

## **ARTICLE 8.0**

### **USE STANDARDS – RESIDENTIAL USES**

#### **Section 8.01 Intent.**

Each use listed in this Article, whether permitted by right or subject to approval of a special use permit, shall be subject to the site development standards specified, in addition to applicable standards and requirements for the zoning district in which the use is located. The standards of this Article are intended to:

1. Alleviate any adverse impacts of a use that is of an area, intensity or type unique or atypical for the district in which the use is allowed.
2. Mitigate the impact of a use that possesses characteristics unique or atypical for the district in which the use is allowed.
3. Ensure that such uses will be compatible with surrounding land uses.
4. Promote the orderly development of the district and the Township as a whole.

Unless otherwise specified in this Article, all uses shall be subject to the applicable dimensional and use standards for the zoning district in which the use is located. All uses shall comply with the performance standards for noise, odor, and other impacts specified in Article 22.0 (Performance Standards). Conformance with these standards shall be subject to site plan approval, where required per this Article or Article 17.0 (Site Plan Review).

#### **Section 8.02 Accessory Dwelling.**

It is the intent of this Section to permit accessory dwellings within principal single-family dwellings in the Rural Districts and Residential Districts for the purposes of providing a variety of housing options in the Township; accommodating the desire of some senior citizens, family groups, and other persons with special needs for private housing close to relatives; providing homeowners the additional income needed to retain their home in the community; and providing additional housing accessory to RURAL USES. It is further the intent of this Section to permit dwellings accessory to certain non-residential land uses, subject to specific standards designed to preserve the intended character of the zoning district.

The standards of this Section are designed to prevent the undesirable proliferation of multiple-family buildings in rural and single-family residential areas of the Township, and to preserve the character and appearance of commercial buildings that include an accessory dwelling unit. Accessory dwellings shall be subject to the following standards:

##### **A. Accessory to Detached Single-Family Dwellings.**

The following shall apply to dwelling units accessory to detached single-family dwellings in the Rural Districts and Residential Districts:

1. A maximum of one (1) accessory dwelling unit shall be permitted per principal dwelling within any subdivision plat or site condominium development.

2. Parking for the accessory dwelling unit shall be provided per Article 14.0 (Off-Street Parking and Loading).
3. The accessory dwelling unit shall be located entirely within the principal building, and shall be separated from and subordinate to the principal dwelling. Accessory dwelling units shall not be connected to or located within any accessory structure.
4. The exterior of the principal building shall remain unchanged, so that it does not give the appearance of being divided into separate units. Access to an accessory dwelling unit shall be limited to a common front foyer, or a separate entrance door on a sidewall. The Planning Commission may, for good cause shown or upon determination that no other means of access is feasible, approve use of an exterior stairway to provide primary or emergency access to an upper floor accessory dwelling unit.
5. Each accessory dwelling unit shall not occupy more than twenty five percent (25%) of the principal building's total gross floor area, and shall conform to all applicable State Construction Code and County Environmental Health Division requirements.
6. The principal dwelling on the premises shall be the primary and permanent legal residence of the property owner(s), and shall occupy a minimum of 750 square feet of gross floor area in the principal building.

**B. Accessory to Non-Residential Uses.**

The following shall apply to accessory dwelling units permitted in the Business Districts and as otherwise authorized by this Ordinance:

1. Accessory dwelling units shall be located within the principal building, and shall have separate kitchen, bath, and toilet facilities and a private entrance. Where there is more than one (1) accessory dwelling unit in a building, such entrances may be provided from a common hallway.
2. In the Business Districts, accessory dwelling units shall be prohibited on the ground floor or street level of the building.

**C. Approval Required.**

Construction or expansion of an accessory dwelling unit shall be subject to site plan approval per Article 17.0 (Site Plan Review). The site plan application shall include submittal of floor plans, building elevation drawings, and a plot plan of the lot to verify compliance with this Ordinance. For dwellings served by privately owned well or septic facilities, proof of adequate system capacity shall be provided to the Township.

**Section 8.03 Bed and Breakfast Inn.**

Bed and breakfast inns shall comply with the following:

1. **Bed and breakfast inn as an accessory use.** A bed and breakfast inn shall be permitted only in a single-family detached dwelling unit that is the principal dwelling unit on the property. The bed and breakfast inn shall be confined to a part of the principal building, and shall be clearly incidental to the use of the

property as a single-family residence. The maximum length of stay for any patron shall be 14 days in any period of 90 consecutive days.

2. **Maximum number of units.** A maximum of ten (10) sleeping rooms shall be established for the bed and breakfast inn. The Planning Commission may further limit the number of permitted sleeping rooms based on site or building limitations and principles of good design.
3. **Principal residence.** The principal building containing a bed and breakfast inn shall be the principal residence of the operator, and the operator shall live in the dwelling unit when the bed and breakfast facility is in operation.
4. **Scope of operation.** Retail sales and other COMMERCIAL USES shall be prohibited, except incidental sales directly associated with the operation.
  - a. Full breakfasts or continental breakfasts may be served to registered guests only. No other meals shall be provided to such guests.
  - b. Sale of alcoholic beverages shall be prohibited.
  - c. Bed and breakfast facilities shall not be used for receptions, weddings, and similar celebrations and parties, other than private events for members of the resident's immediate family.
5. **Kitchen and dining facilities.** There shall be no separate cooking facilities for the bed and breakfast inn, other than those that serve the principal residence. Dining space sufficient to seat all guests shall be provided.
6. **Building and room requirements.** The principal building for a bed and breakfast inn shall comply with the following minimum requirements:
  - a. There shall be at least two (2) exits to the outdoors.
  - b. Rooms used for sleeping shall have a minimum floor area of 100 square feet, and shall be designed to accommodate a maximum of two (2) occupants per room.
  - c. Each sleeping room shall be equipped with a smoke detector. A fire escape plan shall be graphically displayed in each guest room. A fire extinguisher in proper working order shall be placed on every floor.
  - d. At least one (1) full bathroom with a toilet, sink, and shower or tub shall be provided for each two (2) sleeping rooms on the same floor. Bathrooms required for guests under this subsection shall be in addition to the facilities utilized by the resident family.
7. **Parking.** Parking for the bed and breakfast inn shall be provided per Article 14.0 (Off-Street Parking and Loading). Parking for the bed and breakfast inn shall not be located in any required front yard, and stacking of more than two (2) vehicles in a driveway shall be prohibited.
8. **Signs.** In addition to a nameplate as permitted for the principal dwelling per Article 13.0 (Signs), one (1) ground sign not more than 16 square feet in area and six (6) feet in height shall be permitted for the bed and breakfast inn.

9. **Approval and opening.** Bed and breakfast inns shall be subject to site plan approval per Article 17.0 (Site Plan Review). The site plan application shall include floor plans with the dimensions and floor areas of all rooms and areas to be used by guests (sleeping rooms, bathrooms, dining areas, etc.), and the locations of required exits, emergency exit routes, tornado protection locations, smoke detectors, and carbon monoxide detectors.
  - a. Final approval of any special use permit or site plan for a bed and breakfast inn shall not become effective and the bed and breakfast inn shall not be operated for business until a certificate of occupancy has been issued with a finding of no safety violations in accordance with applicable State Construction Code requirements, and all required outside agency licenses and permits have been issued.
  - b. The operator shall provide the Township with copies of such licenses and permits, and written evidence of inspection and compliance with applicable codes and regulations prior to opening the bed and breakfast inn to the public, and upon request by the Zoning Administrator.

#### **Section 8.04 Boarding House or Rooming House.**

Boarding houses and rooming houses shall conform to the following requirements:

1. In addition to any special use approval, where required, such land uses shall be subject to zoning permit approval per Section 2.03 (Zoning Permits) to confirm compliance with all applicable requirements of this Ordinance.
2. Contact information for the property owner and individual(s), partnership or legal entity responsible for operating the boarding or rooming house shall be provided to the Township as part of any application for approval under this Ordinance.
3. Boarding and rooming houses in the R-1 through R-3 (Single-Family Residential) zoning districts shall be maintained in compliance with all requirements for one-family detached dwellings, including Section 8.10 (Single-Family and Two-Family Dwellings) and Section 14.03 (Residential Parking Requirements), to ensure compatibility with surrounding land uses.

#### **Section 8.05 Dormitory Housing, Fraternity or Sorority Housing or Similar Living Facilities.**

Dormitory housing, fraternities, sororities and similar living facilities accessory to an educational, philanthropic, or charitable institution shall be:

1. Erected on a minimum five (5) acre parcel of land contiguous to the educational, philanthropic or charitable institution.
2. Located within a building that conforms and is similar in appearance, height and size to other permitted residential buildings in the Township.
3. Subject to all other applicable requirements of this Ordinance.

## **Section 8.06 Farm Labor Housing.**

Single-family dwelling units for temporary housing for workers and their families during the season in which they are employed in the planting, harvesting, or processing of crops or other essential but temporary agriculturally related employment associated with an active farm operation shall comply with the following:

1. Farm labor housing shall comply with the Michigan Public Health Code (P.A. 368 of 1978, as amended) and County Environmental Health Division requirements. Such housing shall comply with the State Construction Code and other codes and standards that apply to the type of construction. Proof of all required outside agency permits and approvals shall be provided to the Township.
2. Construction, expansion, and alteration of farm labor housing shall be subject to site plan approval per Article 17.0 (Site Plan Review). The number of permitted farm labor housing units shall be subject to Planning Commission approval, based upon site conditions, availability and capacity of potable water and sanitary sewerage or septic facilities, and proximity to non-farm land uses.
3. All structures for farm labor housing shall comply with the standards of Article 3.0 (Dimensional Standards) for the zoning district, and shall be set back a minimum of 150 feet from any off-site single-family dwelling located on a separate parcel of property and owned by another individual or entity.
4. The occupants shall be employed for farm labor by the farm operation owner at least fifty percent (50%) of the time while they occupy the housing.

## **Section 8.07 Home Occupations.**

Home occupations shall be subject to the following:

### **A. Use Standards.**

Home occupations shall conform to the following requirements:

1. The home occupation shall be conducted entirely within the dwelling or an associated accessory structure, except where specifically provided for in this Section, and shall be clearly incidental and secondary to the use of the premises for dwelling purposes.
  - a. The total floor area used by the home occupation shall not exceed twenty percent (20%) of the floor area of the principal dwelling.
  - b. There shall be no change in the appearance of the structure or premises, or other visible evidence of the home occupation.
  - c. External and internal alterations not customary for a single-family dwelling shall be prohibited.
  - d. Exterior display and storage of equipment or materials associated with or resulting from a home occupation shall be prohibited.
2. No persons other than members of the immediate family residing on the premises shall be engaged in the home occupation.

3. No signs shall be permitted for the home occupation, other than a nameplate as permitted for a dwelling per Article 13.0 (Signs).
4. No article shall be sold on the premises except that which is prepared on-site or provided as incidental to the service or profession conducted therein.
5. Customer or client visits, and deliveries associated with the home occupation shall be limited to between the hours of 8:00 a.m. and 8:00 p.m.
6. Traffic generated by a home occupation shall not be greater in volume than that normally expected within the neighborhood.
7. Parking for the home occupation shall not exceed two (2) spaces, and shall conform to the requirements of Section 14.03 (Residential Parking Standards).

**B. Permitted Home Occupations.**

The following uses shall be permitted as home occupations:

1. Home offices for such professionals as architects, doctors, brokers, engineers, insurance agents, lawyers, realtors, accountants, writers, salespersons, and similar occupations.
2. Personal services, including beauty and barbershops (one-chair operations only) and animal grooming (provided there is no overnight keeping of animals).
3. Home office for a massage therapist, subject to the standards of Section 9.10 (Therapeutic Massage).
4. Music, dance, arts and crafts classes, and private tutoring and instruction for a maximum of five (5) pupils at any given time.
5. Studios and workshops for artists, sculptors, musicians, and photographers; and for weaving, lapidary, jewelry making, cabinetry, woodworking, sewing, tailoring and similar crafts.
6. Repair services, limited to watches and clocks, small appliances, computers, electronic devices, and similar small devices.
7. Permitted home occupations in the Rural Districts or accessory to permitted Rural Uses shall also include farm implement repair, and classic or antique motor vehicle restoration activities.
8. A yard or garage sale for household or personal items of the principal residents of the dwelling shall be permitted as a temporary home occupation, provided that such activities shall not exceed 15 days per calendar year and signage is limited to temporary signs permitted in the zoning district.
9. A lemonade stand or similar incidental sales activity operated under adult supervision by one (1) or more minor residents of the premises shall be permitted as a temporary home occupation, provided that signage is limited to temporary signs permitted in the zoning district.

10. Any home occupation not specifically listed may be approved by the Planning Commission with a special use permit, subject to the provisions of this Section and Article 18.0 (Special Land Uses).

**C. Prohibited Uses.**

The following uses are expressly prohibited as a home occupation:

1. General repair and servicing of motor vehicles or recreational vehicles, body and paint shops, welding shops, and storage or dismantling yards.
2. Kennels and veterinary clinics.
3. Medical or dental clinics.
4. Retail stores, and eating or drinking establishments.
5. Adult regulated uses and sexually oriented businesses.
6. Any use or process that creates noise, vibration, glare, fumes, odor, electrical interference, or similar nuisances to persons off the premises; creates or exacerbates any hazard of fire, explosion, or radioactivity; or causes visual or audible interference or fluctuations in line voltages off the premises.
7. Any use involving outdoor display or storage of materials, goods, supplies, or equipment; or the use of machinery, equipment or facilities not commonly incidental or accessory to a residential dwelling.
8. Uses similar to the above listed uses, or any use which would, in the determination of the Planning Commission, result in nuisance factors as defined by this Ordinance.

**D. Inspection and Enforcement.**

All home occupations may be subject to inspection by the Zoning Administrator to verify compliance with this Section and Ordinance. Failure to comply with this Section and Ordinance may result in Township action to seek closure of the home occupation, and such other penalties as provided for in this Ordinance.

## **Section 8.08 Manufactured Housing Parks.**

Manufactured housing parks are subject to all minimum requirements and standards as established in the Mobile Home Commission Act (P.A. 96 of 1987, as amended), and any and all rules and regulations promulgated pursuant to Act 96, as may be amended, unless otherwise provided herein as follows:

**A. Park Site Standards:**

- (1) Sites for the placement and occupancy of manufactured housing units within a manufactured housing park developed under Act 96 of 1987, shall average five thousand five hundred (5,500) square feet. The five thousand five hundred (5,500) square foot requirement may be reduced by up to twenty (20) percent, provided that the individual site shall include a minimum of four thousand four hundred (4,400) square feet; and further provided that land area in an amount equal to that gained by reduction of a site(s) below five thousand five hundred

(5,500) square feet shall be dedicated as open space. In no instance, however, shall required open space and spatial separation between units be less than that required under R125.1941, Rule 941; R125.1944, Rule 944; and R125.1946, Rule 946 of the Michigan Administration Code.

- (2) Minimum site size for manufactured housing parks shall be fifteen (15) acres.
- (3) Minimum standards for plumbing, heating and electrical systems shall be those set forth by the United States Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards. Manufactured housing units built to the standards of the American National Standards Institute (ANSI) or the State of Michigan Construction Standards shall also be acceptable for those homes constructed prior to the effective date of HUD certification.
- (4) Maximum height for any building or structure shall not exceed two (2) stories or twenty-five (25) feet.

**B. Manufactured Housing Unit Space Standards:**

- (1) No personal property shall be stored outside or under any manufactured housing unit. Storage sheds may be used to store property but need not be supplied by the owner of the manufactured housing park development.

**C. Utilities Standards:**

- (1) Electric lines to each manufactured housing park space shall be installed underground and specifically designed for that purpose. When separate meters are installed, each meter shall be located in a uniform manner.
- (2) Natural gas service to each manufactured housing park space, if provided, shall be installed underground. When separate meters are installed, each meter shall be located in a uniform manner.

**D. Landscaping and Ground Cover:**

- (1) Exposed ground surfaces in all parts of the manufactured housing park shall be paved or covered with stone or other solid material or protected with grass, trees or shrubs that are capable of preventing soil erosion. The ground surface in all parts of every manufactured housing park shall be graded and equipped to drain all surface water in a safe, efficient manner.
  - (a) If the manufactured housing park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.
  - (b) In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way. The landscaping shall consist of evergreen trees or shrubs of a minimum three (3) feet in height, which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured housing park as effectively as the required landscaping described above.



**E. Public Health and Safety:**

- (1) Fire hydrants shall be installed in all manufactured housing parks for which public water systems are available and shall be in compliance with the requirements and provisions of the current local Fire Code in effect at the time of permit application.
- (2) For the protection of the public safety, an orderly street name system and numbering system shall be established by the manufactured housing park owner and a plan of this system shall be verified with the Township Fire and Police Department. Manufactured housing unit space numbers shall be located uniformly on each space, manufactured housing unit or identification marker, throughout the manufactured housing park and street names shall be adequately marked.
- (3) Dogs, cats or other pets shall not be permitted to run at large or to commit any nuisance within the park.
- (4) Cooking shelters, barbecue pits, fireplaces and wood burning stoves or incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the site and on neighborhood property. Open fires shall not be allowed except in facilities provided and all such fires must be attended. No fuel shall be used or items burned which emit dense smoke or objectionable odors.

**F. Miscellaneous Provisions:**

- (1) **Performance bond.** Upon approval of a manufactured housing park by Frankenlust Township, a bond, executed by any surety company authorized to do business in the State of Michigan, may be required to be delivered to the legislative body by the applicant for the faithful performance of provisions of this Ordinance. Said bond shall be in an amount to be determined by the legislative body and shall be conditioned upon the completion of all acts relative to the construction, alteration or extension of any manufactured housing park approved by the Township.
- (2) **Removal of towing mechanisms.** Towing mechanisms shall be removed from the manufactured housing unit at the time of dwelling installation and stored so as not to be visible from the exterior of the manufactured housing park.
- (3) **Skirting of manufactured housing units.** Individual manufactured housing units shall be skirted around the perimeter of the manufactured housing unit to conceal the underbody from view. Skirting shall be vented in accordance with the requirements of Rule 604 of the Manufactured Housing Commission Rules. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer. Skirting shall be installed in a manner so as to resist damage under normal weather conditions and shall be properly maintained.

[NOTE: Section 8.08 regulations copied without alteration (other than updating "mobile home" to "manufactured housing unit") from former Section 10.05 (Mobile Home Park Development Provisions)]

## Section 8.09 Multiple-Family Housing.

All multiple-family dwellings and developments (including apartment buildings, townhouses, stacked flats, senior and independent elderly housing, nursing homes, assisted living facilities, and dependent elderly housing) shall comply with the following:

### A. General Standards.

The following general standards shall apply to all such dwellings and developments:

1. **Building design and orientation.** The following standards shall apply to all such dwellings and developments:
  - a. No building shall exceed 200 feet in length. The minimum separation distance between any two (2) or more multiple-family buildings on the same lot shall be 30 feet.
  - b. No building shall be located closer than 25 feet from internal site access roads, nor shall the longer dimension of a building be located closer than 20 feet from parking areas or parking service drives. The shorter dimension of a building or an end wall without windows or doors may be located to within five (5) feet of parking areas or drives.
  - c. No dwelling unit in a development shall be located more than 100 feet from a public road or internal site access road.
  - d. No entrance to a dwelling unit or building shall be more than 150 feet from a parking lot, measured along the sidewalk leading to the parking lot.
  - e. The minimum required side yard for a multiple-family building shall increase by two (2) feet for each ten (10) feet or part thereof by which a building exceeds 100 feet in length parallel to the side lot boundary.
2. **Community building.** Any community building for the development shall be served by a minimum number of off-street parking spaces, as follows:
  - a. 0-100 units = A minimum of 10 spaces.
  - b. 101-150 units = A minimum of 15 spaces.
  - c. 151 or more units = A minimum of 20 spaces.
3. **Landscaping and screening.** The following minimum requirements shall apply to all such dwellings and developments, in addition to the applicable landscaping, screening and buffering of this Ordinance:
  - a. The front yard area adjacent to any multiple-family building shall be landscaped and maintained with any combination of permanent natural groundcovers and greenbelt buffer plantings per Section 16.10 (Landscaping and Screening).
  - b. A minimum of one (1) large deciduous tree shall be planted on the interior of the site for each dwelling unit. Such trees shall conform to the minimum requirements of Section 16.10 (Landscaping and Screening).

- c. Wherever a multiple-family dwelling or development abuts a single-family residential district or lots occupied by existing single-family residential dwellings, screening shall be provided along any common side or rear lot boundaries in accordance with Section 16.10D (Methods of Screening). The Planning Commission may require that such screening include a berm, solid privacy fence, or a six (6) foot solid un-pierced masonry wall, in addition to any required plantings.
4. **Vehicle access.** The following minimum vehicle access improvements shall be required for all such dwellings and developments:
    - a. Dual access through a multiple-family development is required for emergency vehicle access. A boulevard may be utilized for dual access, provided the median strip is a minimum of 25 feet in width. No dead end roads or access drives shall be more than 300 feet in length. A suitable turning space shall be provided for vehicles at the terminus of all dead end roads and drives.
    - b. All interior roads, drives, and parking areas within a multiple-family development shall be hard surfaced with asphalt, concrete or other paving materials approved by the Township, and shall be free of on-street parking. The minimum width of an interior road or access drive shall be 24 feet.
    - c. Roadway drainage shall be designed such that stormwater from the roadway will not drain onto adjacent lots or across road rights-of-way.
    - d. Ingress-egress to parking facilities shall be arranged to minimize curb cuts directly onto the public road.
  5. **Pedestrian access.** Concrete sidewalks within and abutting a multiple-family dwelling or development shall have a minimum width of five (5) feet. Additional width shall be provided where sidewalks directly abut parking spaces. Sidewalks and barrier-free access ramps shall be provided from all building entrances to adjacent parking areas, public sidewalks and recreation areas, community buildings and adjacent to abutting public roads, interior roads and access drives.
  6. **Other requirements.** Parking or storage of recreational vehicles, boats, utility trailers or similar items shall be prohibited, except in areas designated on an approved final site plan.

**B. Senior, Elderly, and Rehabilitative Housing.**

The following additional standards shall apply to all types of senior, elderly, and rehabilitative housing:

1. The lot location shall be such that at least one (1) property line abuts a paved County primary road. The ingress and egress for off-street parking areas for guests and patients shall be directly from said County primary road.
2. Accessory retail, restaurant, office, and personal service uses may be permitted within the principal building(s) for the exclusive use of residents, employees, and guests. No exterior signs of any type are permitted for such accessory uses.

3. The main and accessory buildings shall be set back at least 75 feet from all property lines.
4. The development of new housing reserved for seniors, the elderly, or rehabilitative purposes shall not adversely impact or limit the availability of land in the zoning district for other types of multiple-family housing, as determined by the Planning Commission.
5. The number of permitted dwelling units, rooms, or beds for nursing homes, assisted living facilities, and dependent elderly housing may exceed the maximum dwelling unit density standards for the zoning district, subject to special use approval.

**C. Recreation Areas and Facilities.**

Passive or active recreation areas and improvements, including but not limited to seating areas, playgrounds, swimming pools, walking paths and other recreational elements in accordance with the intended character of the neighborhood, shall be provided to serve the residents of the multiple-family dwelling or development, as follows:

1. **Senior, elderly, and rehabilitative housing.** Senior, elderly, and rehabilitative housing facilities shall provide a minimum of 1,500 square feet of combined indoor and outdoor recreation area for every bed used or intended to be used. Passive or active recreational improvements shall be provided within the required recreation area at convenient locations physically and visibly accessible to residents.
2. **All other multiple-family dwellings and developments.** Such recreation improvements shall be incorporated into a minimum of fifteen percent (15%) of the gross land area of all other multiple-family dwellings and developments.
3. **Additional standards.** The following additional standards shall apply to all required recreation areas and improvements for such dwellings and developments:
  - a. The calculation of this required recreation area may include required yard setbacks, buffer areas, and landscape strips, provided that all recreation improvements shall be located outside of such areas. Off-street parking areas, driveways, stormwater management facilities, and service or maintenance areas shall not be counted towards this requirement.
  - b. Indoor recreation facilities, such as an indoor swimming pool, gym or multi-use community building, may count towards meeting fifty percent (50%) of this recreation area requirement.
  - c. All recreation improvements shall be centrally and conveniently located to be physically and visibly accessible to residents.

## Section 8.10 Single-Family and Two-Family Dwellings.

This Section is not intended to apply to manufactured housing units located within an approved manufactured housing park. The purpose of this Section is to establish standards governing the design and appearance of single-family detached dwellings on individual lots, two-family (duplex) dwellings, and associated lot improvements and appurtenances in Frankenlust Township. It is the intent of these regulations to:

1. Allow a mix of housing types and living styles in a manner which will not adversely affect existing neighborhoods;
2. Ensure compliance with all applicable Ordinance standards for the protection of the public health, safety, and welfare; and
3. Provide for new residential buildings subject to this Section to be aesthetically compatible with existing single-family dwellings in the surrounding area.

The following standards shall apply to all single-family detached dwellings on individual lots, two-family (duplex) dwellings, additions to existing dwellings, and associated lot improvements and appurtenances to such residential buildings, without regard to the type of construction:

### A. General Requirements.

Such residential buildings shall comply with the following general requirements:

1. The residential building shall be placed on a permanent foundation to form a complete enclosure under the exterior walls. The foundation shall be constructed in accordance with the State Construction Code. The building shall be securely anchored to its foundation in order to prevent displacement during windstorms. The wheels, tongue and hitch assembly, and other towing appurtenances shall be removed from any manufactured home before attaching the building to its permanent foundation.
2. The pitch of the main roof shall have a minimum vertical rise of one (1) foot for each four (4) feet of horizontal run. The minimum distance from the eaves to the ridge shall be ten (10) feet, except where the specific housing design dictates otherwise (such as, French provincial or Italianate).
3. A minimum six (6) inch roof overhang shall be established on all sides of the residential building, with a roof drainage system that will collect and distribute the roof discharge of stormwater or snow away from the building foundation.
4. No new dwelling shall be located within a floodway or 100-year floodplain.
5. Any exterior attachments or extensions to the residential building, such as entry steps and storage buildings, shall comply with the State Construction Code and the requirements of this Ordinance.
6. Each dwelling shall be connected to potable water and sanitary sewerage or septic facilities per applicable Township, county, and state requirements.
7. Not more than one (1) single-family detached dwelling shall occupy a single lot. A single-family detached dwelling shall not be used as an accessory building in any residential district.

8. Parking accessory to residential buildings shall conform to the requirements of Section 14.03 (Residential Parking Requirements).
9. The front yard accessory to any residential building shall be landscaped and maintained with any combination of permanent natural groundcovers and other plantings (trees, shrubs, flowers, grasses, etc.), subject to the following:
  - a. For residential land uses subject to site plan approval per Article 17.0 (Site Plan Review), all yard setback areas shall also be maintained consistent with the approved site plan and other applicable requirements of this Ordinance.
  - b. The portion of any front yard of a single-family detached dwelling in a platted subdivision or site condominium development covered by paved or gravel driveways, sidewalks, parking pads or similar hard surfaces shall not exceed forty percent (40%) of the total front yard area of the lot.
10. No residential building shall be constructed on or delivered to any lot in the Township until it is demonstrated that the requirements of this Section can be met and a zoning permit has been issued in accordance with Section 2.03 (Zoning Permits). Prior to the construction or installation of a residential building on a lot, the owner or representative shall obtain all necessary permits and approvals from the Township and outside agencies with jurisdiction.

**B. Design Compatibility Requirements.**

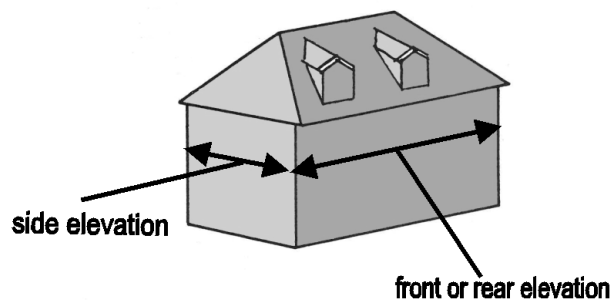
To ensure compatibility in appearance, all single-family and two-family (duplex) dwellings shall further conform to the following design compatibility requirements:

1. **Exterior materials.** The exterior siding and roofing shall consist of materials and treatments that are generally acceptable for housing in the vicinity, provided that the reflection from exterior surfaces shall be no greater than from white semi-gloss exterior enamel. Such exterior materials and treatments shall be comparable in composition, appearance, and durability to those commonly used in standard residential construction in Michigan.
2. **Dimensions.** The dimensions and placement of residential buildings shall be comparable to typical dimensions and placement of other housing in the vicinity. Each residential building shall be located on a lot so that the minimum width of the front elevation is no less than 34 feet and the minimum dimension along any side or rear elevation is no less than 24 feet.
  - a. If there are additions to the front of a single-family detached dwelling, the minimum width of this secondary front elevation shall be 24 feet.
  - b. Such dimensions shall be measured from the outer extremities and shall include additions to the main body of the residential building, such as living or recreation rooms, garages, carport, utility rooms, and the like, where the front portions of which are within ten (10) feet of the front of the building.
3. **Exterior doors.** Each dwelling shall have no less than two exterior doors, which shall not be located on the same side of the building. Where required because

of a difference in elevation, all exterior doors shall be provided with steps that are permanently attached to the building.

4. **Design features.** The design and arrangement of the proposed residential building's roof, windows, and other architectural features shall be similar to the visible character of existing single-family detached dwellings within 2,000 feet of the property boundaries. If no more than five (5) such dwellings are presently located within 2,000 feet of the proposed location, then the proposed building shall be compared to the nearest 50 existing single-family detached dwellings. The foregoing shall not be construed to prohibit innovative design concepts involving such features as solar energy, view, unique land contour, or relief from the common or standard design homes.
  - a. The compatibility of design and appearance for two-family (duplex) residential buildings shall be determined by the Planning Commission upon review of a final site plan submittal per Article 17.0 (Site Plan Review).
  - b. The compatibility of design and appearance for single-family detached dwellings shall be determined by the Zoning Administrator upon review of the plans submitted for the dwelling as part of a zoning permit application per Section 2.03 (Zoning Permits).
  - c. An appeal of the determination of the Planning Commission or Zoning Administrator may be made to the Zoning Board of Appeals in accordance with Article 23.0 (Zoning Board of Appeals).

### ILLUSTRATION



### Dwelling Elevations

