

6.00

**ARTICLE VI
RESIDENTIAL R-1**

6.10 USES PERMITTED.

No building or structure or any part thereof shall be erected, altered or used, or land or premises used in whole or in part in Residential District R-1 for other than one or more of the following specified uses, viz:

A. Single family dwellings.

B. Publicly owned and operated parks and recreational facilities.

C. Residences which do not conform to the standards of Section 3.13 A of this Ordinance shall not be used for dwelling purposes within the Township except that such nonconforming mobile homes can be located within a mobile home park or a mobile home plat zoned for such uses or except as may be elsewhere in these ordinances provided or unless used for temporary residence purposes as hereinafter provided.

D. The keeping of domestic pets provided that all pets are so maintained so as to not constitute a public nuisance.

E. The keeping of livestock and poultry provided that the same are kept on a parcel of land of not less than two and one-half (2 1/2) acres and provided further that all livestock and poultry be properly housed and fenced so as not to be a public nuisance and provided that no enclosure or space for the permanent housing of livestock or poultry shall be located nearer than one hundred (100) feet from any adjoining property line or highway right-of-way.

F. Accessory buildings such as a detached garage or boathouse for the storage of automobiles and boats, provided, however, that the same comply with setback restrictions and side yard requirements of the dwelling.

G. Storage of any or all property or equipment must be in compliance with building setback requirements from all property lines.

6.11 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

6.12 ARTIFICIAL BODY OF WATER.

An artificial body of water shall be permitted in compliance with all State and Federal regulations.

6.13 SPECIAL REQUIREMENTS.

The following special requirements shall apply to the Boardman River and its tributaries described in Article V, Section 5.10 of this Ordinance.

A. A managed vegetative strip shall be maintained within fifty (50) feet of the water's edge, as follows:

1. This vegetative strip shall consist of native trees, shrubs, and other vegetation and materials.
2. Cutting of existing trees and shrubs shall not be allowed except in accordance with a plan approved by the Zoning Board of Appeals. In passing upon such applications, the Zoning Board of Appeals shall consider all relevant factors pertaining to the purpose of the vegetative strip which is: to stabilize the river banks, prevent erosion, absorb nutrients in water runoff from adjacent lands, provide shading for the stream to maintain cool water temperature and screening of adjacent man-made structures.
3. No ponds shall be constructed, no earth moved, surface soils removed or filled for building within the managed vegetative strip.
4. Utility lines shall be installed only as follows:
 - a) New distribution lines for utilities within the housing setback line shall be placed underground unless overhead lines are less disruptive to the environment.
 - b) Brushy vegetation shall be restored to the disturbed area in the managed vegetative strip.
 - c) Local service lines to private dwellings shall originate from the landward side of the dwelling.
 - d) Chemical control of vegetation shall be prohibited within the managed vegetative strip.
5. Fencing, grazing, riding trails and soil tilling for farm crops is prohibited within the managed vegetative strip.
6. The use of the managed vegetative strip for stock watering areas, stream crossing of horseback trails is subject to the approval of the Zoning Administrator, who may require a plan from the Soil Conservation District as part of the requirement for use.

6.14 USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land and structures may be permitted by the application to the Planning Commission for and the issuance of a special use permit when specified procedures and requirements, as outlined in the article in section cited, are complied with:

1. Bed and Breakfast Establishments: subject to all requirements of Article XXV, Sections 25.12, 25.13 and 25.20.
2. Schools subject to all applicable requirements of Article XXV, Site Plan Review and other applicable Articles of the Ordinance