

ARTICLE VI

MDR MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 6.01 PURPOSE

The purpose of this district is to provide for single family housing neighborhoods free from other uses, except those which are (1) normally accessory and (2) compatible, supportive and convenient to the residents living within such a district. The size of lots and parcels in this district should be planned to be of such area and width so that it would be economically feasible to be served by public sanitary sewer and a public water supply system.

SECTION 6.02 PERMITTED PRINCIPAL USES

- A. Single family dwellings of conventional or manufactured construction. Refer to Ordinance 30, "Mobile Home Ordinance," from mobile homes located outside of Mobile Home Parks.
- B. Existing types of agricultural land, building and structural uses provided they meet the AR District requirements; and those uses permitted in Sections 5.02, 5.03 (except D), 5.04 and 5.05, whichever are applicable.
- C. State licensed residential foster care facilities housing six (6) or less persons.
- D. Child care centers provided they are licensed by the State of Michigan.
- E. Type I Planned Unit Developments subject to Article XVI and Article XXII.
[amended 2006]

SECTION 6.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

The following special uses of land, buildings and structures are permitted, subject to the provisions of Article XVII, "Special Uses":

- A. PERMITTED SPECIAL USES:
 - 1. Public buildings.
 - 2. Public recreational playgrounds.
 - 3. Non-profit recreation areas.
 - 4. Religious institutions.
 - 5. Health, educational and social institutions.
 - 6. Golf courses and country clubs.

7. Type II Residential Planned Unit Development projects subject to Article XVI and Article XXII *[amended 2006 & 2008]*
8. Two-family dwellings (duplexes) on parcels served by public sanitary sewer and public water supply, where the parcel is less than 160 feet wide and more than two acres in area. This use is exempt from the requirements of 6.03, B., 1., below. *[amended 2008]*
9. Wind Energy Conversion Systems (WECS) on land served by municipal sewer and water, or, in areas of the master plan shown as Agricultural (AGRR) *[amended 2009]*

B. ABOVE PERMITTED USES SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
2. The uses shall meet all other applicable requirements of this Zoning Ordinance.

SECTION 6.04 PERMITTED ACCESSORY USES

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved “Special Uses.”
- C. Customary home occupations, as conditioned by Section 18.21.
- D. Private residential swimming pools, as conditioned by Section 18.21.

SECTION 6.05 DIMENSIONAL REQUIREMENTS

- A. **LOT AREA:** A non-farm single family residential parcel or lot shall have a minimum of 15,000 square feet with public or common sewer and water; or a minimum of one (1) acre if lot or parcel does not have public sewer or water available, and on-site water supply and wastewater disposal systems are both permitted and approved by the County Health Department.
- B. **LOT WIDTH:** On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage service road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be ninety (90) feet at the building setback line with sewer and water; or a minimum of 150 feet if

lot or parcel does not have public sewer or water available. *[amended 2000]*

- C. LOT COVERAGE: Maximum of thirty (30) percent.
- D. FLOOR AREA: Minimum first floor area of a one (1) story dwelling of 680 square feet; and for a two (2) story dwelling, a minimum of 500 square feet on the first floor, and a minimum total of 680 square feet for both stories. Duplexes shall have a minimum floor area of 680 square feet for each dwelling unit.
- E. YARD AND SETBACK REQUIREMENTS:
 - 1. FRONT YARD: Minimum from the road right-of-way shall be as specified in Section 18.41, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
 - 2. SIDE YARDS: Minimum of ten (10) feet for each side yard; except, where a side yard abuts a road right-of-way line, the minimum shall be either as specified in Section 18.41, or as specified in the Master Plan for Roads and Highways, whichever is the greater; and a minimum of fifty (50) feet from established shorelines for surface water bodies.
 - 3. REAR YARD: Minimum of fifty (50) feet.
- F. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet for all residential structures; maximum of twenty-five (25) feet for all residential related accessory structures.