

## ARTICLE 4.00

# R1-A AND R1-B SINGLE FAMILY RESIDENTIAL DISTRICTS

### Section 4.01 -- STATEMENT OF PURPOSE

The single-family residential districts are established as districts in which the principal use of land is for single-family dwellings but each district has different minimum area and placement requirements to encourage differing development character and densities. For these residential districts, in promoting the general purpose of this section, the specific intent of this section is:

- (a) To permit the construction of, and the continued use of the land for, single-family dwellings; and,
- (b) To prohibit multiple-family, office, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.

### Section 4.02 -- PERMITTED PRINCIPAL USES

In the R1-A and R1-B districts, no uses shall be permitted except the following:

- (a) Single-family detached dwellings.
- (b) State licensed residential facilities which provide resident services for six (6) or fewer persons under 24-hour supervision or care, including but not necessarily limited to Residential Foster Care Facilities, Family Day Care and Adult Foster Care Family Homes, subject to the regulations in Section 206 of Act No. 110 of the Public Acts of 2006, as amended.
- (c) Municipal buildings and uses.
- (d) Home occupations, subject to the requirements in Section 21.33.
- (e) Home based day care facilities and family day care facilities that provide care to less than seven (7) children.
- (f) Uses and structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.10.

### Section 4.03 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Clubs - private, noncommercial service clubs of a social or fraternal nature, or boat clubs, not operated

- for profit. (See specific minimum requirements set forth in Section 21.29.)
- (b) Municipal owned and operated libraries, parks, swimming pools or beaches, playgrounds, public boat docks and ramps, and other municipal recreation facilities. (See specific minimum requirements set forth in Section 21.29.)
  - (c) Boat launches, docks, waterfront parks, beaches and similar waterfront recreation uses, for private non-commercial use only. (See specific minimum requirements in Section 21.29.)
  - (d) Private, noncommercial recreation areas; institutional or community recreation centers; a nonprofit swimming pool club. (See specific minimum requirements set forth in Section 21.29.)
  - (e) Nursery schools, day nurseries and child care centers, day care centers and pre-schools when operated as a principal use or when operated as an accessory use to an approved church or school.
  - (f) Public or private golf courses, not including driving ranges or miniature golf courses. (See specific minimum requirements set forth in Section 21.29.)
  - (g) Churches and related religious buildings and facilities customarily incidental thereto but not including tents and other temporary structures. (See specific minimum requirements set forth in Section 21.29.)
  - (h) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education. (See specific minimum requirements set forth in Section 21.29.)
  - (i) Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
  - (j) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
  - (k) {Reserved for future use.}
  - (l) Group day care homes, subject to the requirements in Section 21.29.
  - (m) Bed and Breakfast establishments, within the R1-B District, subject to the conditions in Section 21.29.
  - (n) Recovery homes, subject to the conditions in Section 21.29.
  - (o) Uses determined to be similar to the above uses by the Planning Commission.
  - (p) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade, or occupation, subject to the regulations in Section 21.10.

## **Section 4.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

## **Section 4.05 -- SITE PLAN REVIEW**

Site plan review requirements except for single-family detached dwellings, are as provided in Section 21.28.