

ARTICLE FOURTEEN (14)

Ozark Community District

Sec. 14.01 Purpose:

The OC Ozark Community District is intended to accommodate and preserve the unique character of the Ozark Community, its agriculturally based economy, and rural community atmosphere. The OC District will provide an environment highly supportive of agricultural endeavors and protect these agricultural lands from encroachment by certain other land uses that may be debilitating to the continuance of these agricultural endeavors. In line with protecting the area's special rural atmosphere, the predominant land uses allowed within this district shall be limited to farming and associated facilities and large-lot residential dwellings.

The intent of this zone is to designate and protect that land area associated with the community of Ozark in a manner, which will support the current character, and lifestyle of the region. The history, nature, and charm of this community are unique unto itself within the larger highly unique Township. The nature of its location protects this community from most present and near future development trends. However, a zoning district protecting this agricultural based region and the cultural and natural environment associated with this community is critical. The intent of this zone is to maintain existing agricultural and open spaces and ensure all future land development is in accordance with preservation practices and maintenance of the current visual experience throughout the Ozark community. This designation reflects the Moran Township Master Plan goals, policies, and land use guidelines for the Ozark community.

Sec. 14.02 Use Permitted by Right:

The following uses and structures are permitted in the OC District as a matter of the right.

- a. Public conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forests and wildlife resources.
- b. Public and private recreational facilities, including parks, playgrounds, camps, centers, parkways and similar recreational facilities.
- c. Public buildings and public service installations, including federal, state or municipal, administrative or public service buildings, public service facilities and uses.
- d. Educational institutions including public or private elementary and secondary schools, nursery schools, and day care centers.

- e. Religious institutions, including churches, convents, parsonages, and other housing for religious personnel.
- f. Agricultural or horticultural activities, including general and specialized farming and related activities not limited to:
 - 1. Dairying.
 - 2. Raising of grain, grass, mint, and seed crops.
 - 3. Orchards.
 - 4. Apiculture (beekeeping).
 - 5. Floriculture (cultivation of ornamental flowering plants).
 - 6. Raising of tree fruits, nuts, and berries.
 - 7. Sod farming.
 - 8. Raising or growing of ornamental trees, shrubs and nursery stock, including retail sales on the premises.
 - 9. Vegetable raising.
 - 10. Greenhouses.
 - 11. Raising of fur-bearing animals, horses, ponies, and animals for profit or personal use.
- g. Forestry and silvicultural practices, including Christmas tree farms.
- h. Standard single-family dwelling unit.
- i. Family daycare.
- j. State licensed residential facility.
- k. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- l. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met.

1. It is located no closer than 1,500 feet to any of the following:
 - a. Another licensed group daycare home
 - b. A foster care home licensed under the Adult Foster Care Facility Licensing Act. P.A. 218 of 1979
 - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 368 of 1979
 - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
2. Has appropriate fencing for the safety of the children in the group daycare home as determined by the local unit of government.
3. Maintains the property consistent with visible characteristics of the neighborhood.
4. Meets all applicable sign regulations.
5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

Sec. 14.03 Permitted Accessory Uses:

Any structural or mechanical use customarily incidental to the permitted principal use.

Sec. 14.04 Uses Permitted by Special Use Permit:

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Regular subdivision
- b. Performance subdivision and site condominiums
- c. Commercial facilities catering to the areas tourist industry including:
 1. Shops offering convenience goods such as food, liquor, and gifts.
 2. Restaurants (standard) and bars.
 3. Similarly related and compatible tourist facilities.
- d. Riding and boarding stables.
- e. Cluster development.
- f. Telecommunication tower.

- g. Soil, sand, or gravel removal, including quarries and other mining operations, in accordance with the requirements and procedures of Article 15, Transitional Use District.

Sec. 14.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the OC District.

a. Minimum Lot Area:

- 1. Single-family detached dwellings shall require a minimum parcel size of not less than five (5) acres.
- 2. All other permitted uses shall require a minimum parcel size of ten (10) acres.

b. Minimum Lot Width: The minimum lot width shall be:

- 1. Single-family detached dwelling: two hundred (200) feet.
- 2. All other uses: three hundred (300) feet.

c. Maximum Lot Coverage: The maximum lot coverage shall not exceed:

- 1. Single-family detached dwelling: one half (1/2) percent, up to a maximum of six thousand (6,000) square feet.
- 2. All other uses: one half (1/2) percent, up to a maximum of eighteen thousand (18,000) square feet.

d. Yard and Setback Requirements:

- 1. Front Yard: Sixty (60) feet.
- 2. Side Yard: Fifty (50) feet.
- 3. Rear Yard: One hundred (100) feet.

e. Maximum Height Requirements:

No structure shall exceed thirty-five (35) feet measured from the average finished grade at the building face to the peak of the roof. Residential accessory buildings shall not exceed a height of twenty (20) feet.

f. Minimum Building Floor Area:

Standard single-family detached dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifth (750) square feet, exclusive of basements, garages, porches, and breezeways.

Sec. 14.06 Other Requirements:

- a. Subject to the Performance Requirements listed in Article 16.