

**ARTICLE VIII**

**HDR HIGH DENSITY RESIDENTIAL DISTRICT**

**SECTION 8.01 PURPOSE**

The purpose of this district is to provide for single family housing neighborhoods from other uses, except those which are (1) normally accessory and (2) compatible, supportive and convenient to residents living within such a district. The relatively small size of lots and parcels in this district would be planned to be of such area and width which will require each site to have direct connection to a public or common water supply and sanitary sewer system.

**SECTION 8.02 PERMITTED PRINCIPAL USES**

- A. Single family dwellings of conventional or manufactured construction. Refer to Ordinance 30, "Mobile Home Ordinance," for mobile homes located outside of Mobile Home Parks. *[amended 1-14-98]*
- B. Existing types of agricultural land, building and structural uses, provided they meet the AR District requirements.
- C. State licensed residential foster care facilities housing six (6) or less persons.  
*[amended 1-14-98]*
- D. Child care centers provided they are licensed by the State of Michigan.

**SECTION 8.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS**

The following special uses of land, located on at least a five (5) acre parcel, except as provided otherwise, buildings and structures are permitted subject to the provisions of Article XV, "Special Uses":

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

7. Type I Planned Unit Development projects subject to Article XVI and Article XXII. *[added 6-1-06]*
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 8.03, B., 2., below. *[added 1-1-09]*

**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. Front, side and rear yards shall be setback at least fifty (50) feet and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and walls, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Shall meet all other applicable requirements of this Zoning Ordinance.

**SECTION 8.04 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.

**SECTION 8.05 PERMITTED ACCESSORY USES WITH CONDITIONS**

- A. Private swimming pools for use as a part of single family **and two-family** dwellings in conformance with the provisions of Section 18.20.

**SECTION 8.06 DIMENSIONAL REGULATIONS**

- A. LOT AREA: A non-farm single family residential parcel or lot shall have a minimum of 10,000 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. *[amended 1-14-98]*
- B. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual frontage width, 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 width shall be 80 feet at the building setback line for 10,000

square foot lot and 150 feet at building setback line for one (1) acre lot. *[amended 7-12-2000]*

- C. LOT COVERAGE: Maximum of thirty (30) percent.
- D. FLOOR AREA: The minimum first floor area of a one (1) story dwelling 680 square feet, and for a two (2) story dwelling 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. *[amended 1-1-09]*
- E. YARD AND SETBACK REQUIREMENTS:
  - 1. FRONT YARD: Minimum from the road right-of-way line as specified in Section 18.41, except as otherwise required in Section 8.03 B 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.
  - 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 as specified in Section 18.41, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
  - 3. REAR YARD: Minimum of forty (40) feet.
- F. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet for all residential structures; a maximum of twenty-five (25) feet for all residential related accessory structures.