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**ARTICLE 4
LOW DENSITY RESIDENTIAL R1**

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Section 4.10 Purpose

The purpose of this district is to provide an environment in which the principal use of land is for single family dwellings of a relatively low density. It is further the intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations, accessory buildings, and others to coexist on a limited and structured basis adjacent to residential uses.

Further, the objectives of this Article include:

- A. To encourage the construction of, and the continued use of land for quiet single family neighborhoods;
- B. To prohibit intensive business, commercial, or industrial uses of the land, and to prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.
- C. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
- D. To discourage any land use which would generate volumes of traffic on minor or local streets, greater than that normally associated with residential streets.
- E. To discourage any use which, because of its character or size, would create requirements and costs for public services such as fire and police protection, water supply, and sewer treatment substantially in excess of such requirements and costs normally associated with single family dwellings.

Section 4.20 Principal Permitted Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings.
- B. Bed and Breakfast Inns
- C. Home occupations
- D. Public, quasi-public, and institutional uses such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks, post offices, schools, and civic centers, (excluding storage yards for the same).
- E. Churches and other facilities normally incidental thereto.
- F. Accessory Structures and uses customarily incidental to the above permitted uses

Section 4.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Public, parochial, and private elementary, intermediate, and/or high schools offering course in general education, not operated for profit
- B. Public hospitals, but not including institutions for the care of the insane, provided that the hospital is adjacent to an arterial roadway as defined in the Village of Mattawan Master Plan
- C. Private recreation areas, uses, and facilities including country clubs and golf courses.

- D. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity
- E. Cemeteries
- F. Home-based businesses
- G. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions

Section 4.40 Development Requirements

The following requirements shall be met within a Low Density Residential District (R1):

- A. Site plan approval for all non single-family residential uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.



ARTICLE 4-A
LOW DENSITY RESIDENTIAL R1A

Section 4.10	Purpose (pg. xx)
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Section 4.40	Development Requirements (pg. xx)

Section 4.10 Purpose

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Further, the objectives of this Article include:

- A. To encourage the construction of, and the continued use of land for quiet single family neighborhoods;
- B. To prohibit intensive business, commercial, or industrial uses of the land, and to prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.
- C. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
- D. To discourage any land use which would generate volumes of traffic on minor or local streets, greater than that normally associated with residential streets.
- E. To discourage any use which, because of its character or size, would create requirements and costs for public services such as fire and police protection, water supply, and sewer treatment substantially in excess of such requirements and costs normally associated with single family dwellings.

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Section 4.40 Development Requirements

The following requirements shall be met within a Low Density Residential District (R1A):

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- B. Off-street parking, loading, and access management standards for all uses specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, and yard regulations as specified in Article 16 of this Ordinance.
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