

INDIANFIELDS TOWNSHIP ZONING ORDINANCE
ARTICLE 4
R-1 ONE FAMILY RESIDENTIAL DISTRICTS

Preamble: This residential district is designed to provide for one-family dwelling sites and the residentially related uses in keeping with the Master Plan of residential development in the Township. The uses permitted by right and on special condition are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic influences.

SEC.400 PRINCIPAL USES PERMITTED:

In the R-1 One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- a. One-family detached dwellings.
- b. Publicly owned and operated parks, parkways and recreational facilities.
- c. Adult foster care family homes.
- d. Adult foster care small group homes.
- e. Family day care homes.
- f. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC 401 CONDITIONAL USES:

The following uses may be permitted upon the granting of a permit for such use by the Township Board, subject to the conditions hereinafter imposed for each use and subject further to such other reasonable conditions which in the opinions of the Township Board are necessary to provide adequate protection to the neighborhood and to abutting properties.

- a. Utility and public service facilities and uses when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity (storage yard yards excluded).
- b. Churches, public libraries, public buildings, (excluding public works garages and storage yards) and uses normally incidental thereto, subject to the conditions of Section 2302 (7).
- c. Colleges, universities and other such institutions of higher learning, public and

private, offering courses in general, technical, or religious education and not operated for profit, subject to the conditions of Section 2302 (8).

- d. Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education and not operated for profit.
- e. Cemeteries, subject to the conditions of Section 2302 (4).
- f. Non-public recreational areas and recreation facilities when not operated for profit and primarily intended to serve Township residents.
- g. Private, non-profit swimming pools, subject to the conditions of Section 2302(23).
- h. Golf courses, not including driving ranges or miniature golf courses, which may or may not be operated for profit, subject to the conditions of Section 2302 (12).
- i. Nursery schools, day nurseries and child care centers, subject to the conditions of Section 2302 (19).
- j. Two family and multiple dwellings containing not more than six (6) families or units, subject to the conditions of Section 2302 (31).
- k. Home occupations, subject to the conditions of Section 2302 (14).
- l. Group day care homes, provided they are licensed under Act 116 of the Public Acts of 1973, subject to the conditions of Section 2302 (13).
- m. Temporary dwelling units, subject to the conditions of Section 2302 (30).
- n. Planned unit developments, subject to the conditions of Section 2302 (22).
- o. Accessory buildings and uses customarily incident to any of the above permitted areas, subject to the conditions of Section 1206.
- q. Keeping of horses for personal use. [adopted 11-26-02]
- r. Condominiums, subject to conditions of Article #24. [adopted 6-23-05]
- s. Adult foster care small group homes (7-12)
- t. Adult foster care large group homes (13-25)

SEC. 402 AREA AND BULK REQUIREMENTS:

See Article 11, Schedule of Regulations limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted.