

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 4 RA-1 ONE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT

Section 400 INTENT:

The RA-1 and One-Family Low Density Residential District is designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

Section 401 PRINCIPAL USES PERMITTED:

In a RA-1 One-Family Low Density Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. One-family detached dwellings.
2. Farms on those parcels of land separately owned outside the boundaries of either a proprietary or assessor's plat, having an area of not less than five (5) acres, all subject to the health and sanitation provisions of the Village of Caro: Provided, that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one (1) year immediately prior thereto for use and consumption by persons residing on the premises.
3. Dogs are allowed, but limited to three (3) adult dogs per household, and one (1) litter of puppies can be kept not longer than six (6) months. No kennels are permitted.
4. Publicly owned and operated libraries, parks, parkways and recreational facilities.
5. Cemeteries which have been lawfully established land at the time of adoption of this Ordinance.
6. Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.

7. Home occupations, provided any business carried on by one or more members of a family residing on the premises:
 - a. Is operated in its entirety within the principal dwelling and not within any garage or accessory building located upon the premises, except for the incidental storage in use of a residential type garage.
 - b. Is only conducted by the persons occupying the premises.
 - c. Has no exterior evidence, other than a permitted sign, to indicate that the same is being utilized for any purpose other than that of a dwelling.
 - d. Does not involve alteration or construction not customarily found in dwellings.
 - e. Is clearly incidental and subordinate to the principal use of the premises for residential purposes.
 - f. Does not constitute an annoyance or nuisance to adjoining residents by reason of noise, smoke, odor, electrical disturbance, night lighting and shall not generate more than ten (10) additional vehicle trips per day.
 - g. Does not use more than twenty-five (25) percent of the total actual floor area of the dwelling.
 - h. Does not display or create outside the structure any external evidence of the home occupation except for one unanimated, non-illuminated wall sign having an area of two (2) square feet.
 - i. No outside employees other than the residents of the dwelling unit are permitted.
8. Family day care home, provided that the operation is licensed by the State of Michigan.
9. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:
 - a. There shall be a minimum distance of not less than ten (10) feet, between the adjoining property line, or alley right-of-way and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten (10) feet.

- b. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
 - c. No swimming pool shall be located less than thirty-five (35) feet from any front lot line.
 - d. No swimming pool shall be located in an easement.
 - e. For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a solid wall or fence or chain link fence not less than four (4) feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not easily opened by children. Gates shall be so constructed that they may be securely locked when the pool is not in use for extended periods. For pools constructed partially or wholly above the ground, a fence shall not be required provided that the wall of the pool is at least four (4) feet in height and provided that no ladder, deck or other structure provides access to the pool while it is unattended.
10. Adult foster care family homes and small group homes.
11. Accessory buildings and uses customarily incidental to any of the above permitted uses.

Section 402 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- 1. Churches and other facilities normally incidental thereto subject to the conditions of Section 2502.4.
- 2. Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit. Access to the site shall be in accordance with Section 1811.
- 3. Utility and public service buildings and uses (without storage yards).
- 4. Nursery schools, Group Day Care Homes and child care centers (not including dormitories) subject to the conditions of Section 2507.17.
- 5. Private noncommercial recreational areas, institutional or community recreation centers; non-profit swimming pool clubs, subject to the conditions of Section 2502.22.

6. Golf courses whether operated for profit or not, subject to the conditions of Section 2502.12.
7. Planned Unit Developments, subject to the conditions of Section 2502.20.
8. Bed and Breakfasts, subject to the provisions of Section 2502.2.
9. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.
10. Accessory buildings and uses customarily incidental to any of the above permitted uses.

Section 403 AREA AND BULK REQUIREMENTS:

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.