

ARTICLE IX

MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 9.01 PURPOSE

The primary purpose of this district is to provide for more intensive use of land for structures such as attached single family houses, townhouses, condominiums, or garden style apartments on parcels with a minimum size of at least one half acre. MFR areas should have sanitary sewer and public water systems available and installed.

SECTION 9.02 PERMITTED PRINCIPAL USES

- A. Multiple family dwellings including attached single-family houses, townhouses, condominiums, garden apartments and similar multi-family dwelling unit buildings.
- B. Existing single-family dwellings.
- C. State licensed residential care homes housing six (6) or fewer persons.
- D. State licensed childcare centers.
- E. Normally accepted accessory uses provided there is a principle use on the property.
- F. Public schools

SECTION 9.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

Subject to approval by the Planning Commission and Township Board and in compliance with Article XXII Site Plan Review, and Article XV Special Uses.

- A. Public buildings.
- B. Parks, playgrounds, and recreational areas, public and non-profit.
- C. Churches, religious institutions, private schools, libraries, museums and community halls.
- D. Sports facilities, public and private, including golf courses, ball fields, courts, diamonds, etc.
- E. Type I Planned Unit Development projects.
- F. Manufactured Housing Community licensed by the Michigan Mobile Home Commission.
- G. Private schools & educational institutions
- H. Bed and Breakfast Inn
- I. Dormitories or boarding house.
- J. Micro-Housing Development

SECTION 9.04 PERMITTED ACCESSORY USES WITH CONDITIONS

- A. Customary home occupations in existing single-family homes as condition by Section 18.21.
- B. Private swimming pools for the use by the residents in conformance with Section 18.21.
- C. Common space for by the residents of the development.
- D. Drives and off-street parking as required by this ordinance.
- E. Recreation or meeting space for the common use by the residents of the development.
- F. Within Manufactured Housing Community of at least ten (10) acres that have been established by Special Use, a public or private campground that is limited to use by recreational vehicles.

SECTION 9.05 DIMENSIONAL REQUIREMENTS

Minimum Lot Area	½ Acre for first dwelling unit plus for each additional unit: 1. Efficiency 2000 square feet 2. 1 BR 2500 square feet 3. 2 BR 3500 square feet 4. 3 BR 5000 square feet 5. 4 BR 6500 square feet 6. Over 4 BR 1500 square feet per unit	
Minimum Lot Width	Lots fronting M-43, M-140 or CR 388	330 feet except where an easement is for ingress and egress is granted to/from adjacent parcels, then as below.
	Lots fronting all other roads or lots with shared drive	200 feet at the building setback line
Minimum Front Yard	From M43/M140/CR 388	50 feet from right-of-way line
	From Blue Star Highway and Ruggles Road	110 feet from centerline
	From any other County Road	50 feet from right-of-way line
	From any private road	35 feet from or as approved by Township Board
	For all Special Uses	75 feet from the right-of-way line
Minimum Side Yards	Equal to height of structure, each side, except where the side yard abuts a road right-of-way	
For all Special Uses	75 feet for all structures	
Minimum Rear Yard	50 feet for principle structures, 15 feet for residential accessory building	
For all Special Uses	75 feet for all structures	
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but no within a Flood Hazard Area except as provided by law.	
Minimum Dwelling Floor Area	680 square feet excluding garage and unfinished spaces with at least 500 square feet on the first floor.	
Maximum Height Limit*	*(Subject to Article XIVA Airport Overlay Zone)	
Dwelling	35 feet	
Apartment Building	50 feet for hotels with 26-foot wide setbacks on all sides with paving to support 75,000 pounds fire apparatus.	
Residential Accessory Building	20 feet	
Wind Energy Generators	Subject to Article XV Special Uses	
Maximum Lot Coverage	30%	
Minimum Building Separation	Equal to the height of the highest abutting building	
Minimum Floor Area per unit	1. Efficiency 450 square feet 2. 1 BR 600 square feet 3. 2 BR 750 square feet 3. 3 BR 900 square feet 5. Each additional BR over three add 150 square feet	
Maximum Dwelling Unit Density	8 dwelling units per gross acre	

	12 dwelling units per structure
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