

CHAPTER 6

Low Density Residential Zoning Districts

Section 6.1 Description and Purpose:

This Chapter presents the regulations of two Zoning Districts: the “RL-14” Single Family Residential and the “RL-10” Residential. The intent of these districts is to establish low-density residential neighborhoods. The difference between the two is the density that would be permitted in the district.

- A. **Single Family Residential (RL-14):** This zoning district is intended to establish and preserve single-family neighborhoods. It permits detached single-family dwellings and recreational, institutional, and educational uses that are both compatible with and convenient to the residents of the district.
- B. **Residential (RL-10):** This zoning district is similar to the RL-14 district as it is intended to establish and preserve predominantly single-family neighborhoods but at slightly higher densities.

In both Zoning Districts, there are additional uses that are compatible with the residential character of the district. In addition to the uses permitted in the two districts, such uses include housing for the elderly, assisted living facilities, and nursing homes. Due to their scale, the intent for these districts is that such uses be accomplished through the Planned Unit Development approval process.

Section 6.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

- P: The use is allowed by right in the district
- SPU: The use is allowed 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 allowed in the district.

Use	Zoning Districts		Additional Regulations
	RL-14	RL-10	
Residential Uses			
Detached Single Family Dwelling	P	P	
Attached Accessory Dwelling	SPU	SPU	See Section 19.9(D).
Two Family Dwelling	NP	P	Must have 80 feet of frontage on a primary arterial street, excluding any easements, or must abut property zoned Industrial or Commercial.
Residential Child and Adult Care Facilities	See Section 20.11 “Residential Child and Adult Day Care Facilities”		
Institutional Uses			
Nonprofit Organization	SPU	SPU	
Place of Religious Worship	P	P	<ul style="list-style-type: none"> • Principal access must be from a primary arterial or collector street. • The minimum setback for front,
Schools	P	P	

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Use	Zoning Districts		Additional Regulations
	RL-14	RL-10	
			side and rear yards is 50 feet. • Maximum lot coverage of all buildings or structures is 35%.
Other Uses			
Home Occupations	P	P	See Section 20.8.
Parks	P	P	
Bed and Breakfast	SPU	SPU	See Section 19.9(E)
Outdoor Recreational Facilities	SPU	SPU	Specifically includes athletic grounds, nature preserves, golf courses, riding stables, and playgrounds. See Section 19.9(L).
Public Libraries, Museums, and Community centers	SPU	SPU	See Section 19.9.
Utility Substations, and Switching Stations	SPU	SPU	See Section 19.9.
Private Cemetery or Burial Ground	SPU	SPU	See Section 19.9(F).
Kennels	SPU	SPU	See Section 19.9(J).

Section 6.3 Development Standards

Development Standard	Zoning District	
	RL-14	RL-10
Lot Size		
Single Family	14,000 square feet	10,000 square feet
Single Family (without public sewer)	21,780 square feet	
Two-Family	n/a	12,000 square feet
Two-Family (without public sewer)	n/a	35,000 square feet
Lot Width		
Single Family	80 feet	
Single Family (without public sewer)	100 feet	
Two-Family	n/a	80 feet
Two-Family (without public sewer)	n/a	150 feet
Setbacks		
Front Yard Setback	35 feet	
Side Yard Setback	General	8 feet
	Street Side	35 feet
Rear Yard Setback	35 feet	
Building Requirements		
Minimum Floor Area	Single Family dwellings	<ul style="list-style-type: none"> • One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).
	Two Family Dwellings	<ul style="list-style-type: none"> • One story: 720 square feet per dwelling unit. • More than one story: 820 square feet per dwelling unit.
Maximum Building Height	35 feet or 2.5 stories, whichever is less.	

Section 6.4 Additional Development Requirements for Plats and Site Condominium Developments

A. Housing Model Variety

1. A preliminary plat or a site condominium development shall have a variety of different types of house models. The following table indicates the minimum number of different types of house models for developments of various sizes:

Size of Plat or Site Condo Development	Minimum Number of House Models
3-8 units	2
9-19 units	3
20-49 units	4
50 or more units	5

2. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face.
3. No more than two of the same house model can be located adjacent to one another.
4. The applicant must submit the elevations and floor plans for the models in a development with the preliminary plat application. The Planning Commission shall use the guidelines in Subsection 1 to decide whether a model constitutes a separate model. After the preliminary plat is approved, the Zoning Administrator or designee can approve additional models or changes to models.

B. Possible Reduced Minimum Lot Sizes in Plats and Site Condominiums that Include Parks, Open Spaces, and/or Trails.

The Township recognizes that parks, open spaces, and trails contribute to good neighborhoods. Therefore, the Planning Commission and Township Board can approve reduced minimum lot area and widths when land in a project is set aside as parks and/or open space if each finds that the inclusion of the parks, open spaces, or trails will contribute to a better overall development.

1. *Reduced Minimum Lot Requirements:* If the standards of the following Subsection 2 are met, the lot requirements for all or some of the lots in a development can be reduced to the following:

Zoning District	Reduced Minimum Lot Area	Reduced Minimum Lot Width
RL-10	8,000 square feet	70 feet
RL-14	11,200 square feet	70 feet

2. *Standards for When Reduced Minimum Lot Requirements Are Allowed:* Some or all of the lots in a development can be based on the above reduced minimum lot requirements in the following situations:

- a. *If more than 10% of the site is designated for park or open space:* All the lots in a development can be based on the reduced lot requirement if the following standards are met:
 - i. Ten percent of the site, excluding wetlands and other undevelopable areas, must be developed as parks or preserved as open space.
 - ii. The intent is that the open space be designed to be easily accessible and provide recreational opportunities for all residents and not be the area left over after lots are situated. Therefore, all lots must be within 660 feet of a park and all parks/open space areas must have access to a street.
 - iii. All parks and open space must offer some type of recreational opportunities, whether active or passive. There must be a balance between parks offering active recreational opportunities (playgrounds, sports fields, etc) and open space developed for passive recreational use. A community center can count as a park.
 - iv. The applicant must provide information for how the parks/open space will be maintained.
- b. *If less than 10% of the site is designated for parks and open space:* If the amount of park area is between 1% and 10% of the total site area, a percentage of the lots in a development can be based on the reduced minimum lot requirements:

Zoning District	Formula
RL-10	$((\text{Total Park Area (square feet)} / \text{Number of Units}) / 2000) * 100 = \text{Permitted Percentage of Lots with Reduced Area.}$
RL-14	$((\text{Total Park Area (square feet)} / \text{Number of Units}) / 2800) * 100 = \text{Permitted Percentage of Lots with Reduced Area.}$

*Example: If an applicant proposes to include 20,000 square feet of park area in a 40-lot development in the RL-10 zoning district, the minimum lot area for 25% of the lots would be 8000 square feet. $((20,000 \text{ square feet} / 40 \text{ units}) / 2000 \text{ square feet}) * 100 = 25\%$.*

The parks must meet the following standards:

- i. The parks must offer active recreational opportunities, such as playgrounds or sports fields.
- ii. A community center can count as a park.
- iii. The parks must be designed to be easily accessible to the residents of the development.

3. *Trails:* For properties located in the Non-Motorized Transportation Area as identified in the Township Master Plan, the Planning Commission and Township Board may allow up to 10% of the lots in a development to be based on the reduced minimum yard requirements if the developer constructs a portion of the trail system on the site. To receive the full 10% bonus, the constructed trail must substantially contribute to the non-motorized transportation network. The Planning Commission and Township Board may allow a lesser bonus where appropriate. If a site is outside of the identified Non-Motorized Transportation Area but the Planning Commission and Township Board find that a trail through the site is the best possible route, the Planning Commission and Township Board may still grant the bonus. The Planning Commission and Township Board must find that the trail construction standards are acceptable before granting the bonus.
4. Whenever reduced lot sizes are being requested, the applicant must include calculations as part of the application packet to support the proposed reductions.