERMITTED PRINCIPAL USES**

- A.** Single family detached dwellings. See also Article 8 and Section 21.25.
- B.** Publicly owned parks and other public open space.
- C.** Public buildings and uses.
- D.** Essential services excluding outside storage. (Site plan review according to Article 23 is required for all essential services.)

- E. Recreational vehicle storage - noncommercial. See also Section 21.19.
- F. State licensed child and adult care facilities as permitted by Section 21.42.
- G. Permitted home occupations meeting the standards and conditions of Section 21.14.

**SECTION 5.02 PERMITTED ACCESSORY USES**

- A. Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See Section 21.02.
- B. Swimming pools. See also Section 21.21.

**SECTION 5.03 SPECIAL LAND USES**

Due to the unique characteristics of special land uses, site plan review and issuance of a special land use permit according to Articles 22 and 23 are required.

- A. Churches and schools. See also Section 22.05.D.
- B. State licensed child and adult care facilities as permitted by Section 21.42.
- C. Private swimming clubs. See also Section 22.05.F.

**SECTION 5.04 GENERAL REQUIREMENTS FOR R-1 USES**

- A. Site plan review also is required for any proposed land subdivision including site condominiums; any development that includes lakeshore, wetlands, or stream bank properties; any permitted land use except single family dwellings.
- B. Any development that proposes to generate more than three hundred (300) vehicle trips per day, as determined by the Planning Commission utilizing trip generation rates prepared by the Institute of Transportation Engineers, is required to be sited on and have direct access to an arterial or collector road.

**SECTION 5.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- . Article 2: Definitions
- . Article 8: CDO Cluster Development Option
- . Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- . Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses; temporary structures; fences; reception antennas; limitations on clearing and grading site; open space design requirements.
- . Article 23: Site Plan Review and Project Evaluation Report
- . Article 24: Private Road and Shared Private Driveway Standards
- . Article 25: Off-Street Parking and Loading Regulations
- . Article 27: Outdoor Advertising and Sign Regulations
- . Ord. 16: Subdivision Control Ordinance
- . Ord. 25: Land Division Ordinance

REVISIONS:

2018 MARCH - Revised Section 5.00 Intent to address open space elimination.