

CHAPTER 7 WR WATERFRONT RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE

This District is intended for low density single family residential development located on and near any water front. Preservation of water quality and the rural residential character is an important element for development within this District.

SECTION 7.02 PERMITTED USES

Land and/or buildings in the WR District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Single-family dwellings, including home occupations as regulated by Section 3.25.
- B. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for six (6) or fewer minors.
- C. Family day care homes.
- D. Parks, play fields, and recreational facilities owned and operated by public agencies, service clubs and libraries.
- E. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

SECTION 7.03 SPECIAL LAND USES

Land and/or buildings in the WR District may be used for the following, subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 14.

- A. Bed and breakfast establishments.
- B. Open Space Preservation Developments.
- C. Public Boat Launches
- D. Schools, churches, libraries and community center buildings.

SECTION 7.04 DISTRICT REGULATIONS

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

WR DISTRICT REQUIREMENTS	
FRONT YARD	50 feet
SIDE YARDS	Minimum of 20 feet.
REAR YARD	30 feet
BUILDING HEIGHT	Maximum 2 ½ stories, not to exceed 35 feet
MAXIMUM LOT COVERAGE	30 %
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	150 feet
MAXIMUM LOT WIDTH TO DEPTH RATIO	1:4
MINIMUM DWELLING UNIT FLOOR AREA	One Story - 960 square feet

- A. The following provisions apply to all waterfront lots with at least one (1) lot line bordering a waterfront within this District.
1. Lots, parcels and uses must comply with Section 3.30 of the General Provisions.
 2. Except as may otherwise be permitted by this Ordinance, no dwelling or other main building, accessory building, shall be constructed, erected, installed, or enlarged within a minimum of fifty (50) feet, as measured from the ordinary high-water mark, or the break of bank, whichever is greater.
 3. A vegetative strip of not less than twenty-five (25) feet shall be maintained from the ordinary high-water mark as a buffer to the waterfront. This buffer area shall be left in a natural state. Within this vegetative strip a space of no greater than twenty-five (25) feet in width may be may be selectively trimmed and pruned to allow for the placement of a private boat dock and/or view of the waterway.
 4. Areas cleared for a construction project shall be returned to a vegetative state which is approximately the same quality and extent as that which existed prior to the clearing.
 5. Septic fields and systems shall be a minimum of one hundred (100) feet from the ordinary high-water mark.
 6. All dwelling or other main building, accessory building, or septic system lawfully existing at the time of the effective date of this Ordinance, and not meeting the requirements of this subsection shall not for a period of twelve (12) months be prevented from reconstructing, repairing or maintaining their facilities in the event of destruction by a fire or Act of God. If the reconstruction of the structure does not occur within a twelve (12) month period, the structure will be required to meet all ordinance regulations set forth in this Section.
 7. Boat docks shall not be permitted to encroach into the water more than twenty (20) feet, perpendicular to the shoreline.
 8. No dwelling shall be constructed or placed on lands which are subject to flooding or on banks where a minimum of four (4) feet between the finished grade level

and the high-water line cannot be met. Land may be filled to meet the minimum requirement of four (4) feet between the finished grade level and ordinary high-water mark only under the following conditions:

- a. No material is allowed to enter the water either by erosion or mechanical means.
- b. Fill material is of a pervious material such as gravel or sand.
- c. Any and all permits have been acquired as required by the laws of the State of Michigan and the rules and regulations of the State of Michigan, provided that it shall be unlawful to alter the shoreline of any watercourse, lake or reservoir in the Township by soil or earth removal or fill.
- d. All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.