

## **ARTICLE 8 R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT**

### **SECTION 800 STATEMENT OF PURPOSE**

This district classification is designed to permit the greatest density of residential uses allowed within the Township, which will generally serve as a zone of transition between nonresidential districts and any R-I District. It also permits other residentially related facilities designed to service the inhabitants of the area.

### **SECTION 801 USES PERMITTED BY RIGHT**

The following structures and/or uses shall be permitted by right:

1. Multiple dwelling units having a minimum size of 750 square feet per unit, including apartment buildings and town houses and condominiums, but excluding hotels and motels.
2. Bed and Breakfast operations provided:
  - a. They are not in a platted residential subdivision or in a residential condominium.
  - b. Guest rooms, must be part of the owner's principal residence and not have been constructed specifically for rental.
  - c. They have six or fewer guest sleeping rooms.
3. One-family detached dwelling units provided that:
  - a. The minimum lot size is one (1) acre (43,560 square feet) with at least one hundred (100) feet of frontage.
  - b. Minimum building setbacks are : front – thirty five (35) feet; side – ten (10) feet; rear – thirty five (35) feet.
  - c. Maximum height is two and one half (2 ½) stories or forty-two (42) feet.
  - d. Living space must be at least eleven hundred and twenty (1120) square feet with a minimum width of sixteen (16) feet.
  - e. The building must conform to all other applicable regulations specified in Article 18 and Article 19 of this ordinance.
4. Mobile homes, modular, and manufactured homes not located in a mobile home park, must comply with all regulations of one-family detached dwelling units and in addition must:
  - a. Not have exposed wheels, towing mechanisms, undercarriage or chassis in excess of ninety (90) days from the time it is located on the lot.
  - b. Be in compliance with the Huron County residential building code if any additions are constructed. Materials and construction of any additions should equal the original dwelling, must be permanently attached to the dwelling and have an appropriate foundation.
  - c. Be firmly attached to a solid foundation that meets the Huron County Building Code.
5. Boarding or lodging houses containing no more than six (6) separate units.
6. Cemeteries, public or private, subject to the following:
  - a. The lot shall be at least ten (10) acres and shall be so designed as to provide motor vehicle ingress and egress directly onto or from a major thoroughfare.
  - b. No building shall be closer than fifty (50) feet to any property or street line.
  - c. A maximum of one (1) sign is permitted at the point of entrance which shall bear only the name of the cemetery and shall have a maximum area of thirty-two (32) square feet.
7. Churches, Mosques, Synagogues or Temples together with accessory housing for religious

personnel, subject to the following:

- a. The lot shall be at least one (1) acre in size.
  - b. The lot shall be so located as to have at least one (1) property line on a major thoroughfare, street, or collector street. All motor vehicle ingress and egress to the lot shall be directly onto said thoroughfare, street, or a marginal access service drive thereof.
  - c. No building shall be closer than forty (40) feet to any property or street line.
  - d. No more than thirty-five (35%) percent of the lot area shall be covered by buildings.
  - e. The number of parking places provided conforms to Article 19 requirements.
8. Colleges, universities, or other institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, subject to the following:
- a. The lot shall be at least ten (10) acres in area.
  - b. The lot or any portion thereof shall not be part of a recorded subdivision plat.
  - c. No building shall be closer than forty (40) feet to any property or street line.
9. Hospitals, public or private, providing general health care, subject to the following:
- a. The lot shall be at least five (5) acres in area.
  - b. The lot shall have at least one (1) property line abutting a major thoroughfare or collector street. All motor vehicle ingress and egress to the off-street parking area for guests and staff shall be directly from the thoroughfare or street.
  - c. All two (2) story structures shall be at least sixty (60) feet from any property or street line. Buildings less than two (2) stories shall be no closer than forty (40) feet to any property or street line. For buildings above two (2) stories, the building shall be setback from the initial sixty (60) feet set back an additional one (1) foot for each foot of additional height above two (2) stories.
  - d. No more than twenty-five (25%) percent of the lot may be covered by buildings.
  - e. Ambulance and delivery areas shall be obscured from all residential view by an obscuring wall, fence or planting area. Motor vehicle access to and from the delivery and ambulance area shall be directly from a major thoroughfare or collector street.
10. Housing for the elderly when provided as a planned development having:
- a. Cottage type and/or apartment type dwelling units.
  - b. Common services containing, but not limited to: central dining rooms, recreational rooms and central lounge.
11. Publicly owned and operated libraries, parks, playgrounds or parkways.
12. One model dwelling unit for each project or subdivision subject to:
- a. The model must be converted to a salable unit within three months of the sale of the final unit.
  - b. The model unit must not be a dwelling unit until it is converted to a salable unit.
13. Nursery schools, day nurseries, or child care centers (not including dormitories) that are in compliance with all State of Michigan regulations.
14. Nursing homes, convalescent homes, adult foster care homes, or housing for the elderly, orphans or wards of the probate court where the number of persons served thereby is six (6) or fewer.
15. Private offices for doctors or dentists, or professional people, provided such offices are part of a dwelling unit occupied by such doctor or dentist, or professional person, and not more than one such doctor or dentist, or professional person practices in any such office.

16. Public or private noncommercial recreational areas and/or facilities, institutional or community recreation centers, nonprofit swimming pool clubs, all subject to the following:
  - a. The lot for any of such uses which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one (1) property line abutting a major thoroughfare.
  - b. Front, side and rear yards shall be at least eighty (80) feet wide.
17. State licensed residential facilities providing services for six (6) or fewer people except any adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
18. Public, parochial, or private elementary schools offering courses in general education, and not operated for profit.
19. Public, parochial, or private intermediate and/or secondary schools offering courses in general education, not operated for profit.
20. A building accessory to an existing dwelling and not used for the conduct of business provided that:
  - a. It is placed to the rear of the dwelling and occupies no more than forty (40) percent of a required rear yard.
  - b. It does not exceed eighteen (18) feet in height.
  - c. It conforms aesthetically with neighboring buildings.
21. An accessory building where there is **no existing dwelling** provided that:
  - a. It is no larger than two hundred (200) square feet.
  - b. It is placed on the rear part of the lot behind a line established by any neighboring dwellings.
  - c. It does not exceed eighteen (18) feet in height.
  - d. It conforms aesthetically with neighboring buildings.
22. Storage buildings not used for the conduct of business or as dwelling units provided that:
  - a. The lot size is at least three (3) acres.
  - b. The building is no more than forty feet by sixty feet (40 X 60) or twenty-four hundred (2400) square feet and eighteen (21) feet in height.
  - c. The building meets minimum setbacks of: Front - one hundred fifty (150) feet; Back & Side twenty-five (25) feet.
23. Outdoor storage of motor homes or travel trailers on lots where there is an existing residence provided that:
  - a. They are owned by the lot owner/ resident.
  - b. They are located a minimum of one hundred fifty (150) feet from the front lot line and ten (10) feet from the side lot line.
24. Home Occupations wherein the occupant of a single family residence offers instruction in a craft or fine art.

#### **SECTION 802 USES PERMITTED BY SPECIAL APPROVAL**

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission and Township Board:

1. Private clubs, fraternities, or lodges except one in which the chief activity is a service customarily carried on as a business.
2. Essential services, subject to the following:
  - a. No building shall be closer than forty (40) feet to any property or street line.
  - b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
  - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
  - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding.
3. Golf courses, not including a miniature golf courses or par-3 courses, which may or may not be operated for profit, subject to the following:
  - a. The site shall be at least fifty (50) acres in area.
  - b. Motor vehicle ingress and egress shall be onto a major thoroughfare.
  - c. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways and parking areas which will encourage pedestrian and vehicular traffic safety. No structure shall be closer than (50) feet to any street line.
  - d. Development features including structures shall be so located and related as to minimize the possibility of any adverse effects upon adjacent lots. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting a residential lot; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.
  - e. The lighting of a golf course so as to permit use after daylight hours is expressly prohibited.
4. Home occupations other than those specified as permitted by right.
5. Mobile home parks, together with accessory buildings and uses consistent with all Michigan Mobile Home Commission and Michigan Department of Health regulations.
6. Retail sales of any products, produce or flowers grown on the premises subject to the following:
  - a. Sale shall be made only from the premises where the product, produce or flowers were grown.
  - b. No permanent structure shall be erected in connection with such sale. All temporary structures shall be removed when such products, produce or flowers have been disposed of.
7. State Licensed Residential Care Facilities provided that:
  - a. All facilities are located within a residential building having an appearance that is non-intrusive and consistent in color, materials, roof-line, and architecture with the residential district in which it is located.
  - b. All foster family homes, foster family group homes, family day care homes and group day care homes shall provide sufficient indoor classroom, crib, or play area to meet state requirements.
  - c. All care uses involving children shall provide sufficient outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a four (4) foot tall fence, provided that no fence shall be located in a front yard.
  - d. All care uses shall provide an on-site drive for drop-offs/loading. This drive shall be

- arranged to allow maneuvers without creating a hazard to traffic flow on the public street.
  - e. Off street parking shall be provided for the number of employees on site at any one time.
  - f. A lot containing an adult foster care small group home, foster family group home, or group day care home shall be at least fifteen hundred (1,500) feet from any other of the above listed group care homes.
8. Unlicensed Residential Care Facilities or Homeless Shelters housing seven (7) or more people provided that:
- a. All facilities are located within a building having an appearance that is non-intrusive and consistent in color, materials, roof-line, and architecture with the zoning district in which it is located.
  - b. The facilities are equal to the State Licensed Facility standards for fire safety; conform to the commercial building code; and, meet all Health Department regulations pertaining to water, sewer, and food safety. By agreement with the Township, the facilities will be subject to random inspections to insure continued compliance with these conditions.
  - c. The facilities maintain, and keep current, records of all residents. Those records shall include minimally: Name, Age, Sex, Marital Status, Veteran Status, Social Security Number, Date of admission to the facilities and Date of discharge from the facilities. These records shall be made available to the Township Clerk and local law enforcement agencies upon request.
  - d. The application for an Unlicensed Residential Care Facility must be made on a form provided by the Township whereon information concerning the applicant's "good moral character" and any criminal history must be provided.
9. Convalescent And Nursing Homes provided that:
- a. The site shall be so developed as to create a land to building ratio on the lot or parcel whereby for each one (1) bed in the convalescent home there shall be provided not less than fifteen hundred (1,500) square feet of open space. The fifteen hundred (1,500) square feet of land area per bed shall provide for landscape setting, off-street parking, service drives, loading space, yard requirements, and space required for accessory uses. The fifteen hundred (1,500) square foot requirement is over and above the building coverage area.
  - b. No building, loading area, or parking area shall be closer than forty (40) feet from any property line.
  - c. Ambulance and delivery areas shall be obscured from all residential view with landscaping, a wall or barrier of suitable material at least five (5) feet in height, as determined by the Planning Commission.
  - d. The proposed site shall have at least one (1) property line abutting an arterial or collector street from which all ingress and egress to the off-street parking area as well as any other uses of the facility shall be directly accessed from.
9. Private Solar Energy Systems which are **not attached** to a principal structure provided that:
- a. They conform to setback requirements for accessory buildings.
  - b. They do not cover more than twenty-five (25) percent of the lot.
  - c. They are fenced to protect the public from any hazard they might pose.
10. Private Wind Energy Systems that:
- a. Have a lot size of at least one (1) acre.
  - b. Are no more than one hundred fifty (150) feet tall.

- c. Are located at least two (2) times the hub height from any property line *or* the minimum setback required for a primary building whichever is greater.
11. Any structure or use which, in the opinion of the Planning Commission, is similar to or compatible with a structure or use permitted in this zoning district.