

SECTION 4.2 – RESIDENTIAL ZONING DISTRICTS

SECTION 4.2.1 --STATEMENT OF PURPOSE

1. **R-1, Single-Family Residential District:** The (R-1) Single-Family Residential District is established as a district in which the principal use of land is for single-family dwellings. The R-1 District is intended for the retention of existing single-family neighborhoods and the protection of these neighborhoods from conflicting and higher-intensity uses.
2. **R-2, Two-Family Residential District:** The (R-2) Two-Family Residential District is established as a district intended to serve as a mixed low-density residential and office district. The R-2 District is also intended to act as a buffer between the Single-Family Residential District and higher-intensity districts.
3. **RM-1, Multiple-Family Residential District:** The (RM-1) Multiple-Family Residential District is established as a district in which the principal use of land is for both lower- and higher-density residential uses and office uses. As such, the RM-1 district is intended to act as both a mixed-density office/residential district and as a buffer between R-1 and R-2 districts and non-residential zoning districts.
4. **OS-1, Open Space District:** The OS-1 (Open Space) District is established as a district intended to serve the low-density residential and recreational needs of the Village of Grass Lake. As such, the OS-1 District shall have larger lot areas than other districts and shall include residential and recreational uses as permitted uses.

SECTION 4.2.2 - TABLE OF USES:

Uses shall be permitted based upon the district. Each use is listed by district in the table below as one of the following:

- P: Principal permitted use
- C: Conditional use
- : Not allowed (includes uses not specifically listed)

Use	Districts				Use Standards
	R-1	R-2	RM-1	OS-1	
Residential Uses					
Single-family detached dwellings	P	P	P	P	4.7.1.1
Two-family dwellings and conversions of single family to two-family units	C	P	P	--	
Multiple-family residential developments	--	--	P	--	
Mobile home parks or subdivisions in accordance with P.A. 96 of 1987, Mobile Home Commission Act, and amendments thereto	--	--	P	--	4.7.1.2
Services					
Home businesses	P	P	P	P	4.7.1.3
Kennels	--	--	--	C	
Lodging and Restaurants					
Owner-occupied bed and breakfasts, tourist homes	C	C	C	--	4.7.4.2
Office and Financial					
Offices	--	P	--	--	
Medical and Care Facilities					
Child care centers	C	C	C	C	4.7.6.1
Family child day care homes	P	P	P	P	

Funeral homes and mortuaries	--	C	C	--	4.7.6.2
Group child day care homes	C	C	C	--	4.7.6.3
Recreation and Entertainment					
Golf Courses and customary accessory uses	--	--	--	C	4.7.7.3
Public parks and/or playgrounds	P	P	P	P	
Civic					
Churches, synagogues, temples	C	C	C	--	4.7.8.1
Elementary schools	C	C	C	--	4.7.8.2
Public libraries and museums	P	P	P	--	
Public and private cemeteries	P	P	P	--	
Secondary schools and colleges	P	P	P	--	
Other					
Accessory uses and buildings customarily incidental to the above permitted principal uses and structures.	P	P	P	P	

SECTION 4.2.3 -- AREA, YARD, HEIGHT, AND BULK REQUIREMENTS

- Area, yard, height, and bulk requirements unless otherwise specified shall follow the Schedule of Regulations below:

**TABLE 4.2.3
District Area, Yard, Height, and Bulk Requirements**

Zoning District	Lot Requirements			Min. Setbacks (ft.)			Min. Floor Area (Sq. Ft.)	Max. Building Height (F)	
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Lot Coverage	Front	Side	Rear		Principal Buildings	Accessory Buildings (G)
R-1 Single-Family Residential	10,000	80	30%	30	8	45	1,000	35 ft. or 2 ½ stories	16 ft.
R-2 Two-Family Residential	8,000	60	30%	25	8 (C)	25 (C)	(A)	35 ft. or 2 ½ stories	16 ft.
RM-1 Multiple-Family Residential	87,120 (B)	120	30%	25 (D)	20 (B, D)	25 (B, D)	(B, D)	35 ft.	16 ft.
OS-1 Open Space	43,560	100	N/A	N/A (E)	N/A (E)	N/A (E)	N/A	35 ft. or 2 ½ stories	16 ft.

2. Footnotes to Schedule of Regulations

- The minimum square footage of residential units in the R-2 zoning district shall be as follows:

One-Family Residential -- 1,000 square feet

Duplexes and conversions -- 650 square feet per living unit

- Multiple-family developments shall follow the following guidelines:

- Where a multiple-family development is adjacent to an R-1 or R-2 District, a 60 foot setback shall be required from all R-1 and R-2 zoning district boundary lines.
- Minimum square footage for apartment units shall be as follows:

Efficiency	550 square feet
1 Bedroom	650 square feet
2 Bedrooms	750 square feet

3 Bedrooms	900 square feet
4 Bedrooms	1,050 square feet

- 3) On a site that contains multiple apartment buildings, there shall be a minimum 35-foot spacing between all buildings.
- 4) A minimum land area of four thousand two hundred (4,200) square feet shall be required for each dwelling unit in the RM-1 District.
- 5) The maximum number of living units in each building shall be sixteen (16).
- 6) When a multiple-family development lies adjacent to any R-1, R-2, or OS-1 district, a minimum 10-foot wide landscaped strip shall be provided. This strip shall contain a hedge at least 3 feet in height, a berm 4 feet in height, or a combination thereof. The strip shall contain one (1) tree for each 35 feet, or fraction thereof, of its length. Trees shall be minimum 6-foot tall evergreen trees and shall be of a coniferous species which provides sufficient screening to neighboring areas.

As an alternative screening measure, a 6 foot to 8 foot tall masonry wall or decorative screening fence may be substituted for the landscaping requirement.

- c. When offices in the R-2 district abut an R-1 or R-2 residential property, the following landscape shall be provided:
 - 1) A landscaped strip not less than 10 feet wide with one (1) tree for each 35feet, or fraction thereof, of the common boundary of abutting residential property, and a continuous screen at least 3 feet high measured from the surface of the ground consisting of either a hedge, berm, or combination thereof.
 - 2) Parking lots that are visible from the public right-of-way must include the following between the parking lot and the right-of-way (applies to public alleys only when a residential use or zone is located across the public alley):
 - a) A landscaped strip at least 5 feet in width;
 - b) One (1) tree for every 35 feet, or fraction thereof, of street frontage of the parking lot;
 - c) A hedge forming a continuous screen at least 3 feet above the street grade, or a berm, wall, fence, or combination forming a continuous screen at least 30 inches above the street grade, and located in the buffer area to provide maximum screening of the parking lot.
- D. One-family dwellings in the RM-1 district shall follow the area, yard, and bulk requirements as set forth in the R-1 district and two-family dwellings shall follow the area, yard, and bulk requirements as set forth in the R-2 district. R-1 and R-2 uses shall not be required to provide landscaping, parking, open space, and other requirements as required for multiple- family developments as shown in appropriate sections of this ordinance.
- E. Single-family residences in the OS-1 district are subject to the same setbacks as required for the R-1 District.

F. Building height for both principal and accessory buildings shall be measured as the vertical distance measured from the elevation of the average grade around the building to the roof as follows:

- 1) To the average height between eaves and ridge for gable, hip, and gambrel roofs;
- 2) To the highest point of the roof surface for flat roofs;
- 3) To the deck line of mansard roofs; and
- 4) To the average height between the lowest point and the highest point on a shed roof.

G. Accessory buildings shall be subject to the following regulations:

- 1) When the accessory building is structurally attached to the principal building, it shall be subject to all regulations applicable to the principal building.
- 2) Accessory buildings in the side yard shall meet both front and side yard setbacks for principal buildings. Accessory buildings in a rear yard must be setback at least three (3) feet from any side or rear lot line. Accessory buildings shall not be permitted in the front yard.
- 3) Accessory buildings shall be separated a minimum of ten (10) feet from any other building, including the principal building and any other buildings on adjacent lots.
- 4) Accessory building shall be constructed of materials similar to those of the principal building. Accessory building shall be compatible in design and appearance to principal and accessory buildings in the surrounding area.

(Amended, effective May 20, 2009.)