

## **Chapter 7**

# **RESIDENTIAL ZONING DISTRICTS**

### **SECTION 7.1 GENERAL**

The Ordinance provides for a series of Residential Districts programmed for housing development of varying densities and types. These Districts, and their locations, are consistent with the findings and recommendations of the Eureka Charter Township Master Plan.

### **SECTION 7.2 RESIDENTIAL ZONING DISTRICTS**

#### **A. Rural Residential District (RR)**

1. Purpose – The purpose of the Rural Residential District is to provide opportunity for residential development in rural settings. Rural Residential development is typified by larger lots and parcels which are often interspersed with farms, wooded lots and open spaces. The District does not possess public water or sanitary sewer systems, nor are such systems programmed in the near future.
2. Principal Permitted Uses – The following uses are permitted by right in the Rural Residential District:
  - a. Single-family dwellings.
  - b. Two-family dwellings (duplex).
  - c. Commercial and Non-Commercial Farming operations, not including Intensive Livestock Operations.
  - d. Day care family homes.
  - e. Foster care family homes.
  - f. Home occupations.
3. Accessory Buildings and Uses – Accessory buildings and uses customarily incidental to a principal permitted use or special land use, subject to the requirements for accessory buildings and uses (refer to General Provisions – Accessory Buildings and Uses).
4. Special Land Uses – The following uses are permitted with special approval in the Rural Residential District.:
  - a. Public parks and playgrounds.
  - b. Public and private schools.
  - c. Religious institutions.
  - d. Day care group homes.
  - e. Foster care group homes.
  - f. Planned unit developments.
  - g. Site condominium and subdivision (plat) projects.
  - h. On site Wind Energy System (SWES).

- i. Libraries, fire stations, police stations and other municipal offices and facilities, but not including penal institutions, halfway houses, work release facilities or facilities of a similar nature.
  - j. Bed and breakfast operations.
  - k. Public and private recreational campgrounds.
  - l. Adult Dwelling Unit (ADU)
5. Area, Height, Bulk and Placement Requirements – Area, Height, Bulk and Placement Requirements, unless otherwise specified, are as provided in the Schedule of Residential District Standards.

**B. Suburban Residential District (SR)**

1. Purpose – The purpose of the Suburban Residential District is to provide opportunity for single-family residential development of a low to moderately low density character. The District often serves as a transition area, separating the rural sectors of the Township from those more urban in character. The Suburban Residential District supports lots and parcels of sufficient size to accommodate on-site wells and sanitary systems, but also recognizes the possibility of reduced lot and parcel size where public utilities, or comparable private systems, become available.
2. Principal Permitted Uses – The following uses are permitted by right in the Suburban Residential District:
  - a. Single-family dwellings.
  - b. Commercial and Non-Commercial Farming operations, not including Intensive Livestock Operations.
  - c. Day care family homes.
  - d. Foster care family homes.
  - e. Home occupations.
  - f. On site Wind Energy System (SWES).
3. Accessory Buildings and Uses – Accessory buildings and uses customarily incidental to a principal permitted use or special land use, subject to the requirements for accessory buildings and uses (refer to General Provisions – Accessory Buildings and Uses).
4. Special Land Uses – The following uses are permitted with special approval in the Suburban Residential District:
  - a. Public parks and playgrounds.
  - b. Public and private schools.
  - c. Religious institutions.
  - d. Day care group homes.
  - e. Foster care group homes.
  - f. Planned unit developments.
  - g. Site condominium and subdivision (plat) projects.
  - h. Libraries, fire stations, police stations and other municipal offices and facilities, but not including penal institutions, halfway houses, work release facilities or facilities of a similar nature.
  - i. Public and private recreational campgrounds.

- j. On site Wind Energy System (LWES).
  - k. Adult Dwelling Unit (ADU)
5. Area, Height, Bulk and Placement Requirements – Area, Height, Bulk and Placement requirements, unless otherwise specified, are as provided in the Schedule of Residential District Standards.

**A. Urban Residential District (UR)**

1. Purpose – The purpose of the Urban Residential District is to provide opportunity for residential development of moderate to higher density. The district permits a range of residential housing types and uses of a compatible nature. These include single-family detached and attached dwellings, duplexes, apartments, elder care facilities and senior housing. The District is characterized by close proximity to urban amenities such as retail facilities and public services. Higher density development permitted by the District is predicated on the presence of public water and sanitary sewer systems or comparable private systems, the presence of all-season roads to support higher traffic volume and related amenities characteristic of higher density settings.
2. Principal Permitted Uses – The following uses are permitted by right in the Urban Residential District:
  - a. Single-family dwellings.
  - b. Two-family residential (duplex).
  - c. Day care family homes.
  - d. Foster care family homes.
  - e. Home occupations.
  - f. On site Wind Energy System (SWES).
3. Accessory Buildings and Uses – Accessory buildings and uses customarily incidental to a principal permitted use or special land use, subject to the requirements for accessory buildings and uses (refer to General Provisions – Accessory Buildings and Uses).
4. Special Land Uses – The following uses are permitted with special approval in the Urban Residential District:
  - a. Public parks and playgrounds.
  - b. Public and private schools.
  - c. Religious institutions.
  - d. Day care group homes
  - e. Foster care group homes.
  - f. Planned unit developments.
  - g. Site condominium and subdivision (plat) projects.
  - h. Multiple-family dwellings, apartments and townhouses.
  - i. Senior housing.
  - j. Elder care facilities and nursing homes.
  - k. Libraries, fire stations, police stations and other municipal offices and facilities, but not including penal institutions, halfway houses, work release facilities or facilities of a similar nature.

- l. Bed and breakfast operations.
  - m. Clubs and lodges when not operated for a profit.
  - n. Adult Dwelling Unit (ADU)
- 5. Area, Height, Bulk and Placement Requirements – Area, Height, Bulk and Placement requirements unless otherwise specified, are as provided in the Schedule of Residential District Standards.

## **B. Public Conservation District (PC)**

1. Purpose – State game lands play a critical role in providing wildlife habitats and outdoor resource-based recreation for residents in the Township. The Flat River State Game Area (SGA) is an important land use in the community and it is the intent of township planners to protect these unique areas. Conditions dictate that the future land use strategy includes the Township’s long-range policies for this valuable resource.
2. Location – The Public Conservation District includes all land under state ownership that comprises the Flat River State Game Area (Flat River SGA).
3. Principal Permitted Uses – The following uses are permitted by right in the Public Conservation District:
  - a. Recreation.
  - b. Hunting and fishing.
  - c. On site Wind Energy System (SWES).
4. Accessory Buildings and Uses – Are only allowed in conjunction with the State Department of Natural Resources’ projects and with their approval. In the event parcels are sold by the DNR, accessory buildings and uses must meet Township requirements.
5. Special Land Uses – The following uses are permitted with special land use approval in the Public Conservation District:
  - a. Public parks and playgrounds.
  - b. Public and private schools.
  - c. Conservation clubs.
  - d. On site Wind Energy System (LWES).
6. Area, Height, Bulk and Placement Requirements – Area, Height, Bulk and Placement requirements, unless otherwise specified, are as provided in the Schedule of Residential District Standards.

## **C. Manufactured Home Park Residential District (MHR)**

1. Purpose – The purpose of the Manufactured Home Park Residential District is to provide opportunity for the location of manufactured home parks within which single-family detached dwellings of varying types may be placed in an integrated, planned manner. Housing density may range from moderate to moderately high. The District is characterized by close proximity to urban amenities such as retail facilities and public services. Higher density development permitted by the District is predicated on the presence of public water and sanitary sewer systems, or comparable

private systems, the presence of all-season roads to support higher traffic volumes, and related amenities characteristic of higher density settings. In addition to review and approval by the Township, Manufactured Home Parks are also subject to review and approval by the State of Michigan.

2. Principal Permitted Uses – The following uses are permitted by right in the Manufactured Home Park Residential District:
  - a. Single-family dwellings.
  - b. Day care family homes.
  - c. Foster care family homes.
  - d. Home occupations.
  - e. Manufactured Home Park – Manufactured Home Parks shall be subject to Planning Commission Site Plan Review.
  - f. Club house or meeting facility having a gross floor area of less than 2,500 square feet and constructed in conjunction with a Manufactured Home Park. The club house or meeting facility shall be subject to Planning Commission Site Plan Review.
3. Accessory Buildings and Uses – Accessory buildings and uses customarily incidental to a principal permitted use or special land use, subject to the requirements for accessory buildings and uses (refer to General Provisions – Accessory Buildings and Uses).
4. Special Land Uses – The following uses are permitted with special approval in the Manufactured Home Park Residential District:
  - a. Public parks and playgrounds.
  - b. Public and private schools.
  - c. Religious institutions.
  - d. Day care group homes.
  - e. Foster care group homes.
  - f. Planned unit developments.
  - g. Site condominium and subdivision (plat) projects.
  - h. Club house or meeting facility having a gross floor area of 2,500 square feet or greater, and constructed in conjunction with a Manufactured Home Park.
5. Area, Height, Bulk and Placement Requirements – Area, Height, Bulk and Placement requirements, unless otherwise specified, are as provided in the Schedule of Residential District Standards. **The Schedule of District Standards contains special provisions regarding the development of a Manufactured Home Park.**

**Schedule of Residential District Standards – Eureka Charter Township**

<b>Standard</b>	<b>RR</b>	<b>SR</b>	<b>UR</b>
Minimum Lot Area (a)	2 acres	¾ acre	¾ acre
Minimum and Lot Width (avg. and at front setback)	200 feet	130 feet	130 feet
Minimum Front Yard Setback	35 feet	35 feet	35 feet
Minimum Side Yard Setback	20 feet	10 feet	10 feet
Minimum Rear Yard Setback	50 feet	40 feet	30 feet
Maximum Building Height	35 feet	35 feet	35 feet
Maximum Lot Coverage (Buildings/Paving)	30%	40%	40%
Lot Depth to Width Ratio	4:1	4:1	4:1
Special Notes	(d)(e)	(d)(e)	(d)(e)

**NOTES:**

- (a) Special land uses may require different dimensional standards. Refer to Special Land Use Standards.
- (b) 8,000 square feet is the minimum lot area per dwelling unit located in a Manufactured Home Park. In the event a dwelling is located in the MHR District but outside the confines of a Manufactured Home Park, said dwelling must meet or exceed the dimensional standards of the RR District. A minimum of 10 acres and a minimum parcel frontage of 330 feet are required for a Manufactured Home Park.
- (c) The minimum setback shall increase to 25 feet where the Manufactured Home Park abuts a Zoning District not classified as MHR.
- (d) A minimum of 1,000 approved finished square feet, based on exterior dimensions, is required per housing unit for one and two bedroom units and an additional 200 square feet is required for each additional bedroom.