



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE V SINGLE FAMILY RESIDENTIAL DISTRICTS

Sec. 5.01 Listing of Single Family Residential Districts

The Single Family Residential Districts of Backus Township include:

Rural Preservation (R-1)	5 acre minimum lot size
Low Density Residential (R-2)	2 acre minimum lot size
Medium Density Residential (R-3)	12,000 square foot minimum lot size

Sec. 5.02 Purpose

The Single Family Residential Districts are established to provide for low density single family dwellings. The intent of this Article is to:

- encourage the construction and continued use of single family dwellings;
- discourage continuance of existing, nonconforming uses which detract from the long term viability of residential properties;
- discourage any use of land which may overburden public infrastructure and services, and the areas natural resources;
- encourage wise use and development near sensitive environmental ecosystem surrounding the lakes;
- and to prohibit any land use that would substantially interfere with the development, utilization or continuation of single family dwellings in the District.

Sec. 5.03 Permitted Uses

No land or buildings in the R-1, R-2 or R-3 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 child and adult care facilities as provided for in Section 3.10.
- C. Essential public services.
- D. Farming and storage, packaging and processing of farm product (R-1 District only).
- E. Parks, playground areas and other passive open space areas.
- F. Accessory home occupations in accordance with Section 3.13.C.
- G. Accessory uses, buildings and structures customarily incidental to any of the above uses as defined in Article 3.
- H. The keeping of chickens as prescribed in Article III, General Provisions, Section 3.21 Keeping of Animals.

Section 5.04 Special Land Uses

No land or buildings in the R-1, R-2 and R-3 District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Article



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- A. Greenhouses and nurseries.
- B. Roadside stands (R-1 only).
- C. Bed and Breakfast establishments.
- D. Golf courses and country clubs.
- E. Boat launches.
- F. Cemeteries (R-1 and R-2 only).
- G. Churches.
- H. Public or private schools.
- I. Municipal buildings.
- J. Riding stables (R-1 and R-2 only).
- K. Kennels (R-1 only).
- L. Two-Family dwellings (R-3 only).
- M. State licensed residential child and adult care facilities as provided for in Section 3.10.

Sec. 5.05 Site Development Requirements

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

- A. General Provisions outlined in Article 3.
- B. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as outlined in Table 4.1 Schedule of Regulations, Article 4.
- C. Site Plan Review as may be required in accordance with Article 11.
- D. Off-Street Parking as may required in accordance with Article 13.
- E. Signs are permitted in accordance with the requirements of Article 15.