

**PLEASANTON ZONING ORDINANCE ARTICLE 45: DISTRICT R -1 RESIDENTIAL**  
**[Annotation: Zoning District Classification: 4517]**

**4501.-PURPOSE:**

It is the intent of this district to provide for residential neighborhoods and certain controlled immediate area service businesses, so as to promote a compatible arrangement of land uses for homes and to keep neighborhoods relatively quiet and free from detrimental uses.

**4502. - USE REGULATIONS:**

Permitted uses by permit authorized pursuant to Section 8401 et. seq of this Ordinance.

- A. Dwelling and Duplexes
  - 1. Home occupations (see section 503 of this Ordinance)
- B. State licensed residential facilities (see section 503 of this Ordinance)
- C. Educational services [82]
- D. Family Day Care Home and Group Day Care Home [8351] (see section 503 of this Ordinance)
- E. Churches [8661]
- F. Fire protection [9224]
- G. Accessory buildings, structures and uses for the above.
- H. Bed and Breakfast

**4503. - SPECIAL USES:**

Special uses by permit authorized pursuant to Section 8601 et. seq. of this Ordinance.

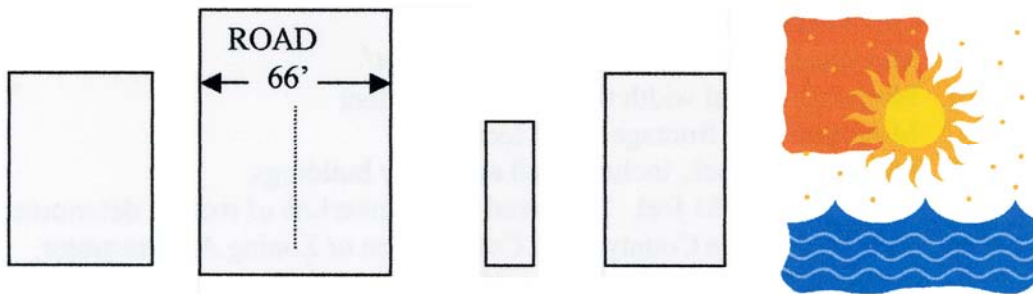
- A. Offices of physicians, dentists, osteopathic physicians and other health practitioners.  
[801, 802, 803 and 804]
- B. Planned Unit Developments
- C. Mobile home parks

**4504.-MINIMUMS:**

- A. Minimum parcel area - 20,000 square feet
- B. Minimum parcel width throughout-100 feet
- C. Minimum road frontage - 100 feet
- D. Minimum setback, including all accessory buildings;
  - 1. Front - 83 feet. Measured from centerline of road as determined by the Manistee County Road Commission or Zoning Administrator.
  - 2. Rear - 20 feet (Also see 4505, B-4)
  - 3. Side-10 feet
  - 4. Minimum setback from the water's edge of any stream, creek, river or wetland area- 100 feet.
  - 5. Minimum setback from water's edge of any lake - 25 feet.
- E. Minimum floor area - 840 square feet for a dwelling.
- F. Minimum floor area for a duplex - 840 square feet for each family unit.
- G. Minimum width of dwellings or duplexes - 20 feet, excluding **attached** garages, greenhouses, or other areas not designed or intended for human habitation.

**4505. - OTHER REGULATIONS:**

- A. Driveways - All buildings and structures shall provide access to an adjoining road by means of a driveway not less than ten (10) feet in width and unobstructed by bordering trees or other natural growth.
- B. Fences
  - 1. A fence, which does not exceed six (6) feet in height, may be constructed on any portion of a lot except the front yard. In case of lake front parcels, the "front yard" is defined as the area between the dwelling and the lake shore.
  - 2. A fence more than six (6) feet tall shall be set back from the property line a distance equal to the applicable setback requirements.
  - 3. A fence located in the front yard portion of a lot shall not be more than four (4) feet high and shall be a see through, decorative type or an open chain link fence. In case of lake front parcels, the "front yard" is defined as the area between the dwelling and the lakeshore.
  - 4. In lake front areas where property is owned by one owner on both sides of the road (see illustration) garages and other accessory buildings must be set back a minimum of fifty (50) feet from the center of the road, as determined by the Manistee County Road Commission or Zoning Administrator. The Zoning Administrator will have the right to determine up to three (3) feet exception to that rule upon site inspection. If a lot to the rear of a lake front lot is to be used for a primary residence, the fifty (50) foot setback applies.



**4506. - ACCESSORY BUILDINGS:**

A detached utility building or garage for use for the storage of automobiles and, or boats and/or miscellaneous storage shall be permitted, however, that all such structures shall comply with the setback restrictions and side yard requirements of dwellings and duplexes.

**4507. - NONCOMMERCIAL RECREATIONAL FACILITIES:**

No recreational facilities of a noncommercial nature permitted in the district shall be so located or operated as to create a nuisance to a neighboring dwelling or duplex.