

## ARTICLE 5.00

# RD TWO-FAMILY RESIDENTIAL DISTRICT

### Section 5.01 -- STATEMENT OF PURPOSE

The RD Two-Family Residential District is designed to be a transition from single-family residential uses to higher density multiple family uses as well as certain office, commercial, or other uses which may adversely affect the residential character of neighborhoods.

### Section 5.02 -- PERMITTED PRINCIPAL USES

In the RD Districts, no uses shall be permitted except the following:

- (a) Single-family detached dwellings.
- (b) Two-family dwellings.
- (c) State licensed residential facilities which provide resident services for six (6) or fewer persons under 24-hour supervision or care, including but not necessarily limited to Residential Foster Care Facilities, Family Day Care Homes and Adult Foster Care Family Homes, subject to the regulations in Section 206 of Michigan Public Act 110 of 2006, as amended.
- (d) Municipal buildings and uses.
- (e) Home occupations, subject to the minimum requirements in Section 21.33.
- (f) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.10.

### Section 5.03 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Clubs - private, noncommercial service clubs of a social or fraternal nature, or boat clubs, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
- (b) Municipal owned and operated libraries, parks, swimming pools or beaches, playgrounds, public boat docks and ramps, and other municipal recreation facilities. (See specific minimum requirements set forth in Section 21.29.)
- (c) {Reserved for future use.}
- (d) Private, noncommercial recreation areas; institutional or community recreation centers; a nonprofit swimming pool club. (See specific minimum requirements set forth in Section 21.29.)

- (e) Nursery schools, day nurseries, child care centers, day care centers and pre-schools, when operated in a dwelling or a building with the external appearance of a dwelling, or when operated as an accessory use to a church or school. (See specific minimum requirements set forth in Section 21.29.)
- (f) Public or private golf courses, not including driving ranges or miniature golf courses. (See specific minimum requirements set forth in Section 21.29.)
- (g) Churches and related religious buildings and facilities customarily incidental thereto but not including tents and other temporary structures. (See specific minimum requirements set forth in Section 21.29.)
- (h) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education. (See specific minimum requirements set forth in Section 21.29.)
- (i) Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
- (j) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (k) {Reserved for future use.}
- (l) Group day care homes, subject to the requirements in Section 21.29.
- (m) Uses determined to be similar to any of the above uses by the Planning Commission.
- (n) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.10.

## **Section 5.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

## **Section 5.05 -- SITE PLAN REVIEW**

Site plan review requirements are as provided in Section 21.28.