ARTICLE 7
RESIDENTIAL DISTRICTS

Section 7.00 – Provisions Applicable to Residential Districts

A. Unless otherwise provided for in this Ordinance, accessory buildings and structures in all residential zoning districts shall meet the following standards:

1. Accessory buildings over 200 square feet require a building permit, and all accessory buildings under 200 square feet require a zoning compliance permit.

2. Detached accessory buildings shall be located only in the rear or side yard and must be even with or behind the front building line of the principal dwelling.

3. No accessory building shall be located closer than ten (10) feet to any principal building unless permitted by any other appropriate code.

4. In platted or condominium subdivisions with lot sizes under one (1) acre in size, no accessory building shall be closer than five (5) feet to any rear or side lot line. Outside of platted or condominium subdivisions, the minimum rear yard setback shall be forty (40) feet, and the minimum side yard setback shall be twenty (20) feet.

5. No accessory building shall be erected before the enclosure of the main building, except as provided herein. The Building Official may allow the construction of an accessory building before the construction of the principal building, subject to all of the following:

   a. The applicant shall obtain a building permit for the principal building before or simultaneously with obtaining the building permit for the accessory building.

   b. The applicant shall deposit a cash performance guarantee with the Township to ensure the completion of the main building. The guarantee shall be equal to the cost of completing the principal structure.

6. One (1) non-enclosed awning, lean-to, or overhang may be attached to or part of the accessory building. The area under the awning, lean-to, or overhang shall not count as accessory building floor area; however, the area of such awning, lean-to, or overhang shall not exceed twenty-five (25) percent of the accessory structure and shall not extend beyond twelve (12) feet outward from the accessory structure wall. All such awnings, lean-to, or overhangs shall be open with no walls on three (3) sides.

7. All accessory buildings with two hundred (200) square feet or less of floor area shall have a floor elevation at least eight (8) inches above grade and/or a rat-wall.

8. The maximum size permitted for attached residential garages shall not exceed 150% of the principal structure's total floor area. Attached residential garages are subject to the same height and setback requirements as the principal structure.

9. The occupants of each residential dwelling may keep not more than one (1) commercial vehicle, not larger than a regularly manufactured pickup or panel truck, which must be housed in a garage or similar accessory building when not in use, provided the commercial vehicle is owned and operated by a resident of the dwelling.

10. Accessory buildings shall be incidental to the principal permitted use and shall not involve any business, profession, trade, or occupation, unless specifically approved as part of a special land use permit.

11. Vehicles and Containers Prohibited as Accessory Buildings

    a. Over-the-road truck trailers, shipping containers, other enclosed trailers, and similar vehicles and containers shall not be permitted as permanent accessory buildings in any zoning district.

    b. The Building Inspector may permit the use of trailers, shipping containers, and similar enclosed vehicles for temporary storage at new building construction sites for periods not to exceed six (6) months, and may grant not more than one (1) six (6) month extension. A valid building permit shall be in place during the entire time the temporary storage unit is in use. A cash performance guarantee, in an amount established by resolution of the Township Board, shall be deposited with the Building Department Clerk to guarantee removal of the temporary storage unit upon expiration of the building permit and/or as a condition for issuing a Certificate of Occupancy.

12. Accessory buildings in Agricultural (A-1), Single Family (R-1), and Multiple Family Residential (RM) districts shall comply with the following:

    a. All buildings accessory to the operation of a farm, other than those usually incidental to the dwelling, shall be located not less than one hundred (100) feet from any swelling and not less than twenty-five (25) feet from any property boundary, with the exception that the main farm building shall not be less than on hundred and fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition of an existing barn or other farm buildings located closer to the road and which existed before the adoption of this Ordinance, if approved by the Zoning Board of Appeals.

    b. Accessory buildings and structures used solely in an agricultural or farm operation shall be regulated by the criteria below:

(1) No number, size, or height restrictions apply where an accessory building or structure is utilized solely for activities directly related to agriculture or farm operation on the same parcel. This provision shall apply to property which has filed a claim for Farmland Exemption with the Michigan Department of Treasury under P. A. 237 of 1994, as amended, and where the owner has agreed with Richmond Township in writing that the property shall be actively maintained for agricultural use for a minimum of three years from the time the Farmland Exemption is claimed.

c. Detached Accessory buildings and structures, which are accessory to single-family residences in the A-1, R-1, and RM districts, shall comply with the following:

Parcel Size	Total Allowable Area of all Detached Accessory Structures[1,2]	Maximum Height of Detached Accessory Structures
2.0 acres or less	1,400 square feet or 2.1 percent of the land area of the parcel, whichever is greater.	Twenty-five (25) feet.
2.01 – 3.00 acres	1,800 square feet or 2.0 percent of the parcel, whichever is greater.	Twenty-five (25) feet.
3.01 – 4.99 acres	2,600 square feet or 2.0 percent of the parcel, whichever is greater.	Twenty-five (25) feet.
5.00 acres or more	No Limit	Thirty-five (35) feet.

1. One detached garage not to exceed eight hundred (800) square feet shall be permitted on an individual lot or parcel in addition to the total allowable of all detached accessory buildings specified above. Excess floor area for garages that exceed eight hundred (800) square feet shall be included in the calculations used to determine the maximum allowable size of accessory buildings.

2. Existing accessory buildings may limit future lot splits if they exceed the maximum allowable area for accessory buildings on the proposed lot. The Zoning Board of Appeals shall not grant variances for existing accessory buildings that exceed the maximum allowable area to facilitate a proposed lot split.

13. Buildings accessory to residential buildings in Multiple-Family (RM), and Manufactured Housing Community (MHC) districts on lots less than .25 acre shall be limited to one (1) attached or detached garage, and one (1) storage shed or similar structure under two hundred (200) square feet. Any such accessory structure shall still be subject to site plan approval.

B. Design standards

In any Single-family Residential District, there shall be variation in the appearance of dwelling units using the following as minimum standards. The foregoing standards shall not apply to a manufactured home located in a licensed Manufactured Housing Community, except to the extent required by State or Federal law or otherwise specifically required in the Zoning Ordinance of the Township pertaining to such parks.

1. The front elevation of single-family detached dwelling units shall not recur in the same or a substantially similar structural form on another dwelling within the same block frontage, without there being at least three (3) other dwellings with a different building elevation between the dwellings that repeat the front elevation. Different colors alone will not constitute different front elevations.

2. Plans for modular homes, prefabricated units, and similarly constructed units shall be approved by the State of Michigan Construction Code Commission as meeting the State Construction Code (Public Act 230 of 1972 and Public Act 371 of 1980, as amended) prior to the issuance of a building or occupancy permit.

3. Manufactured/mobile homes or trailers shall meet or exceed the requirements imposed by the United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards (24 CFR 3280 and as, from time to time, such standards may be amended). The Planning Commission shall be furnished a certificate stating that such dwelling meets the minimum building code requirements applicable to such structure or shall include a seal attached to the unit. Any addition to such a manufactured home must be designed and constructed by the manufacturer of such a home or must be based upon an architectural plan deemed compatible with the overall design of the manufactured home and approved by the Planning Commission.

4. All one-family dwelling units shall have a minimum width across any front, side or rear elevation of twenty-four (24) feet.

5. All dwelling units shall be attached to a permanent foundation constructed on the site in accordance with the building code and shall have a wall of the same perimeter dimensions of the dwelling and additions thereto and constructed of such materials and type as required in the building code. In the event that the dwelling is a manufactured home, as defined herein, such dwelling shall also be installed pursuant to the manufacturer's set-up instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a continuous perimeter wall, as required above.

6. Single-family dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity. In making such determination of compatibility, the Planning

Commission or Building Inspector may consider the following factors; total square footage; length-to-depth proportions; value and quality of construction; exterior building materials; architectural style and design and roof line; as well as the character, design and appearance of a majority of the residential dwellings (excluding manufactured housing communities) within two thousand (2,000) feet of the subject dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the standard designed home.

C. Dwellings per lot or parcel.

No more than one (1) single-family residential dwelling shall be permitted per lot or parcel, except as provided for in site condominium developments.

D. Dwellings without basements

Each one-family and two-family dwelling unit without a basement shall provide not less than an additional one hundred (100) square feet of floor area for utility rooms and/or storage space greater than the minimum floor area per dwelling unit.

E. Fences, walls, hedges, and protective barriers.

a. The erection, construction, or alteration of any fence, wall, hedge, or other type of protective barrier in a single-family district shall be reviewed by the Building Inspector. The Building Inspector shall approve all fences that conform to the requirements of the Zoning District wherein they are proposed and the requirements of this Section.

b. In any residential district, fences and walls are permitted along any lot line.

c. Unless otherwise stated, fences shall be a maximum of six (6) feet in height.

d. No fence located in the front yard, or the area of the side yard between the rear building line of the primary structure and the front yard lot line, shall be greater than forty-two (42) inches in height. Fences located in the area described herein shall be picket or wrought iron in nature.

e. No fencing shall have sharp design features, and shall not contain barbed wire or razor wire.

f. All fences in multiple family residential districts shall be subject to site plan review procedures.

g. For all fences hereinafter erected, the finished side of the fence shall face the property adjacent to the proposed fence.

F. Measuring minimum floor space requirements

Minimum floor space requirements as established by the various provisions of this Ordinance for residential dwellings shall be measured from the exterior surface of enclosing walls and the centerline of common partition walls for each dwelling unit. Minimum floor area shall not include cellars or basements, attached garages or attics, unheated breezeways, porches or decks.

G. Residential open space development

1. Residential open space developments, as defined by the regulations of this section, shall be considered a permitted use in all Single-Family Residential Zoning Districts. In no circumstance shall multiple-family residential development (attached units) of any type be permitted in a Residential Open Space Development.

2. The intent of this Section is to provide a preferable alternative to conventional single-family development regulations. All Residential Open Space Developments shall promote the following objectives:

    a. Maintain the Township's open space and rural setting.

    b. Preserve the Township's natural resources, including woodlands, wetlands, topography, floodplains, and similar assets.

    c. Preserve open space and productive agricultural land.

    d. Achieve a balance between open space, growth, and agriculture.

    e. Encourage a creative approach to the development of parcels exhibiting unusual characteristics and/or land use relationships.

    f. Provide alternatives to conventional residential developments.

3. Submission and preservation requirements:

    a. All-natural assets and cultural/historic features on the site must be identified on the plan. Such assets shall include natural stands of trees, wetlands, floodplains, topography, bodies of water (i.e. streams, rivers), land which serves as natural habitat for wildlife, or other natural assets which should be preserved. Regulated natural features such as, but not limited to, wetlands and floodplains must be identified through documentation from the appropriate federal, state and/or local authorities. Cultural and historic features may include farmhouses, stone fence lines, and buildings of historic value. Residential Open Space Developments shall

preserve all of the above amenities to the extent feasible and desirable to the Township.

b. A detailed map of the parcel, identifying soil conditions, shall be provided.

c. All open space developments shall include an improved trailway system throughout the Residential Open Space Development and open space areas.

d. A preservation and maintenance agreement for all open space areas and common elements, reviewed and approved by the Township Attorney, shall be submitted. Approval of the development shall be conditioned upon the recording of appropriate conservation easements and/or other irrevocable instruments for the purpose of providing for maintenance and preservation of common elements, open space areas, wooded areas, and/or other areas with natural resources or features to be preserved. All such maintenance agreements, deed restrictions, and approved plans from the Township shall clearly indicate that open space maintenance shall be the responsibility of the homeowners or condominium association.

4. Density

a. The maximum number of units allowed shall be determined by the submission of a "yield plan". The yield plan shall be provided by the developer and shall be a feasible development under the requirement standards of the specified Zoning District with regard to lot width, lot area, width-to-depth ratios, setbacks, frontage, and other applicable provisions of such district. The yield plan shall meet all applicable requirements of the State Land Division Act and all applicable Township ordinances. The yield plan shall also meet the Richmond Township Subdivision Regulations Ordinance and Zoning Ordinance as applicable to the type of development.

b. The Planning Commission may require soil and groundwater perk tests for lots of a suspect nature. They may also require test wells if adequate well water is questionable. If it is determined through these tests that the number of housing lots proposed is unfeasible, the site plan will be revised and resubmitted, minus the number of housing lots that failed the perk and/or water test. Detailed engineering is not required at this stage.

5. Open Space Requirements

a. A minimum of fifty (50) percent of the development shall be set aside for common open space as defined below. The open space shall be irrevocably reserved for open space.

b. The developer may, at his election, choose to deed such land to Richmond Township for public playgrounds, parks, or recreation areas, subject to the Township's acceptance of such property. The Township shall only consider acceptance of a minimum of five (5) acres of contiguous active open space. The failure of the Township to accept such property shall not relieve the developer from the open space requirements. Open space shall be defined as follows: All areas within the Open Space Development, not individually owned or part of a limited common area, which are designed and intended to preserve open land resources for the common use and enjoyment of the residents of the entire development for any of the following uses; recreation, forest land and/or open space conservation, prairies, meadows, and community gardens. The open space requirements shall not be met by land uses such as rights-of-way or easements designated for road or utility purposes, areas within lots, detention/retention ponds (and associated land surrounding the ponds), aesthetic ponds, golf courses, or other commercial recreational uses, or land area dedicated as limited commons.

c. A minimum of fifty (50) percent of all dwelling units within the development shall abut the dedicated open space.

d. Trailways shall be located throughout the open space and shall link the internal sidewalk/walking path system of the housing development with the open space areas. Such trailways shall be a minimum of five (5) feet in width and constructed of asphalt or other approved material in upland areas, and pressure-treated wood plank decking (or other similar durable material) in wetland areas.

e. A minimum of one (1) access point to the open space, being a minimum of fifty (50) feet in width, shall be provided for each twelve (12) households. These access points shall link the open space to the sidewalks and the remainder of the development.

f. The development shall include a minimum of a 210-foot roadway setback-buffer measured from the road centerline along any regional, major, secondary, or collector road. A minimum of a 180-foot roadway setback-buffer measured from the road centerline shall be provided along all local roadways.

g. A minimum buffer width of thirty (30) feet shall be provided adjacent to streams, lakes, ponds or wetlands and similar man-made features such as detention/retention basins. Residential lots shall not encroach within thirty (30) feet of such waterbody/waterway buffer.

h. Open space areas designated for passive recreation shall be planted with native prairie grass or similar types of ground cover. In addition, ten (10) trees shall be planted for each one (1) acre of such open space area. Deciduous trees shall be a

minimum size of two and one-half (2½) inches caliper, and evergreen trees shall be a minimum of six (6) feet in height.

6. Utilities. All utilities shall be placed underground when feasible. The applicant shall provide adequate sanitary sewage treatment, water supply, and stormwater drainage systems to serve the development. Evidence shall be submitted indicating that all such systems have received preliminary approval from appropriate county or state authorities. The Township shall have sole authority for final approval of any utility system. In the absence of a Township Utility System, all utilities to serve the site shall be constructed and maintained by the applicant and any successors. A maintenance agreement, approved by the Township, shall be required.

7. Roads. Roadways shall conform to the standards of the Macomb County Department of Roads.

8. Street trees. The entrance and all roadways shall be landscaped and planted with street trees, to create an attractive vista. Such trees shall be planted no more than thirty (30) feet on center and shall be located outside of the road right-of-way and utility easements. The trees shall meet the size and species requirements of this Ordinance.

9. Setbacks. The following building setbacks shall be required:

    a. All structures shall meet the setback requirements for the Zoning District in which they are located.

    b. Rear yard setbacks may be reduced to twenty (20) feet for lots with rear yards that abut open space or alleys. All other lots shall meet the rear yard setback of the zoning district for the site.

    c. No lot, property, or building site shall be located within an exterior roadway setback/buffer.

10. Dedication of open space and/or development rights. The dedicated open space shall be set aside in an irrevocable conveyance that is acceptable to the Township Attorney and approved by the Township Board, such as the following:

    a. A conservation easement as established by the State of Michigan Conservation and Historic Preservation Act, Public Act 197 of 1980, as amended (M.C.L. 399.251).

    b. Master deed as established by the State of Michigan Condominium Act, Act 59 Public Act of 1978, as amended.

    c. Distribution, gift, or sale of the development rights to all property owners within the Open Space Community.

d. The above conveyance shall indicate all proposed uses of the dedicated open space, which shall also be shown on the approved open space community. The Township Attorney shall review the conveyance and assure the Township that such lands shall remain as open space for perpetuity. The conveyance shall also detail a maintenance schedule and funding for operation, maintenance, and insurance for all common areas, facilities, projects, and programs of the open space community, and shall include methods of payment and collection. The homeowner or condominium association shall be responsible for maintaining all open space areas. At the time the property is turned over to the association, it shall be clean and free of debris.

e. Unless otherwise provided for in this Ordinance, all other applicable Zoning Ordinance provisions shall apply

H. Private pools. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

a. Private pools shall not require Planning Commission review and approval.

b. The outside edge of the pool wall shall be set back from any side or rear lot line a distance at least equal to the side yard setback as specified in the district in which the pool is located. In no instance shall this setback be less than ten (10) feet.

c. There shall be a distance of not less than ten (10) feet between the outside pool wall and any building located on the same lot.

d. No swimming pool shall be located in the front or street side yard.

e. No swimming pool shall be located in an easement.

f. For protection of the general public, all areas containing swimming pools shall be completely enclosed by a fence not less than four (4) feet in height. The gates shall be a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not is use for extended periods.

g. Swimming pools are governed by both the Richmond Township Zoning Ordinance and the Michigan Building Code. Both codes recognize above-ground pools and in-ground pools as swimming pools.

h. Use of an automatic safety cover that complies with ASTM 1346 does not negate the fence requirement in Subsection f. of this Section.

i. Exempt from the definition in the zoning code is a temporary structure holding less than 300 gallons, and the building code also exempts any structure having a depth of less than twenty-four (24) inches.

j. Spas or hot tubs may be equipped with a safety cover which complies with ASTM F-1346-91 and bears a tag stating compliance, instead of a fence described in Subsection f. of this Section.

Section 7.01 – Agricultural Residential District, A-l

The A-l, Agricultural District, applies to those areas of the Township that are expected to remain in active farming. The Agricultural District is primarily composed of large open land areas and wooded lands. The following provisions of this Article are intended to retain, insofar as is practicable and desirable, the open character of the land. It is also the primary purpose of this district to permit those uses customarily considered agricultural operations, thereby preserving and maintaining this natural resource. Residential uses, while permitted, are considered secondary to the agricultural activities and objectives of this district.

A. Permitted uses:

1. Agriculture

2. Agri-Business

3. Single-family dwellings

4. Stables for the keeping of horses for residents of the premises or for boarding and/or training, but not for rent, shall comply with the applicable conditions set forth below:

   a. Facilities which provide stables and permit horses to pasture on the premises shall provide a minimum site area of five (5) acres for the first horse and one (1) acre for each additional horse.

   b. In no instance, locate a stable or confined paddock area nearer than thirty (30) feet to any property line. Any horse may, however, be pastured to the property line provided it is properly fenced.

   c. No stable or confined paddock area shall be located closer than fifty (50) feet to any dwelling on the premises.

   d. Stables and confined paddock areas shall be kept clean, and manure handled in such a manner to control odor and flies.

5. Facilities which keep their horses within a building, unless they are specifically being ridden or trained under supervision, are not subject to the provisions of 4-a-i above but shall:

    a. Provide a minimum site of five (5) acres

    b. In no instance shall a stable or paddock area be nearer than thirty (30) feet to any property line.

    c. No stable or confined paddock area shall be located closer than fifty (50) feet to any property line.

    d. Stables and training areas shall be kept clean, and manure handled in such a manner as to control odor and flies.

    e. Provide acreage and pasturage in accordance with items 4-a-i and ii above.

6. Family day care (one (1) to six (6) children).

7. Neighborhood public parks

8. Public schools

9. Home occupations, Type 1

10. Accessory Buildings

11. Wetland and Floodplain Mitigation Plans and the like

B. Special land uses: The following special land uses and any use similar to those uses set forth in this Section may be granted approval by the Planning Commission if determined to be in accordance with the provisions of Article 12 of this Ordinance.

1. Agri-business (Subsection 12.02. C).

2. Airports and private airstrips (Section 12.03).

3. Bed and breakfasts (Section 12.06).

4. Cemeteries (Section 12.08).

5. Churches (Section 12.09).

6. Commercial animal feed lots (Section 12.11).

7. County, state, or federal uses (Section 12.13).

8. Day care centers and nursery schools (Section 12.14).

9. Golf courses, ball fields, and athletic fields (Section 12.20).

10. Greenhouses and nurseries selling products not produced on-site (Section 12.21).

11. Group day care (seven (7) to twelve (12) children) (Section 12.22).

12. Home occupations Type II (subsection 12.23. B).

13. Landfills (section 12.26).Mining and extraction (Section 12.27).

14. Public library, public museum.

15. Public utility buildings (Section 12.32).

16. Raising of fur bearing animals, including kennels (Section 12.33).

17. Stables for the renting of trail and/or riding horses for riding on the premises (Section 12.34).

18. Wireless communication towers (Section 12.35).

19. Shooting and gun ranges.

C. Area, height, bulk, and placement regulations:

1. Minimum site size: One and one-half (1½) acres (sixty-five thousand, three-hundred forty (65,340) square feet).

2. Minimum lot width: One hundred fifty (150) feet.

3. Minimum yard setback requirements shall be:

   a. Front yard: See Section 4.08.

   b. Side yard: Twenty (20) feet.

   c. Rear yard: Forty (40) feet.

D. Building requirements:

1. Maximum height (stories/feet): 2/30

2. Maximum lot coverage: Ten (10) percent

3. Minimum floor area (square feet):

   a. 1-story: First floor/Total 1,200/1,200

   b. 1 ½-story: First floor/Total 800/1,200

   c. 2-story: First floor/Total 650/1,300

   NOTE: Tri-level structures shall meet the minimum floor area requirements for story and one-half (½) buildings, and quad-levels shall meet the minimum floor area requirements for the two-story buildings.

Section 7.02 – Single-Family Residential District, R-l.

The Single-Family Residential District has been established primarily for one-family dwellings. The specific interest of this district is to encourage the use of single-family dwellings, prohibit land use which would substantially interfere with the development of one-family dwellings and to discourage any land use which, because of its character and size, would result in the depreciation of property values.

A. Permitted uses:

1. Single-family dwellings

2. Family day care (one (1) to six (6) children).

3. Neighborhood public parks.

4. Public schools.

5. Home occupations Type I (Subsection 12.23. A).

6. Accessory buildings (Subsection 7.00. A).

B. Special land uses: The following special land uses and any use similar to those uses set forth in this section may be granted approval by the Planning Commission if determined to be in accordance with the provisions of Article 12 of this Ordinance:

1. Bed and breakfasts (Section 12.06).
2. Cemeteries (Section 12.08).
3. Churches (Section 12.09).
4. County, state, or federal uses (Section 12.13).
5. Golf courses, ball fields, and athletic fields (Section 12.20).
6. Group day care (seven (7) to twelve (12) children) (Section 12.22).
7. Home occupations Type II (Subsection 12.23. B).
8. Public library, public museum.
9. Public utility buildings (Section 12.32).
10. Wetland and Floodplain Mitigation Plans and the like.

C. Area, height, bulk, and placement regulations:

1. Minimum lot area: One (1) acre (forty-three thousand five hundred sixty (43,560) square feet)
2. Lot width: One hundred thirty (130) feet.
3. Front yard setback: See Section 4.08.
4. Rear yard setback: Forty (40) feet.
5. Side yard: Twenty (20) feet.

D. Building requirements:

1. Maximum height (stories/feet): 2/30
2. Maximum lot coverage: Twenty-five (25) percent

3. Minimum floor area (square feet):

    a. 1-story: First floor/Total 1,200/1,200

    b. 1½- story: First floor/Total 960/1,340

    c. 2-story: First floor/Total 750/1,500

    NOTE: Tri-level structures shall meet the minimum floor area requirements for story and one-half (½) buildings and quad-levels shall meet the minimum floor area requirements for the two-story buildings.

Section 7.03 – Multiple-Family Residential District, RM

The RM, Multiple-Family Residential District, is designed to provide sites for multiple-family dwelling structures and related uses, which will generally serve as zones of transition between the nonresidential districts and lower-density Single-Family Districts. The Multiple-Family District is further provided to serve the limited needs for the apartment-type unit in an otherwise low-density, Agricultural, Single-Family Community.

A. Permitted uses:

1. Single-family dwellings, subject to the requirements of the R-I District.

2. Multiple-family dwellings.

3. Family day care (one (1) to six (6) children).

4. Neighborhood public parks.

5. Public schools.

6. Home occupations Type I (Subsection 12.23. A).

7. Accessory buildings (Section 7.00. A).

B. Special land uses: The following special land uses and any use similar to those uses set forth in this Article may be approved by the Planning Commission if determined to be in accordance with the provisions of Article 12 of this Ordinance.

1. Churches (Section 12.09).

2. Colleges and universities (Section 12.10).

3. Convalescent, nursing homes or hospices (Section 12.12).

4. County, State, or Federal uses (Section 12.13).

5. Day care centers and nursery schools (Section 12.14).

6. General hospitals (Section 12.19).

7. Golf courses, ball fields and athletic fields (Section 12.20).

8. Group day care (seven (7) to twelve (12) children) (Section 12.22).

9. Home occupations, Type II (Subsection 12.23.B).

10. Housing for the elderly or senior citizen housing (Section 12.24).

11. Noncommercial recreation (Section 12.28).

12. Private clubs, fraternal organizations, etc. (Section 12.31).

13. Public utility buildings (Section 12.32).

C. Minimum site and building requirements:

1. No project site shall have less than twelve thousand (12,000) square feet of area and one hundred (100) feet of frontage.

2. Minimum gross site area in square feet, per dwelling unit for each multiple-family district:

   a. Efficiency units: Three thousand nine hundred (3,900) square feet.

   b. 1 bedroom: Three thousand nine hundred (3,900) square feet.

   c. 2 bedrooms: Four thousand three hundred (4,300) square feet.

   d. 3 bedrooms: Four thousand eight hundred (4,800) square feet.

e. Units with more than three (3) bedrooms shall provide an additional one thousand (1,000) square feet of site area for each additional bedroom.

3. All sites used for multiple-family dwellings or two-family dwellings in these districts must be provided with an approved water and sewage system. Plans a den, library or extra room shall have such extra room counted as a bedroom for purposes of this Ordinance.

4. Each development shall be limited to a maximum often 10) percent efficiency units.

5. Well-defined and improved recreation areas and facilities, such as parks, playgrounds, swimming pools, and community buildings, shall be provided. At a minimum, these parks shall include amenities such as picnic tables, benches, and paved walking paths. The minimum number of square feet of recreation area and/or facilities shall be provided in addition to all required setbacks and greenbelts and shall be provided on a per-unit basis according to the following schedule:

	Minimum Square Feet
1 Bedroom	500
2 Bedroom	600
3 Bedroom	800
4 Bedroom	1,000

6. Regulated wetlands, floodplains, detention ponds, lakes, rivers and other such areas may not be included in the calculations towards required recreation areas.

7. Natural open space, excluding the types of areas mentioned above, may be included and credited for up to one-half (½) the requirement upon Planning Commission approval.

8. Recreation facilities generally shall be provided in a central location and should be convenient to all units within the development. In larger developments, however, recreation facilities may be decentralized or part of an approved open space area plan.

9. Landscaped setbacks must be provided adjacent to, and surrounding each building on the following basis:

	Required Setback
Front	30 Feet
Rear	40 Feet
Side	15 Feet

10. Setbacks utilized for one (1) building shall not be utilized to fulfill the setback requirement for any other building. Such landscape setback shall be exclusive to the building it surrounds.

11. Where a side of a building is adjacent to and parallel to a side of an adjacent building and where such sides of the buildings have no doors or windows, the side yard requirement may be reduced by five (5) feet for each building. The total distance allowable between such buildings shall not be less than twenty (20) feet.

12. Buildings that include attached garages may eliminate the required setback on the sides of the building where garages are located in order to permit a parking apron and paved access to garages. However, pavement shall not surround more than forty (40) percent of the overall perimeter of the building.

13. Each square foot of pavement that encroaches into a required setback must be replaced on the other side of the same building. Site plans must clearly dimension landscaped greenbelts and provide calculations in instances of setback transfer.

14. In no case shall any building encroach any closer than thirty (30) feet to a road, drive, access lane, or parking area.

15. Yard areas used to facilitate utilities must maintain a 30-foot greenbelt.

16. No multiple-family building shall exceed one hundred fifty (150) feet in length along any one (1) face of the building.

D. Building requirements:

1. Maximum height of each building:

   a. In stories: Two (2).

   b. In feet: Thirty-two (32)

2. Minimum yard setback from the project's perimeter: Perimeter setbacks shall not be based on building orientation. Front yards shall be all yards located between buildings and public roads.

3. Front yard. One hundred twenty (120) feet shall be required from the centerline of all abutting public roads to the nearest building on the site. No parking shall be permitted in the first eighty-five (85) feet of required front yard space, as measured from the centerline of the right-of-way.

4. Side and rear yard. No building shall be closer than fifty (50) feet to any property line.

5. Minimum floor areas for multiple family shall be as follows:

   a. Efficiency unit. The term "efficiency unit" shall mean a dwelling unit containing a minimum of four hundred fifty (450) square feet of floor area and consisting of not more than one (1) room in addition to kitchen, dining and necessary sanitary facilities.

   b. One-bedroom unit. The term "one-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least six hundred (600) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining and necessary sanitary facilities.

   c. Two-bedroom unit. The term "two-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least eight hundred (800) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining and necessary sanitary facilities.

   d. Three (3) or more bedroom unit. The term "three (3) or more bedroom unit" shall mean a dwelling unit wherein for each room, in addition to the three (3) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of two hundred (200) square feet to be minimum floor area of eight hundred (800) square feet.

   e. In addition to the above minimum floor area per unit, thirty-two (32) square feet shall be provided in each unit for utilities space (washer, dryer and workspace). Buildings with enclosed common tenant or occupant hallways, such as apartment structures, may provide central utility rooms in lieu of the individual unit spaces required above. In each building where a central utility room is permitted, internal access shall be provided from each dwelling unit; the central utility room shall contain twenty (20) square feet for each dwelling unit in the building; and there shall be one (1) washer and one (1) dryer for every four (4) dwelling units or fraction thereof.

E. Off street parking requirements:

   1. Where any recreation vehicles are permitted in the development by the Township Planning Commission, adequate fenced, locked or secured and visually buffered parking and storage spaces shall be provided in addition to those required elsewhere in this Ordinance. Such parking shall be collective and in a central location. In no case, however, shall a recreation vehicle be parked or stored closer than thirty (30) feet to any building or site boundary line.

   2. Storage of commercial vehicles or trailers on the premises is prohibited.

Section 7.04 – Manufactured Housing Community District, MHC

The Manufactured Housing Community District is a Residential District. The rules are those set forth by the Mobile Home Commission, except for the following regulations designed to provide adequate space and land use separation in harmony with the Township's other Zoning Districts.

A. Permitted uses:

1. All principal and special land uses permitted and as regulated in the Multiple-Family Residential District.

2. Mobile home parks, as defined and subject to the requirements as established and regulated by Act 96 of the Public Acts of 1987, as amended.

3. Accessory commercial uses may be conducted in a manufactured housing community in separate, permanent structures and for such purposes as the office of the manager, laundry and dry-cleaning facilities, or other services for the residents of the park. Accessory uses may also include clubhouses and recreational facilities. Adequate parking for such services shall be provided. All accessory uses shall require full site plan review and approval. "For sale" signs (no larger than two (2) square feet in area) may be placed on homes or lots.

B. General site regulations:

1. Building height. The maximum height of service buildings and permitted office structures shall be two (2) stories or thirty-five (35) feet.

2. Reference is hereby made to Sections 11, 12 and 13 of the Mobile Home Commission Act (No. 419, P.A. 1976) which required, among other things, that a person who desires to develop a manufactured housing community shall submit a preliminary plan to the Richmond Township Planning Commission for approval. The preliminary plan shall include the location, layout, general design and a general description of the project (see Article 3) for submission requirements and procedures). The preliminary plan shall not include detailed construction plans.