

ARTICLE VI

OC - OPEN SPACE AND WATERBODY CONSERVATION DISTRICT

SECTION 6.01 Purpose

It is recognized by this Ordinance that the principal use of certain open areas within the Township is and ought to be the development, management and utilization of the natural resource base possessed by these areas. In order that this value may be maintained and this use encouraged, this Ordinance has established, based upon a well considered plan, a zoning district designed to regulate the location of buildings and structures and the use of parcels, and lots in order to protect the natural resources, natural habitats of wildlife, waterways and waterbodies, agricultural capabilities, public and private recreation areas, and the public health, safety and welfare by reducing the hardships and burdens imposed upon the people of the Township by the wanton destruction of resources, the improper and wasteful use of open land, wooded areas and the periodic flooding and overflow of creeks and streams. In addition, this district will help protect human life, prevent or minimize material losses, and reduce the cost to the public of rescue and relief efforts occasioned by unwise occupancy or construction of buildings in areas subject to periodic inundation, such areas being shown as flood plan by soil types as compiled by the U.S. Soil Conservation Service.

SECTION 6.02 Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Public and private conservation areas for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
- B. A lot may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry and other farm animals, products and foodstuffs, and provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water.
- C. A lot may be used for the raising or growing of plants, trees, shrubs and nursery stock.
- D. Drives and parking areas.
- E. A sign, only in accordance with the regulations specified in ARTICLE XIV.

SECTION 6.03 Conditional Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures

are permitted in this district, subject to obtaining a conditional use permit as provided in ARTICLE XVI:

- A. Public or private forest preserve, game refuge, golf course, park, camping grounds, playgrounds, or other recreation purpose.
- B. The growing, stripping and removal of sod, provided that said lot or portion thereof shall be seeded after stripping by fall of the same year in which it was stripped as to reduce the actual or potential erosion of soil by water or wind.
- C. Country clubhouse, swimming pool, bath house and the sale of food, beverage and recreation equipment which is incidental and accessory to a recreation use.
- E. Single family dwelling.
- F. All buildings and structures accessory and incidental to permitted uses in this district.
- G. Essential Services.

SECTION 6.04 Regulations

The following regulations shall apply in all OC - Open Space and Waterbody Conservation Districts.

- A. LOT AREA: No building or structure shall be established on any lot less than ten (10) acres in area.
- B. LOT WIDTH: The minimum lot width shall be three hundred and thirty (330) feet.
- C. LOT COVERAGE: The maximum lot coverage shall not exceed ten (10) percent.
- D. YARD AND SETBACK REQUIREMENTS:
 - 1. Front Yard: Not less than sixty (60) feet from the right-of-way line, as verified by the Hillsdale County Road Commission, if necessary.
 - 2. Side Yards: Least width of either yards shall not be less than thirty (30) feet; except in the case of a corner lot where the side yard on the road or street side shall not be less than sixty (60) feet.
 - 3. Rear Yard: Not less than fifty (50) feet.

4. The above requirements shall apply to every lot, building or structure.
 - E. HEIGHT: The following height requirements shall apply in this district.
 1. For all buildings and structures: No building or structure shall exceed three (3) stories or forty (40) feet.
 - F. REQUIRED OFF-STREET PARKING: As required in ARTICLE XV.
 - G. PRESERVATION OF ENVIRONMENTAL QUALITY: As required in ARTICLE XII, and in a flood plain as indicated by soil types, the construction or location of bridges, outdoor equipment, bleachers, and similar outdoor equipment or appurtenances, storage of materials and equipment is prohibited unless such elements would not cause any significant obstruction to the flow, or reduction in the impoundment capacity of the flood plain.