

155.040 Article 3 Zoning District Regulations

155.041 R-1A Through R-1C One-Family Residential Districts

(A) Intent

The intent of the R-1A through R-1C One Family Residential Districts is to provide areas within the City for the construction and continued use of one-family dwellings within stable neighborhoods. It is intended that the principal use of land is for single-family dwellings, but each district has different minimum area, density, and placement requirements to provide different housing types and to accommodate the varied needs of the population. It is also the intent of this district 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 districts.

(B) Principal Uses Permitted

In a One-Family Residential District (R-1A through R-1C) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Code:

- (1) One-family detached dwellings.
- (2) Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city code.

It shall be unlawful for any person, firm or corporation to grow or to permit the growing of household food products in residential areas between the front lot line and the setback line.

- (3) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (4) Instructions in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the City's ordinances are met.
- (5) Child or Adult foster care for 6 or less persons as licensed by the State of Michigan.
- (6) Cemeteries, which lawfully occupied land at the time of adoption of this chapter.
- (7) Temporary buildings and uses for construction purposes for a period not to exceed one year. Land in R-1A through R-1C districts shall not be used as a construction staging area for any project other than a project on the parcel of land where construction is taking place.
- (8) Accessory buildings provided that they shall be designed and located as provided in Section 155.070 Article 5 General Development Standards.

- (9) Nameplates and signs as provided in Section 155.230 Article 12 Signs.
- (10) Automobile parking space to be provided as required in Section 155.070 Article 5 General Development Standards.

(C) Uses Permitted Subject to Special Conditions

The following uses shall be permitted, subject to the conditions set forth in this Article, Article 5 Special Conditions and Land Use Standards, all applicable codes and ordinances set forth in this Zoning Code and other codes and regulations hereinafter imposed for each use. The following uses are further subject to the review and approval of the Planning Commission:

- (1) Churches and other facilities normally incidental thereto.
- (2) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.
- (3) Child and Adult Foster Care serving more than 7 but fewer than 12 persons.
- (4) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
- (5) Nursery schools, day nurseries and child care centers (not including dormitories).
- (6) Private noncommercial recreational areas or institutional or community recreation centers.
- (7) Golf courses, which may or may not be operated for profit.
- (8) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit.
- (9) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
- (10) Utility and Public Service Buildings without storage yards.

(D) Area and Bulk Requirements

Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in Section 155.060 Article 4 Schedule of Regulations.