

ARTICLE VI

“RE” RESIDENTIAL ESTATES ZONING DISTRICT

Section 6.1 Description and Purpose

A single family residential zoning district intended to provide for larger home sites. It may be applied in the area of the Township lying within the Joint Planning Area or near Duncan Lake only on lands served by public sanitary sewer service.

Section 6.2 Permitted Land Uses

Land and buildings in the “RE” Residential Estates Zoning District may be used by right for the following purposes only:

- (a) Family day care home for not more than six (6) minor children.
- (b) Adult foster care family home for not more than six adults.
- (c) Single family dwelling.
- (d) Common open space residential development, subject to regulations of Section 21.38.

Section 6.3 Special Land Uses

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX:

- (a) Adult foster care for 7-12 adults.
- (b) Bed and breakfast establishment.
- (c) Church, synagogue, temple, mosque and any other recognized place of worship.
- (d) Communication tower and antenna.
- (e) Golf course, country club.
- (f) Group day care for 7-12 minor children.
- (g) Home-based business.
- (h) Land division creating 5 or more new lots or parcels.
- (i) Public and institutional use.
- (j) Public and private K-12 school.
- (k) Publicly owned park, playground, recreation area and athletic ground.
- (l) Site condominium that is not a common open space residential development.
- (m) Subdivision that is not a common open space residential development.
- (n) Essential services building.

6.4 Other Land Uses

The following other land uses may be permitted as provided in this Ordinance:

- (a) Customary accessory use as regulated in this Ordinance.
- (b) Temporary use as regulated by this Ordinance.
- (c) Planned Unit Development Overlay District.

6.5 “RE” Residential Estates Zoning District Regulations

Land divisions, buildings and structures in the “RE” Residential Estates Zoning District shall comply with the following requirements unless expressly provided otherwise in this Ordinance:

- (a) **Minimum Lot Area and Width.** 20,000 square feet and 100 feet lot width; provided, however, that a lot or parcel of land which is platted or otherwise recorded in the records of the Barry County Register of Deeds prior to April 1, 1997 may be used for one single family detached dwelling if it has a minimum area of 15,000 square feet and a minimum width of 80 feet.
- (b) **Minimum Required Building Setbacks.**
 - (1) **Front Yard.** There shall be a minimum front yard building setback of 35 feet.
 - (2) **Side Yard.** Side yard building setback shall not be less than 12 feet.
 - (3) **Rear Yard.** There shall be minimum rear yard building setback of 35 feet.
 - (4) **Maximum Height.** No building or structure shall exceed 35 feet in height, except permitted communications antennas and towers.
- (c) **Minimum Floor Area for Dwelling.** Each single family dwelling hereafter constructed shall meet requirements of Section 21.9 herein.

Section 6.6 Parking Regulations

All uses of land and buildings in this District shall conform to applicable parking and loading regulations contained in Article XXIII.

Section 6.7 Sign Regulations

All signs in this District shall conform to applicable sign regulations contained in Article XXIV.

Section 6.8 Site Plan Review

All uses of land and buildings in this District shall conform to applicable site plan content and review requirements contained in Article XX.

Section 6.9 Landscape Standards

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

Section 6.10 Special Regulations

- (a) Overlay Districts. Lands in the “RE” District that are also located in any “NR”, “WP”, or “AM” Overlay District shall also comply with terms of applicable overlay district(s).
- (b) Private Roads. Construction of and use of private roads for access to new residential use parcels after the effective date of this Ordinance is specifically prohibited within the “RE” Residential Estates Zoning District. Private roads listed in Appendix A hereto, and existing on the effective date of this ordinance shall not be increased in length but may be upgraded to meet requirements of this Ordinance applicable to private roads.

Section 6.11 Joint Planning Area

The “RE” Residential Estates Zoning District may be applied only to lands served by public sanitary sewer and lands within the Joint Planning Area as defined in Article XXXII and only if residential density is consistent with the adopted 2007-2020 Thornapple Township Master Plan.

Sections 6.12 – 6.99 *[Reserved]*