

CHAPTER 1268  
R-1 Single-Family Residence District

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CROSS REFERENCES

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581

Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

Effect of zoning ordinance or zoning decision in presence of demonstrated need for certain land use - see M.C.L.A. Sec. 125.592

**1268.01 STATEMENT OF PURPOSE.**

The R-1 Single-Family Residence District is established as a district in which the principal use of land is for single-family dwellings. Two-family dwelling will be permitted under certain standards with approval from the Planning Commission. For Single-Family Residential Districts, in promoting the general purpose of this Zoning Code, the specific intent of this chapter is:

- (a) To encourage the construction of, and the continued use of the land for, single-family dwellings and two-family dwellings meeting specific standards;
- (b) To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with the development or continuation of single-family dwelling in the Districts;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses under this Zoning Code; and
- (d) To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residents on those streets. (Ord. Unno. Passed 12-14-87.)

**1268.02 PRINCIPAL PERMITTED USES.**

In the R-1 District, no uses shall be permitted, except the following, unless they are otherwise provided in this Zoning Code:

- (a) Single-family detached dwellings, subject to the provisions of Section 1260.09(b)(32) and other provisions of this Zoning Code;
  - (b) Accessory buildings and uses customarily incidental to the permitted uses, subject to the provisions of Section 1286.14;
  - (c) Temporary buildings incidental to construction of the permitted structures, for a period not to exceed one year;
  - (d) Home occupations, subject to the provisions of Section 1260.09(b)(48);
  - (e) Planned Unit Developments, as provided in Chapter 1276;
  - (f) State licensed residential facilities providing resident services for up to six persons under twenty-four hour supervision or care, or both. This use shall not apply to adult foster care facilities licensed by a State agency for care and treatment of persons released from or assigned to adult correctional institutions.
  - (g) State licensed or approved family day care facilities where one to six children are cared for in a private home on less than a twenty-four hour basis. All employees of the facility must reside on the premises. At least 400 square feet of outdoor play area must be provided on the premises. Off-street parking for three vehicles must be provided for on the premises.
  - (h) Essential services, as defined in Section 1260.09(b)(37); and
  - (i) Signs, as provided in Section 1260.09(b)(87) and Chapter 1284.
- (Ord. Unno. Passed 11-9-94.)

**1268.03 PERMITTED USES AFTER SPECIAL APPROVAL.**

The following uses shall be permitted in the R-1 District, subject to the conditions hereinafter imposed and subject, further, to the approval of the Planning Commission. Site plan review, in accordance with Section 1286.43, is required. Such permitted uses are as follows:

- (a) Boarding, lodging and tourist homes, i.e. bed and breakfast homes, provided that service is limited to three non-house keeping sleeping rooms for six or less persons. Two off-street parking spaces shall be provided for the principal family and one additional off-street parking space shall be provided for each sleeping room.
- (b) Two-family dwellings, provided that each unit has a minimum of 720 square feet of habitable floor space;



- (c) Personal service shops, such as beauty and barber shops, tanning salons, etc., which are located in a private home and are limited to one chair or booth and provided that additional off-street parking space is located on the premises;
- (d) Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations, but not including storage yards, when operating requirements necessitate locations within the district to serve the immediate vicinity and such use is not injurious to the surrounding neighborhood;
- (e) Publicly owned and operated parks, playfields, museums, libraries and other recreational facilities, provided that no building shall be located less than forty feet from another lot in any Residence District;
- (f) Public, parochial or private elementary, intermediate and/or high schools offering courses in general education and not operated for profit, provided that no building shall be located less than forty feet from another lot in any Residence District;
- (g) State licensed group day care facilities where seven to twelve children are cared for in a private home on less than a twenty-four hour basis, subject to the following provisions:
  - (1) At least one member of the staff must reside on the premises.
  - (2) There must be at least 600 square feet of fenced (minimum four feet high) outdoor play area provided on the premises. A group day care home shall not require exterior modifications to the dwelling, nor shall the front yard be the location of play equipment, except on a corner lot.
  - (3) Off-street parking for four vehicles shall be provided on the property.
  - (4) The proposed group day care facility shall not be located closer than 1,500 feet to any of the following facilities as measured along a street, road or other public thoroughfare, excluding an alley: another licensed group day care home; another licensed adult foster care group home; a facility offering substance abuse treatment and rehabilitation services to seven or more people which is licensed by the State; or a community correction center, resident home, halfway house or other similar facility, which houses an inmate population under the jurisdiction of the Department of Corrections.
  - (5) One non-illuminated sign, two square feet or less in size, is permitted on the wall of the principal structure located on the property. Said sign shall be similar to that for a home occupation and shall be limited to the name of the day care operator and an address.

- (6) Hours of operation shall not exceed sixteen hours in a twenty-four period, and activity shall not be permitted between the hours of 10:00 p.m. and 6:00 a.m. of the following day.
- (h) State licensed adult foster care small group homes with a capacity to receive twelve or fewer adults who are provided supervision, personal care and protection, in addition to room and board, for twenty-four hours a day, five or more days a week, and for two or more consecutive weeks, for compensation, subject to the following provisions:
  - (1) A State licensed adult foster care small group home shall not be located within 1,500 feet of another similar State licensed facility.
  - (2) One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling unit. The driveway may be used for this purpose.
  - (3) The property (architecture and landscaping) shall be maintained in a manner that is consistent with the character of the neighborhood.
- (i) Cemeteries, when occupying a site of ten acres or more and having direct access to a major thoroughfare;
- (j) Governmental uses, when found to be necessary for the public health, safety, convenience or welfare; and
- (k) Churches and other facilities normally incidental thereto, provided that ingress and egress from such site is onto a major thoroughfare. No buildings shall be located less than twenty feet from another lot in any Residence District. (Ord. Unno. Passed 11-9-94.)

#### 1268.04 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 1286.44. (Ord. Unno. Passed 12-14-87.)