

## CHAPTER 7 Medium and High Density Residential Zoning Districts

### Section 7.1 Description and Purpose

This Chapter presents the regulations of two Zoning Districts: the “R-3” Multiple Family Residential” and the “R-4” Mobile Home. The intent of these districts is to establish medium and high density residential neighborhoods.

- A. **Multiple Family Residential – (R-3):** This zoning district is intended to provide a residential mix of one, two, and multiple family dwellings.
- B. **Mobile Home – (R-4):** This Zoning District is intended to establish neighborhood areas which because of site conditions, land use compatibility and the availability of necessary public services and facilities, are best suited to permit high density single-family residential development where Mobile Homes and similar manufactured Dwellings may be permitted as principal Dwellings.

### Section 7.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

- P: The use is permitted by right in the district
- SPU: The use is permitted only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19.
- NP: The use is not permitted in the district.

Use	Zoning Districts		Additional Use Regulations
	R-3	R-4	
<b>Residential Uses</b>			
Detached Single Family Dwelling	P	NP	
Attached Accessory Dwelling	SPU	NP	See Section 19.9(D).
Two Family Dwelling	P	NP	
Three to Eight Unit Buildings	P	NP	Must be located no closer than one hundred (100) feet to any Single Family Dwelling for which a building permit was issued on or before February 16, 1982. Otherwise, requires a Special Use Permit per Chapter 19.
Nine to Sixteen Unit Buildings	SPU	NP	In addition to the requirements of Chapter 19, any building must be located no closer than one hundred (100) feet to any Single Family Dwelling for which a building permit was issued on or before February 16, 1982 and a minimum setback of 40 feet between buildings must be maintained.

**Gaines Charter Township – Zoning Ordinance**

Use	Zoning Districts		Additional Use Regulations
	R-3	R-4	
Bed and Breakfasts	SPU	NP	See Section 19.9(E)
Mobile Home Parks	NP	P	Subject to Chapter 25 “Site Plan Review”
Residential Child and Adult Care Facilities	See Chapter 20.11 “Residential Child and Adult Day Care Facilities”		
<b>Institutional Uses</b>			
Private Cemetery or Burial Ground	SPU	NP	See Section 19.9(F).
Nonprofit Organization	SPU	NP	
Place of Religious Worship	P	P	<ul style="list-style-type: none"> <li>• Principal access must be from a primary arterial or collector street.</li> <li>• The minimum setback for both side and rear yards is 50 feet.</li> <li>• Maximum lot coverage of buildings or structures is 35%.</li> </ul>
Schools	P	P	
Home Occupations	P	P	See Section 20.8 “Home Occupations”
Public Libraries, Museums, and Community centers	SPU	NP	See Section 19.9.
Parks	P	P	
Outdoor recreational facilities	SPU	SPU	Specifically includes athletic fields, rinks or courts, golf courses, and similar activities – See Section 19.9(L).
Utility substations, and switching stations	SPU	SPU	See Section 19.9.

**Section 7.3 Development Standards for the “R-3” Zoning District**

Development Standard	Zoning District
	R-3
<b>Minimum Lot Size (square feet)</b>	
Single Family,	10,000
Single Family (without public sewer)	21,780
Two-Family	10,000
Three Units	15,000
Four Units	19,000
Five Units	22,500
Six units	25,500
Seven units	28,000
Eight units	30,000
Nine units	33,300
Ten units	36,000
Eleven units	38,500
Twelve units	40,800
Thirteen units	42,900
Fourteen units	44,800
Fifteen units	46,500
Sixteen units	48,000
<b>Minimum Lot Width (feet)</b>	

Development Standard	Zoning District
	R-3
Single Family	80
Single Family (without public sewer)	100
Two-Family	80
Three to Eight Unit	100
Nine to Sixteen Units	150
<b>Minimum Setbacks (feet): One and Two Family</b>	
Front	35
Side	8
Street Side	35
Rear	35
<b>Minimum Setbacks (feet): Multiple Family</b>	
Front	35
Side	20
Street Side	35
Rear	50
<b>Minimum Floor Area Requirements</b>	
Single-family dwellings	<ul style="list-style-type: none"> <li>• One story with full basement: 1080 square feet on first floor.</li> <li>• Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade.</li> <li>• All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).</li> </ul>
Multi Family Dwellings	<ul style="list-style-type: none"> <li>• One story: 720 square feet per dwelling unit.</li> <li>• More than one story: 820 square feet per dwelling unit.</li> </ul>
Maximum Building Height	35 feet or 2.5 stories, whichever is less.

**SECTION 7.4 Specific Development Standards for “R-4” Zoning District**

All Mobile Home Parks shall be in conformance with all State laws and regulations governing Mobile Home Parks except as the same may be modified by the following conditions and requirements:

**A. Setbacks and Buffers:**

No Mobile Home or permanent Building shall be located closer than thirty-five (35) feet to a public right-of-way nor closer than ten (10) feet to: (1) another Mobile Home Park; or (2) a boundary line which is adjacent to or part of a Type II Buffer. In all other cases no Mobile Home or permanent Building shall be located closer than twenty (20) feet to the Mobile Home Park boundary line.

**B. Minimum Site Area:**

Each site within the Mobile Home Park shall have a minimum area of five thousand five hundred (5,500) square feet, provided; however, that said minimum site area may be reduced by not more than twenty percent (20%) if for each square foot of land gained through the reduction of the site below five thousand five hundred (5,500) square feet at least an equal amount of land shall be dedicated as open space.

**C. Corner Sites:**

No fence, Structure or planting over thirty (30) inches in height shall be located on any corner Mobile Home site within a triangle shaped area bounded on two sides by the edges of the adjacent internal roads and on the third side by a line drawn connecting the first two sides not less than forty (40) feet from the intersection of said interior street edges.

**D. Street Requirements:**

If two-way traffic is to be accommodated, the street pavement width shall be no less than twenty-four (24) feet. If only one-way traffic is to be accommodated, the street pavement width shall be no less than twenty (20) feet.

**E. Parking Requirements:**

Parking shall be provided in off-street parking bays with at least two (2) parking spaces for each site within the Mobile Home Park. Each parking space shall be not less than two hundred (200) square feet in area. Each parking bay shall be conveniently located in relation to the site for which it is provided. In addition to the two (2) required off-street parking spaces, one (1) additional parking space is permitted on each site provided it is hard surfaced and contains at least two hundred (200) square feet of area.

**F. Access Streets:**

Each Mobile Home Park shall be designed and located so that at least two (2) access streets provide a continuous route of travel throughout the park and provide exclusive access to a Primary arterial as designated on the Gaines Township General Development Plan, as amended. Except for restricted designated emergency exits, no ingress and egress shall be provided via neighborhood collectors, cul-de-sacs, or other local streets. No Mobile Home Park access street shall be located closer than one hundred twenty-five (125) feet to the intersection of any two (2) public streets; provided, however, that for double street or boulevard type access points the minimum distance to the intersection of any two (2) public streets shall be two hundred (200) feet.

**G. Mobile Homes Sales:**

The selling of new and/or used Dwellings as a commercial operation in connection with the operation of a Mobile Home Park is prohibited. Dwellings located on sites within the Mobile Home Park may be sold by the owner of the Dwelling or operator of the Park.

**H. Underground Utilities:**

All private and public utilities shall be installed underground.

**I. Site Improvements:**

Each dwelling shall be installed in accordance with the adopted Township Building Code, or in the case of mobile homes, shall be provided with a continuous pad of four (4) inches thick concrete running the full length and width of the mobile home or a twenty-four (24) inch wide strip of concrete not less than six (6) inches total thickness beneath the entire perimeter of the mobile home with four (4) inches of compacted sand. In addition, each Mobile Home shall be installed pursuant to the manufacturer's set up instructions and pursuant to Rule 602 and 602(a) promulgated by the Michigan Mobile Home Commission. Each Mobile Home shall be secured to the premises by an anchoring system or device compatible with Rules 605 through 608 of the Michigan Mobile Home Commission. Skirting shall be installed along the base of each mobile home sufficient to

hide the undercarriage and supports from view and conforming to the standards set forth in the rules of the Michigan Mobile Home Commission promulgated under 1976 Act 419, as amended.

**J. Skirting:**

Skirting shall be provided on all Mobile Homes and installed in accordance with the requirements of the Michigan Mobile Home Commission, R.125.1604, et seq., of the Michigan Administration Code.

**K. Sidewalk:**

Paved sidewalks shall be provided on both sides of all two-way Streets functioning as the main collector Street within the Mobile Home Park. Sidewalks shall be directly next to and parallel to the Street and may be used as curbs for the Street. All sidewalks shall be at least four (4) feet in width.

**L. Streets and Parking Area:**

All Streets and parking areas in a Mobile Home Park shall be paved with a hard surface which complies with the requirements of the Michigan Mobile Home Commission R.125.1922, et seq., of the Michigan Administrative Code.

**M. Television Antennas:**

Exterior television antennas shall not be permitted on individual Dwellings or Dwelling sites within a Mobile Home Park.

**N. Ground Cover:**

All exposed ground surfaces in the Mobile Home Park must be sodded, seeded, covered with ornamental stone, wood chips or other attractive ground cover. One (1) shade tree at least ten (10) feet in height when planted shall be provided for each two (2) sites.

**O. Storage of Vehicles Other Than Automobiles:**

The storage of campers, trailers, motor homes, boats, snowmobiles, and other Recreational Vehicles shall be permitted only in a Recreational Vehicle storage area designated for such use. Recreational Vehicle storage areas shall be screened by a solid-type screening device at least five (5) feet in height around its perimeter.

**P. Miscellaneous Outside Storage:**

The storage of any household personal items outside of any Dwelling is strictly prohibited except within an individual storage cabinet located upon the site or within a central storage area designated for such use. If storage cabinets or enclosed storage spaces are to be provided, not less than three hundred (300) cubic feet per Dwelling shall be devoted to such use. Individual accessory buildings or storage cabinets shall not cover more than two and one-half percent (2-1/2%) of the site area. This section shall not prohibit the enclosed storage of household or personal items beneath a Mobile Home.

**Q. Common Open Space:**

Each Mobile Home Park shall contain an open space area dedicated to common park use which is equal to no less than the area of land gained through the site reduction specified in Section 12.5(B) herein or an amount equal to no less than that required by the

Michigan Mobile Home Commission, R.125.1946, et. seq., of the Michigan Administrative Code, whichever is greater.

R. **Building Construction:**

All buildings shall be constructed, erected, or installed in accordance with provisions of the adopted Township Building Code pertaining to at-site constructed housing.