



# RESIDENTIAL

## Proposed Zoning Ordinance Purpose and Intent

### R-1 Single Family Residential (R-1) District.

- Provide large-lot rural neighborhoods to accommodate single family detached homes
- Supports a low-density residential environment.
- Commercial activities are not allowed except for home occupations and limited community/educational uses.

### R-2 Single Family Residential (R-2) District.

- Provide large-lot suburban neighborhoods to accommodate single family detached homes
- Supports a suburban low-density neighborhood.
- Commercial activities are not allowed except for home occupations and limited community/educational uses.

## Frequently Asked Questions

### Can I build a guest house or Accessory Dwelling Unit on my property?

- Not under the current or proposed Zoning Ordinance. Like surrounding communities (Lowell Township, Caledonia, and the City of Lowell) Cascade has currently chosen to prohibit guest houses and ADU's.

### Can I cut down my trees under the proposed Zoning Ordinance?

- Yes, however large-scale clear cutting is discouraged by requiring tree replacement for residential and non-residential parcels over 3 acres that remove more than 25% of the trees on site per year.
  - Removal of invasive species or trees under a qualified forest management program are excluded. (Proposed Ordinance: Section 11.9)

## Zoning Ordinance Comparison

Regulation	Current Zoning Ordinance	Proposed Zoning Ordinance
<b>Key Changes:</b>		
		<ul style="list-style-type: none"> <li>• Animal Regulation</li> <li>• Accessory Building Regulation</li> </ul>
<b>Residential Density</b>	1-2.4 units per acre	1-2.4 units per acre
<b>Max Height</b>	No Change	
<b>Setback</b>	No Change	
<b>Farm Animals</b>	Limited on lots over 3 acres	15,000 sf or larger: Chicken and fowl allowed Bee Keeping allowed
<b>Location</b>	Chapter 6 – R-1 & R-2 Single Family Residential Private Streets Ordinance	Section 2.4 Zone District Section 4.4 Article 5 – Permitted Uses Section 10.2

