

ARTICLE V
R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT

Section 5.01. PRINCIPAL USES PERMITTED.

- A. Single-family detached dwellings (subject to Section 11.06).
- B. Crop production.
- C. Township buildings and uses.
- D. Family day care homes and adult foster care homes caring for six (6) or fewer persons.
- E. Buildings, structures, and uses which are accessory to any of the above permitted uses.

Section 5.02. USES PERMITTED AFTER SPECIAL APPROVAL.

- A. Two-Family Dwellings
 - 1. Each dwelling unit shall contain the minimum floor area required for single-family dwellings.
 - 2. Each dwelling unit shall have a garage containing at least four hundred (400) square feet.
 - 3. Each dwelling shall have a roof with no less than a 3-12 pitch. (Ord. No. 103 eff. 01-19-94)
- B. Rooming houses, boarding houses, and tourist homes.
- C. Hospitals and convalescent homes.
- D. Nursery schools and day care centers.
- E. Private clubs or lodges.
- F. State-licensed adult foster care homes.
- G. Group Day Care Homes
 - 1. The group day care home shall have a fenced play area for the children containing not less than five thousand (5,000) square feet. In no event less than one hundred fifty (150) square feet of outdoor play area shall be available for each child.
 - 2. The property shall be maintained in a manner consistent with the visible characteristics of the neighborhood, which may include landscaping or screening in the discretion of the Planning Commission.
 - 3. The group day care home shall not exceed sixteen (16) hours of operation during any twenty-four (24) hour period. The Township Planning Commission may place limits on the operation of the day care home between the hours of 10:00 p.m. and 6:00 a.m. but may not totally prohibit operations during said hours.

4. The group day care home may have only one sign, the size of which shall not exceed nine (9) square feet in area.
5. The group day care home must provide adequate off-street parking for employee and for persons bring children to the facility.

H. Home Occupations

A home occupation may be permitted in a single-family detached dwelling within a zoning district where such dwelling is permitted, subject to the following conditions:

1. Not more than one (1) person outside of the family residing at the location shall be engaged in such operation.
2. The Home Occupation shall be clearly incidental and subordinate to the residential use.
3. A home occupation shall be conducted within the dwelling unit or within a building accessory thereto. Not more than twenty five percent (25%) of the area of the dwelling unit may be used for purposes of the home occupation. Accessory structures may be used for purposes of the home occupation.
4. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation except for signage as discussed in Section 9 below. There shall be no external or internal alterations to the dwelling not customary in residential areas.
5. No article shall be sold or offered for sale on the premises except such as is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein.
6. Traffic generated by a home occupation shall not be greater in volume than that normally expected for such a residence. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall be provided on the premises, off-street, subject to all regulations in *ARTICLE 13.01 – OFF-STREET PARKING AND LOADING REGULATIONS* and provided the parking spaces shall not be located in the required front yard.
7. Exterior storage of material, equipment, or refuse associated with or resulting from a home occupation, shall be prohibited.
8. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interference which are nuisances to persons off the lot. Any electrical equipment processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited.
9. Any signage associated with the home occupation must meet the requirements of Arcadia Township Sign Ordinance No. 701.
10. Must have a potable water supply and wastewater disposal system approved by the Lapeer County Health Department.

All home occupations must meet sections 1-10 above.

11. Examples of Home Occupations permitted, but not limited to, are:

- a) Tailoring
- b) Sculpturing and painting
- c) Writing
- d) Telephone Answering
- e) Computer Programming
- f) Home Crafts
- g) Income Tax Assistance
- h) Music Lessons
- i) Repair and rebuilding of lawnmowers and repair of small engines and motors.
- j) Barber Shops and Beauty Shops.
- k) Licensed childcare in the home
- l) Woodworking

12. Examples NOT considered Home Occupations, but which may be considered as a special land use in allowed zoning districts are:

- a) Automotive Repair, Paint Shops, or Detailing Establishments
- b) Commercial Child Care Centers
- c) Dog Grooming Services or Kennels
- d) Medical Laboratories
- e) Outdoor Repair of large equipment
- f) Real Estate Office

13. Any proposed Home Occupation may be approved, approved with conditions, or denied by the Township Planning Commission based on the criteria established for Home Occupation use. The request will be considered upon completion of an information sheet, provided to the prospective operator, requiring a written description of the proposed business activity, and then presented to the Township Planning Commission at a regularly scheduled meeting.

14. A Home Occupation shall terminate if the original operator discontinues or changes the nature of the business.

15. VIOLATIONS AND REMEDIES

- a) A violation of this ordinance shall be deemed a municipal civil infraction punishable under Arcadia Township Ordinance No. 2100.
- b) A violation of this ordinance shall also be deemed a nuisance *per se* that is subject to abatement.

I. Schools, churches, and cemeteries.

J. Governmental buildings and facilities.

(Ord. No. 100, eff. 12-14-10)