

## ARTICLE IV(A)

# R-T TOWNHOUSE RESIDENTIAL DISTRICT

### SECTION 4A.00 - INTENT

The R-T Townhouse Residential District is intended to provide sites for single family attached or townhouse residential structures, along with other residentially-related uses. R-T districts are generally located to serve as a buffer or zone of transition between major thoroughfares, multiple family, or nonresidential uses and single family residential neighborhoods. Townhouse residential development is differentiated from other types of multiple family residential development because it is designed to be compatible with single family residential neighborhoods in building design, materials and site layout.

### SECTION 4A.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, subject to any limitations described herein:

(a) Two-family townhouse residential dwellings, subject to the following:

1. Townhouses shall be designed with individual entrances which face onto the public right-of-way. Corner units shall be designed with an entrance facing at least one (1) public right-of-way.
2. Buildings shall front towards the street. Blank walls may not face a street and buildings must have windows and architectural features on all walls facing a public or private street. The front facade shall contain a minimum of twenty percent (20%) windows. In addition, buildings shall consist of a pitched roof or other similar styled roof which is compatible with existing single family buildings in the surrounding neighborhood.
3. No more than four (4) units may be located in any single building. (Ord. 400, 3/20/2003)
4. Townhouses shall be constructed of a minimum of fifty percent (50%) brick, stone, or decorative masonry building materials. The Planning Commission shall have the discretion to waive this requirement if there is a determination that the proposed materials will result in attractive design that is compatible with adjacent single family neighborhoods.
5. For sites which are corner lots or have frontage on more than one (1) street, a minimum front yard setback of twenty-five (25) feet shall be maintained along the frontage of all streets.
6. The distance between townhouse buildings shall be a minimum of twenty (20) feet.

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7. Balconies, open porches, stoops, covered walkways, bay windows, and raised dooryards shall be permitted to encroach a maximum of ten (10') feet into the required front yard setback.
8. Parking shall be located at the rear of the site, with access provided on a side street, if possible.
9. Two (2) parking spaces shall be provided for each dwelling unit. The spaces shall be supplied in an attached or detached garage. Additional surface parking may be provided in the rear yard, provided it is screened from the public right-of-way and adjacent residential areas. Parking shall not be permitted in the front yard. The Planning Commission may require additional on-site visitor parking.
10. A six foot (6') high decorative masonry screen wall constructed of materials which match the buildings shall be required between townhouse residential and single family residential districts. The wall shall be reduced to a maximum height of three (3) feet above grade within twenty-five (25) feet of any street. The Planning Commission shall have the discretion to waive the screen wall requirement when it is determined that a landscape buffer will provide adequate screening.
11. A paved pedestrian connection shall be provided between the public sidewalk and the entrance of individual units. With the exception of these paved sidewalks, the remainder of the front yard shall be landscaped.
12. The vehicular maneuvering aisle located at the rear of the site shall be a minimum of eighteen (18) feet wide.
13. All unpaved areas shall be landscaped. Foundation plantings consisting of a minimum of one (1) canopy tree or eight (8) shrubs per townhouse unit are required to be planted on the site.
14. For sites developed as condominiums, a master deed, by-laws, and open space/maintenance agreement must be provided for review by the City. The condominium documents shall be agreed upon by the City and the applicant and filed with the Oakland County Register of Deeds prior to issuance of a building permit for any construction in accordance with site plans.
15. As a condition of approval of the site plan by the City Council, the applicant may be required to provide a performance guarantee for improvements to the site.
  - (b) Publicly owned and operated parks, parkways and recreational facilities.
  - (c) Family Day Care Homes.
  - (d) Signs, as provided in Article XIV - Signs.
  - (e) Adult Foster Care Family Home with 6 or fewer clients.
  - (f) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
  - (g) Religious Institutions, subject to the following:
    1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.

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2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.

### **SECTION 4A.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to review and recommendation by the City Planning Commission and approval by City Council.

- (a) State Licensed Residential Facilities with 7 or more clients.
- (b) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding storage yards.
- (c) Municipal buildings, libraries, museums, fire stations, and similar facilities when constructed so as to be compatible with the uses existing in the immediate area.
- (d) Bed-n-Breakfast Inns and/or Tourist Homes not to exceed a height of three stories, subject to the following requirements:
  1. Bed-n-Breakfast inns and tourist homes shall remain as single family homes in appearance, and shall have no internal or external structural alterations. An example would be enlarging the kitchen for volume food service.
  2. Off-street parking shall be provided for the households and guests as follows: Two (2) parking spaces plus one (1) additional space per room to be rented.
  3. There shall be ample open space other than that required to accommodate the required off-street parking. Natural screening by use of plant materials or other screening may be required to screen parking areas from adjoining residential properties. Off-street parking in front yard areas shall not be permitted.
  4. Food may only be served in an inn to those persons renting an inn room only during their stay at the inn.
  5. A residential structure shall not have or be converted to more rental rooms than the number of bedrooms which exist at the time of enactment of this Ordinance.
  6. One (1) wall sign not to exceed a total area of eight (8) square feet shall be permitted for identification purposes only.
- (e) Attached wireless communications facilities, subject to the following requirements and the requirements specified in Section 15.28:
  1. No attached wireless communications facilities, with the exception of television antennas, may be erected on a residential structure or associated accessory structure.
  2. Where an attached wireless communications facility is proposed on the roof of a building, the switching equipment module must be adequately screened or architecturally compatible with the design of the building. The switching equipment module may be located within the principal building or may be an accessory building, provided that an accessory building conforms with all district requirements for principal buildings, including yard setbacks and building height.

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3. The attached wireless communications facility shall be erected on a building in a manner that is not prominently visible from the ground, injurious to the character of the neighborhood or otherwise detrimental to the public safety and welfare. The attached wireless communications facility shall be located and designed to be harmonious with the surrounding area, and to be aesthetically and architecturally compatible with the natural environment, as well as the environment as altered by development.
- (f) Wireless communications support structures on public or quasi-public/institutional sites subject to the requirements specified in Section 15.28.

### **SECTION 4A.03 - ACCESSORY USES PERMITTED**

Accessory buildings and uses, including attached or detached garages (not carports), tool houses, home occupations (See section 15.13 Accessory Buildings) subject to the provisions of section 15.29 home Occupations, and off-street parking shall be permitted. The storage or parking of recreational vehicles shall be subject to Section 4A.04. In addition, any other use customarily incidental to the principal uses enumerated in Section 4A.01 and 4A.02 are permitted. (Ord. 377, 11/15/2001)

### **SECTION 4A.04 - RECREATIONAL VEHICLE PARKING IN TOWNHOUSE RESIDENTIAL DISTRICTS**

Not more than one (1) recreational vehicle, as defined in Section 2.00, may be parked or stored by the owner and/or occupant per unit in townhouse residential districts subject to the following conditions:

- (a) The site must be able to accommodate the storage of recreational vehicles without encroachment into vehicle maneuvering aisles or without creating a shortage of required and/or additional visitor parking on the site, as determined by the Planning Commission. All areas for storage of recreational vehicles must be paved and screened from adjacent residential districts and the public right-of-way with a masonry screen wall or landscape screen.
- (b) The recreational vehicle(s) must be currently registered and licensed in the name of a current owner and/or occupant of the dwelling unit.
- (c) Boats stored out of water shall not exceed 22 feet in length, provided pontoon boats may be allowed up to 35 feet in length and 12 feet in height.
- (d) A recreational vehicle parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.
- (e) A recreational vehicle shall not be used for living, lodging or housekeeping purposes.
- (f) A recreational vehicle must be stored in the rear yard of the lot, provided the vehicle does not encroach into the vehicle maneuvering lane. No recreational vehicle shall be stored on a public street right-of-way.
- (g) Notwithstanding the above provisions concerning "Location", a recreational vehicle may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than 48 hours prior to and 48 hours after use of the vehicle within a seven (7) day period.

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- (h) The parked or stored recreational vehicle must be kept in good repair. The vehicle must be capable of being moved from place to place.
- (i) For the purposes of this Section, two (2) personal watercraft, snowmobiles, all-terrain vehicles, or motorcycles stored on a single trailer shall be counted as one (1) recreational vehicle.

## SECTION 4A.05 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

### Development Standards

#### Lot Minimums

Area (sq/ft)	----
Width (feet)	----

#### Maximum Building

Stories	2
Height (feet)	25

#### Maximum Lot Coverage

All Buildings (%)	----
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#### Minimum Setback (Measured from Lot Line in feet)<sup>1</sup>

Front Open Space <sup>(2)</sup>	25
Least One	10
Total of Two	20
Rear Open Space	25

#### Minimum Useable Floor Area

Per Unit (sq/ft)	1,200 <sup>(3)</sup>
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### Notes to Development Standards

- (1) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.
- (2) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.
- (3) Townhouses must have a minimum floor area of 1,200 square feet per unit. (Ord. 340, 4/16/1998)

Type	SF RES (NR)	RES (R-T)	MFR (R-M) (R-ME)	MOB HOME (R-MH)	COM
Adult Foster Care, Family Home (6 or less adults)	P	P	P	P	P
Adult Foster Care, Small Group Home (7-12 adults)	SLU	SLU	SLU	SLU	P
Adult Foster Care, Large Group Home (13-20 adults)	SLU	SLU	SLU	SLU	SLU
Adult Foster Care, Congregate Facility (20 or more adults)					SLU
Day Care, Family Home (6 or less children)	P	P	P	P	

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Day Care, Group Home <small>(7-12 children)</small>	SLU	SLU	SLU	SLU	
Day Care Center					P
Key: P = Permitted; SLU = Special Land Use					