

**ARTICLE VII  
RURAL RESIDENTIAL DISTRICT (R-3)**

This R-3 District is established to accommodate the development of residential properties of a semi-rural character within the following general areas of the Townships: (1) Much of this district parallels the shores of lakes but is inland of the Lake Shore Residential District. Typically, the land rises from the lake plane to the higher ridges above and will likely never be provided with public services including water and sewer. (2) This district also includes existing one-family developments within the Townships which have similar lot area and character, as well as areas within which such development appears likely and desirable.

**Sec. 7.1 Permitted Principal Uses**

- A. Single Family Dwelling

**Sec. 7.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Agriculture-Crops

**Sec. 7.3 Permitted Conditional Uses**

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock And Pets (Sec. 15.6)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

**Sec. 7.4 Permitted Special Land Uses**

- A. Institutional Structures (Sec. 16.12)
  - 1. Religious Institutions
  - 2. Educational And Social Institutions
  - 3. Public Buildings
  - 4. Human Care Institutions
  - 5. Animal Care Institutions
- B. Other
  - 1. Bed & Breakfast (Sec. 16.3)
  - 2. Boarding Houses (Sec. 16.4)
  - 3. PRD (Sec. 16.19)

4. WECS (Sec. 16.26)

**Sec. 7.5 Lot And Building Requirements**

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred twenty-five (125) feet at the building line and contain not less than one acre (43,560 square feet) of area unbroken by a public road or right-of-way, however this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec. 3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, or forty (40) feet from the edge of the traveled portion of a private road or access, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be forty (40) feet from the rear property line or the ordinary high water mark when the property abuts a lake or stream. Minimum side yard setback shall be fifteen (15) feet from the side property lines.

Maximum structure height is twenty-eight (28) feet and maximum lot coverage is twenty (20) percent.