

## **"A" RESIDENTIAL DISTRICT**

### **SECTION 2.2 - "A" RESIDENTIAL DISTRICT (USES AND DIMENSION REGULATIONS)**

The following uses and dimension regulations shall apply in "A" Residential District.

#### **SECTION 2.2 A - PERMITTED USES**

1. One Family Dwellings.
2. Two Family Dwellings.
3. Gardening, farming, and small household pets but not including the commercial raising of animals.
4. Office of a physician, lawyer, dentist, veterinarian or other professional person residing on the premises.
5. Churches or schools subject to the provisions of Section 3.13 of this Ordinance.

#### **SECTION 2.2 B - PERMITTED ACCESSORY USES**

1. Any other structure of use clearly accessory and incidental to a permitted use but not including an additional dwelling unit.
2. Parking for automobiles owned and used by a person(s) residing on the premises, but not including more than two commercial vehicles per lot.
3. The keeping of not more than one person as a tenant in each dwelling unit.

#### **SECTION 2.2 C - MINIMUM LOT SIZE**

43,560 square feet for any lot, provided that existing separately owned lots and platted lots may be excepted from this restriction, but such lots shall not be used for building purposes unless they contain at least (a) 15,000 square feet, (b) 18,000 square feet for two family dwellings. (Any lots in sub-divisions platted before the adoption of the Big Rapids Township Zoning Ordinance on August 16, 1974, shall be exempt from the 15,000 square feet minimum requirement).

#### **SECTION 2.2 D - MINIMUM STREET FRONTAGE**

165 feet, provided that existing separately owned lots and platted lots may be excepted from this restriction.

#### **SECTION 2.2 E - MINIMUM YARD DEPTH FOR PRINCIPAL STRUCTURES**

- Front - Fifty feet from the front of the house structure to the nearest road or street right-of-way line. The right-of-way line shall be the line thirty three feet from the road or street centerline, or further, if so established by easement grant and surveyed.
- Side - Fifteen feet from the side of the structure to the side lot line. Small accessory buildings - 8 feet from the side of the structure to the side lot line. A small accessory building is a building 150 sq. ft. or less no higher than 12 foot at the peak.
- Rear - Fifty feet from the rear of the house structure to the rear lot line. Accessory buildings 15 feet from the rear of the structure to the rear lot line.

Existing separately owned lots and platted lots may be excepted from the above requirements, but in such cases the front of the house structure shall not be less than sixty feet from the center line of the road or street, the side lot distance shall not be less than eight feet and the rear lot distance shall not be less than twenty five feet, providing such modifications do not violate the intent of this Ordinance.

#### **SECTION 2.2 F - FLOOR AREA REQUIREMENT**

1. Single Family Dwellings shall contain not less than 960 square feet of floor area, 2/3 of which shall be on the main floor in multi-level dwellings.
2. Two Family Dwellings shall have not less than 800 square feet of floor area for each dwelling unit, 2/3 of which shall be on the main floor in multi-level dwellings.

All area referred to are exclusive of any attached garage, open porch, or other open attached structure.

#### **SECTION 2.2 G - MOBILE HOMES**

No mobile homes shall be permitted, placed or erected in "A" Residential District. Travel trailers and other mobile homes designed for travel and not designed for semi permanent placement on the land may be temporarily stored on the owner's premises.

#### **SECTION 2.2 H - OTHER USES**

No other use of structures and no other dimensions shall be permitted in "A" Residential District, except as stated in this Section 2.2.