

Chapter 10
R-1b (High Density Residential) District

Section 10.01 Purpose

Development within this District is characterized by uses which are strongly oriented toward the recreational and seasonal residential land uses, and enjoyment of Houghton Lake. It is the intent of the District to provide regulations on land located adjacent to the lakefront and shoreline areas of Houghton Lake for the continued enjoyment of such areas. The purpose of these regulations is to recognize the unique physical, economic, and social attributes of lakefront properties, and to ensure that the structures and uses in this District are compatible with the surrounding features.

Section 10.02 Permitted Uses

No land or buildings in the R-1b District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.

Section 10.03 Special Land Uses

No land or buildings in the R-1b District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Home occupations.
- B. Churches, provided the building is at least fifty (50) feet from any residentially zoned lot.
- C.
- D. Adult foster care group homes
- E. Bed and breakfast establishments
- F. Multiple family dwellings
- G. Public parks and recreation areas
- H. Retail sales accessory to a permitted use
- I. Home based business

Section 10.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. No dwelling shall be constructed or placed on lands which are subject to flooding.
 - 1. No material is allowed to enter the water either by erosion or mechanical means.

- 2. The fill material is of a pervious nature, such as gravel or sand.
 - 3. Any necessary permits shall have been acquired as required by the laws of Roscommon County, the State of Michigan, and the rules and regulations of the Department of Natural Resources of the State of Michigan. It shall be unlawful to alter the shoreline of any river or creek in the Township by soil removal or fill.
 - 4. All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.
- B. General Provisions outlined in Chapter 3.
 - C. Site Plan Review as may be required in accordance with Section 15.01.
 - D. Off-Street Parking as may required in accordance with Section 15.02.
 - E. Signs are permitted in accordance with the requirements of Section 15.03.
 - F. All uses shall be served by public sewer and water.
 - G. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as indicated, below, and as outlined in Schedule of District Regulations, Chapter 14.

R-1b (High Density Residential) District	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	75 feet
Front Yard Setback	40 feet
Side Yard Setback	14 % of lot width on each side with a maximum of 10'
Rear Yard Setback	10 feet
Corner Lot Setback	25 feet from the Secondary Road
Maximum Height (Dwelling)	35 feet
Minimum Floor Area (Dwelling)	720 square feet
Maximum Height (Accessory building)	25 feet at the peak, and 14-foot sidewalls as measured finish floor to the top plate.
Maximum Floor Area (Accessory bldg.)	See Section 3.14 , 4A
Maximum Lot Coverage	40 %