

"B" RESIDENTIAL DISTRICT

SECTION 2.3 - "B" RESIDENTIAL DISTRICT (USES AND DIMENSION REGULATIONS)

The following uses and dimension regulations shall apply in "B" Residential District.

SECTION 2.3 A - PERMITTED USES

1. Single Family Dwellings.
2. Two Family Dwellings.
3. Boarding Houses or Rooming Houses subject to the provision of Section 3.13 of this Ordinance.
4. Multi-Family Dwellings.
5. Gardening, farming and small household pets, but not including the commercial raising of animals.
6. Nursing or convalescent homes or homes for the aged or infirm or indigent.
7. Office of a physician, lawyer, dentist, veterinarian, surveyor, architect, or other professional person resident on the premises.
8. Manufacturing and sale of handicraft, or home-craft products, providing that such products are manufactured and sold by a person residing on the premises and not employing more than one employee.
9. Churches or schools subject to the provisions of Section 3.13 of this Ordinance.
10. Year round Mobile Home Parks licensed annually by the State of Michigan shall be allowed in "B" Residential District by special permit from the Zoning Board, subject to the provisions of Section 3.13 of this ordinance.
11. Mobile homes not in Mobile Home Parks, shall be subject to the provisions of Section 3.1.

SECTION 2.3 B - PERMITTED ACCESSORY USES

1. Any other structure or use clearly accessory and incidental to a permitted use, but not including an additional dwelling unit.
2. Parking for automobiles owned and used by a person(s) residing on the premises, but not including more than two commercial vehicles per family dwelling.

SECTION 2.3 C - MINIMUM LOT SIZE

15,000 square feet for single family dwellings, existing separately owned lots, and platted lots excepted. 18,000 square feet for two-family dwellings. 7,500 square feet per family unit of multi-family dwellings. For parcels where both public sanitary sewer and public water services are provided the minimum lot size shall be 7,000 square feet for single family homes, 9,000 square feet for duplex, and 6, 500 square feet per apartment.

SECTION 2.3 D - MINIMUM STREET FRONTAGE

- 100 feet for single dwellings.
- 100 feet for two family dwellings.
- 100 feet for boarding or rooming houses.
- 140 feet for multi-family dwellings.

SECTION 2.3 E - MINIMUM YARD DEPTH FOR PRINCIPLE STRUCTURES

- Front - Fifty feet from the front of the house structure to the nearest road or street right-of-way line. The right-of-way line shall be the line thirty three feet from the center line, or further, if so established by grant and surveyed.
- Side - Eight feet from side of structure to the side lot line.
- Rear - Twenty five feet from the rear of structure to rear lot line. Accessory buildings 8 feet from the rear of the structure to the rear lot line.

SECTION 2.3 F - FLOOR AREA REQUIREMENTS

1. Single family dwellings shall contain not less than 800 square feet of floor area, 2/3 of which shall be on the main floor in multi-level dwellings.
2. Two family dwellings shall contain not less than 750 square feet of floor area, 2/3 of which shall be on the main floor in multi-level dwellings.
3. Boarding or rooming houses shall contain not less than 750 square feet for the dwelling unit plus 100 square feet for each renting tenant.
4. Multi-family dwellings shall be constructed to meet the following standards of square footage per dwelling unit, based on the usage of the dwelling unit by the number of bedrooms.

Number of Bedrooms	Required Square Footage
0	550
1	650
2	750
3	850
4	950

Each dwelling unit with more than four bedrooms shall have a minimum of 100 square feet added to its total size for each bedroom over four.

All areas referred to are exclusive of any area of attached garage, open porch, or other open attached structure.

SECTION 2.3 G - MOBILE HOMES

Mobile homes not in mobile home parks shall be subject to the provisions of Section 3.1.