

ARTICLE 8.00
R-1-E, R-1-D, R-1-A, R-1-B, R-1-C, R-1-R
SINGLE FAMILY RESIDENTIAL DISTRICTS

Section 8.01 PURPOSE

These residential districts are designed to ensure that the development of the designated areas proceeds in a manner consistent with the existing and desired residential character of the Township. The six (6) Single Family Residential Districts are differentiated, among other factors, by densities and yard requirements as established in ARTICLE 21.00, SCHEDULE OF REGULATIONS in order to provide a reasonable balance and variety of single family living environments. The R-1-R Residential District is intended to be used to regulate the growth and density of subdivisions platted prior to 1970 in areas that were previously primarily characterized as resort communities, with predominately smaller lots.

Section 8.02 PRINCIPAL PERMITTED USES

In all Single Family Residential Districts, no building or land, except as otherwise specifically provided for in this Ordinance, shall be erected or used for other than the following specified uses:

- Section 8.02.1 SINGLE FAMILY DWELLINGS
- Section 8.02.2 CEMETERIES LAWFULLY OCCUPYING LAND AT THE
TIME OF ADOPTION OF THIS ORDINANCE
- Section 8.02.3 ADULT FOSTER CARE FAMILY HOMES
- Section 8.02.4 FAMILY DAY-CARE HOMES
- Section 8.02.5 STATE LICENSED RESIDENTIAL FACILITIES FOR SIX OR
LESS PERSONS
- Section 8.02.6 FOSTER FAMILY HOME
- Section 8.02.7 FOSTER FAMILY GROUP HOME
- Section 8.02.8 MANUFACTURED, ONE-FAMILY DETACHED DWELLINGS
SUBJECT TO THE FOLLOWING CONDITIONS:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.02.8(a) Minimum lot or parcel area shall be consistant with the requirements of the specific zoning district in which the site is located as found in the ARTICLE 21.00 SCHEDULE OF REGULATIONS.

Section 8.02.8(b) Such dwelling units shall comply with the minimum livable floor area requirements for the district in which the site is located as found in the ARTICLE 21.00 SCHEDULE OF REGULATIONS.

Section 8.02.8(c) Such dwelling units shall conform to all applicable Township codes and ordinances.

Section 8.02.8(d) Such dwelling units shall be firmly attached to a permanent foundation constructed in accordance with the Township Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single family dwellings.

Section 8.02.8(e) Such dwelling units shall be compatible in design and appearance with other residences in the residential development or in the surrounding residential areas. In reviewing any such proposed dwelling unit for compatibility in design and appearance the following standards shall be applied. The intent is not to discourage architectural variation but to ascertain reasonable compatibility with other residences in the residential development or in the surrounding residential areas in order to protect the economic welfare and property value of surrounding residential uses and the Township at large.

Section 8.02.8(e)(1) Exterior finish material shall be similar to site built dwelling units located within the residential development or in surrounding residential areas.

Section 8.02.8(e)(2) Roof designs and roof materials shall be similar to site built dwelling units located within the residential development or in surrounding residential areas.

Section 8.02.8(e)(3) The minimum width across any front, side or rear elevation shall be twenty (20) feet.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.02.8(e)(4) Provide for an overhang or eave extending a minimum of twelve (12) inches from each building wall.

Section 8.02.8(e)(5) The exterior building wall configuration in regards to width to depth ratio shall reasonably conform with the configuration of site built dwelling units located within the residential development or in surrounding residential areas.

Section 8.02.9 ACCESSORY BUILDINGS, STRUCTURES AND USES CUSTOMARILY INCIDENTAL TO THE ABOVE PERMITTED USES

Section 8.02.10 PONDS TO BE LOCATED ON A LOT OR PARCEL CONTAINING A SINGLE FAMILY RESIDENTIAL STRUCTURE SUBJECT TO THE FOLLOWING:

Section 8.02.10(a) The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Official and provided further, that this Section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County of Monroe, the Township or other governmental agency.

Section 8.02.10(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings.

Section 8.02.10(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.

Section 8.02.10(d) Subject to the permit requirements of Section 4.21.2 of ARTICLE 4.00 GENERAL PROVISIONS.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.02.10(e) All man made ponds which are located on a parcel of land which is less than 5 Acres in area, shall be secured by totally enclosing the pond or the subject property with a fence which shall be a minimum of four (4) feet in height, unless otherwise approved by the Planning Commission. In reviewing this matter the Commission shall take into consideration the size of the subject property and the density and proximity of housing on the surrounding properties.

Section 8.02.10(f) In all cases the pond, surrounding lands and the enclosure fence shall be maintained.

Section 8.02.10(g) In all cases a life saving station shall be located at the pond. The life saving station shall, as a minimum, have a flotation device with safety rope attached.

Section 8.02.11 Landscape ponds subject to the following:

Section 8.02.11(a) A Landscape Pond for the purpose of this ordinance is an excavation, container, lining or other means for holding permanent water which is 2 ft. or less in depth, has a water surface of 300 sq. ft. or less and is intended for viewing purposes only. If a proposed pond is not a Farm Pond or a Landscape Pond as defined by this ordinance, it shall be considered a pond and shall be subject to the restrictions for a pond as found in Section 4.21.2 of this ordinance.

Section 8.02.11(b) A Landscape Pond may be constructed as an element ancillary to a residential use only. A landscape pond may not be developed on a lot which does not contain a single family use.

Section 8.02.11(c) The water source for the Landscape pond may be an open source of water (water fall, simulated creek etc.) provided it is 10 ft. or less from the Landscape Pond, 6-8 inches in depth and is 3 ft. or less in width (water surface).

Section 8.02.11(d) The Landscape pond must meet all building setback requirements for this district.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.02.11(e) Subject to the permit requirements of Section 4.21.1 of ARTICLE 4.00 GENERAL PROVISIONS.

Section 8.02.12 Home Based Businesses, subject to the standards of Section 4.43.

Amended November 22, 2016, by Zoning Ordinance Amendment No. 200-124.

Section 8.03 USES SUBJECT TO SPECIAL CONDITIONS

The following uses shall be considered uses subject to special conditions in this district and may be permitted only after public hearing and review and approval by the Planning Commission.

The Commission shall review the application for use subject to special conditions in accordance with the procedure and standards as established in Section 3.09 of this Ordinance and specific standards directly related to the proposed use as established below:

Section 8.03.1 PUBLIC PAROCHIAL AND PRIVATE SCHOOLS SUBJECT TO THE FOLLOWING:

Section 8.03.1(a) Minimum site size shall be two (2) acres.

Section 8.03.1(b) Site must adjoin a major thoroughfare (projected 120 ft. right-of-way) or collector road (projected 86 ft. right-of-way).

Section 8.03.1(c) Any building used in whole or part for school purposes shall be located not less than one hundred (100) feet from any adjacent property line.

Section 8.03.1(d) There must be provided and maintained a minimum of at least one hundred and fifty (150) square feet of outdoor recreation area for each enrolled student, with the minimum outdoor recreation area to be five thousand (5,000) square feet.

Section 8.03.2 CHILD CARE CENTER OR DAY-CARE CENTER SUBJECT TO THE FOLLOWING:

Section 8.03.2(a) No dormitory facilities permitted.

Section 8.03.2(b) This facility shall comply with all State laws and standards.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.03.2(c) A minimum of five thousand (5,000) square feet of usable outdoor play area shall be provided, equipped and maintained for each facility. The outdoor play area shall be fenced and screened from residentially zoned or used properties and adjacent parking areas. The objective shall be to offer visual separation from adjacent residential properties and/or to avoid negative visual intrusions into the play area.

Section 8.03.2(d) The nursery or day-care center shall front onto a major thoroughfare or collector road.

Section 8.03.3 CHURCHES SUBJECT TO THE FOLLOWING:

Section 8.03.3(a) Minimum lot width shall be one hundred and fifty (150) feet.

Section 8.03.3(b) Minimum lot area shall be four (4) acres.

Amended July 8, 2008, by Zoning Ordinance Amendment No. 200-95.

Section 8.03.3(c) The height of the building (excluding spire) may exceed the maximum height limitation for the district provided an additional foot of front, rear, and side yard setback is provided for every foot of height by which the building exceeds the maximum height limitation.

Section 8.03.3(d) The lot or parcel shall be located so that at least one (1) property line abuts a collector or major thoroughfare road. All egress/ingress to the facility shall be directly from this collector or major thoroughfare road.

Section 8.03.3(e) The main and accessory buildings shall be setback a minimum of one hundred (100) feet from any adjacent dwelling or residentially zoned property.

Section 8.03.3(f) Off street parking shall be prohibited from the front yard setback area and from the first fifteen feet of any side or rear yard setback. The yard setback shall be measured from the street setback line as established in ARTICLE 4.00 GENERAL PROVISIONS. Each yard area shall be landscaped with deciduous and evergreen trees and shrubs.

Section 8.03.3(g) The following minimum building setbacks shall be provided for all religious institutions:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Front Yard Setback: 60 Feet
- Side Yard Setback: 30 Feet
- Rear Yard Setback: 60 Feet

Section 8.03.4 MUNICIPAL USES OR BUILDINGS.

Municipal uses or buildings such as, but not limited to: township offices, fire stations, police stations or substations, post offices, libraries, parks, parkways, water treatment plants, sewage treatment plants and public or private emergency facilities.

Section 8.03.5 HOSPITALS SUBJECT TO THE FOLLOWING:

- Section 8.03.5(a) Minimum lot area shall be ten (10) acres.
- Section 8.03.5(b) The lot location shall be such that at least one (1) property line abuts a major thoroughfare. The ingress and egress for off-street parking facilities for guests and patients shall be directly from said major thoroughfare.
- Section 8.03.5(c) All main and accessory buildings shall be setback a minimum of one hundred (100) feet from all property lines.
- Section 8.03.5(d) Ambulance and emergency entrance areas shall be located away and visually screened from adjacent residential uses. Screening shall be by way of a structure or by a masonry wall of six (6) feet or more in height.
- Section 8.03.5(e) Hellipad for air ambulance and emergency entrance associated with the hellipad shall be located away and visually screened from adjacent residential uses. In siting the hellipad consideration shall be given to the impact of take off and landings and the potential impact on adjacent properties. Screening shall be by way of a structure or by a masonry wall of six (6) feet or more in height.
- Section 8.03.5(f) No power plant or laundry shall be located nearer than three hundred (300) feet to any adjacent residential use or district.
- Section 8.03.5(g) Hospitals shall be constructed, maintained and operated in conformance with all applicable State and Federal laws.

Section 8.03.6 ESSENTIAL SERVICES.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Essential services such as public utility buildings, public utility transformer stations, sub-stations and gas regulator stations without service or storage yards shall comply with the requirements of ARTICLE 26.00 SCREENING, LAND USE BUFFERS, AND LANDSCAPE REQUIREMENTS of this Ordinance, further subject to the provisions of ARTICLE 37.00 DEFINITIONS and shall be subject to the following:

Section 8.03.6(a) A perimeter yard setback of not less than fifty (50) feet shall be provided, except for cellular towers.

Section 8.03.6(b) When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1-1/2) times the height of the tower, unless engineering data is provided which indicates the proposed tower construction is such that failure would be restricted.

Section 8.03.6(c) The applicant substantiates that the proposed use will be so designed and so located as to reasonably minimize potential impact on adjoining properties by reason of noise, traffic problems or similar factors.

Section 8.03.6(d) In the case of cellular towers the requirements as found in Section 4.02 inclusively shall apply.

Section 8.03.7 PRIVATE NON-COMMERCIAL RECREATION

Section 8.03.8 GOLF COURSE, COUNTRY CLUBS AND GOLF DRIVING RANGES SUBJECT TO THE FOLLOWING:

Section 8.03.8(a) Regulation length 18-hole golf course shall have a minimum lot size of 140 acres. Nine-hole courses with regulation length fairways shall have a minimum lot size of 60 acres. Eighteen-hole, par-3 golf courses shall have a minimum lot size of 50 acres.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.03.8(b) The principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines. Fairways and driving ranges shall be oriented and designed in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course or driving range.
- Section 8.03.8(c) At least one (1) shelter building with toilet facilities shall be provided. The shelter shall meet all requirements of the Monroe County Health Department and the Township Building Code.
- Section 8.03.8(d) Engineering data shall be submitted to the Township to permit review by the Township Engineering Consultant. The submitted data shall document the impact of the golf course watering system on ground water supply for the general area.
- Section 8.03.8(e) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided exterior display or advertising of said facilities shall be restricted to the sign advertising the golf course and shall clearly by way of area, size of lettering etc. be identified as the accessory activity on the site.

Section 8.03.9 TENNIS COURT SUBJECT TO THE FOLLOWING:

- Section 8.03.9(a) Tennis courts shall be located in the rear yard only, except for lake lots.
- Section 8.03.9(b) On lake lots, tennis courts shall be located on the street side of the lot and shall be setback a minimum twenty (20) feet from the front property line. The Commission can give consideration to permitting a tennis court to be located on the lake side (between the residence and the lake) provided the tennis court meets the yard setbacks required for the residence.
- Section 8.03.9(c) Tennis courts shall not be permitted to encroach into the required side yard setback for the primary building, as required for the zoning district wherein the tennis court is to be located.
- Section 8.03.9(d) Tennis courts shall be located a minimum of ten (10) feet from the rear property line.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.03.9(e) Any lights constructed, maintained or used in conjunction with a tennis court shall be shaded, designed and directed so that any direct rays or glare will not project onto adjacent properties or upon a public right-of-way. All lighting operating beyond 11:00 PM shall be deemed a nuisance by this Ordinance.

Section 8.03.9(f) Practice backboards shall not be permitted as part of a tennis court in a residential district.

Section 8.03.9(g) A fence of at least (ten) 10 feet in height shall be required immediately surrounding the tennis court.

Amended August 9, 2016 by Zoning Ordinance Amendment No. 200-122.

Section 8.03.9(h) Setback for tennis courts shall be measured from the property line to the enclosing fencing.

Section 8.03.10 POND^S SHALL ONLY BE PERMITTED WHEN LOCATED ON A LOT OR PARCEL WITH A SINGLE FAMILY RESIDENTIAL USE.

Section 8.03.10(a) The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Official and provided further, that this Section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County of Monroe, the Township or other governmental agency.

Section 8.03.10(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings.

Section 8.03.10(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.03.10(d) Subject to all of the specific requirements as found in ARTICLE 4.00 GENERAL PROVISIONS.
- Section 8.03.10(e) All man made ponds shall be secured by totally enclosing the pond or the subject property with a four (4) feet fence, unless otherwise approved by the Planning Commission. In reviewing this matter the Commission shall take into consideration the size of the subject property and the density and proximity of housing on the surrounding properties.
- Section 8.03.10(f) In all cases the pond, surrounding lands and the enclosure fence shall be maintained.
- Section 8.03.11 BED AND BREAKFAST OPERATIONS SUBJECT TO THE FOLLOWING:
- Section 8.03.11(a) Not more than 50% of the floor area of the dwelling shall be used for the bed and breakfast operation to include sleeping rooms.
- Section 8.03.11(b) The bed and breakfast operation shall be permitted only in the principal place of residence of the owner.
- Section 8.03.11(c) There shall be no separate kitchen facilities for the bed and breakfast operation.
- Section 8.03.11(d) The intent is not to permit a boarding house operation, therefore the maximum period of occupancy for any guest shall be two weeks.
- Section 8.03.11(e) There must be a minimum of two (2) exits to the outdoors.
- Section 8.03.11(f) All rooms dedicated to the bed and breakfast operation shall have a fully functional smoke detector approved by the Frenchtown Charter Township Fire Chief.
- Section 8.03.11(g) The application for special use shall be accompanied with a floor plan of the residence proposed for use as a bed and breakfast operation. The plans shall clearly illustrate:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.03.11(g)(1) The portion of the residence proposed for access to the bed and breakfast users and that portion which is restricted to the owners private use.
- Section 8.03.11(g)(2) The dimensions and floor area of all rooms intended to be used by the bed and breakfast users.
- Section 8.03.11(h) The Commission shall review the submitted floor plans to insure that all rooms proposed for use in the bed and breakfast operation are of sufficient size to accommodate the number of users proposed.
- Section 8.03.11(i) Sufficient off-street parking shall be provided to accommodate vehicles for both the home owner and maximum number of guests. Said parking shall be so located and designed so that it will not be a negative impact to adjacent properties, the general residential character of the area and the general circulation of the area.

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FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

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FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.03.12 GROUP DAY-CARE HOMES SUBJECT TO THE FOLLOWING:

Section 8.03.12(a) The proposed facility is not closer than 1,500 ft. to:

Section 8.03.12(a)(1) Another licensed group day-care home.

Section 8.03.12(a)(2) Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, Act No. 218 of the Public Acts of 1979, being sections 400.701 to 400.737 of the Michigan Compiled Laws.

Section 8.03.12(a)(3) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under Article 6 of the Public Health Code, Act No. 368 of the Public Acts of 1978, being sections 333.6101 to 333.6523 of the Michigan Compiled Laws.

Section 8.03.12(a)(4) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the Department of Corrections.

Section 8.03.12(b) The proposed facility has appropriate fencing for the safety of the children in the group day-care home as determined by the Township.

Section 8.03.12(c) The proposed facility maintains the property consistent with the visible characteristics of the neighborhood.

Section 8.03.12(d) The proposed facility does not exceed 16 hours of operation during a 24-hour period. The Township may limit but not prohibit the operation of a group day-care home between the hours of 10 p.m. and 6 a.m.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.03.12(e) The proposed facility meets regulations, if any, governing signs used by a group day-care home to identify itself.

Section 8.03.12(f) The proposed facility meets regulations, if any, requiring a group day-care home operator to provide off-street parking accommodations for his or her employees.

Section 8.03.13 PUBLIC AND PRIVATE STABLES SUBJECT TO THE FOLLOWING:

Section 8.03.13(a) Public and private stables shall be permitted in the R-1-E District only.

Section 8.03.13(b) Animals shall be provided with a covered and enclosed shelter and outdoor fenced area of adequate size to accommodate all animals kept on the premises. The design of each of the above shall be completed in a manner which precludes the animal from approaching nearer than sixty (60) feet to any adjacent property line. All stables shall be constructed and maintained so that odor, dust, noise and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least one hundred (100) feet from any property line and shall be removed from the premises at least once per week.

Section 8.03.13(c) For breeding, rearing and housing of horses, mules or similar domestic animals, the minimum lot size shall be ten (10) acres, except that up to two (2) saddle horses or ponies may be housed and reared on lots of five (5) acres or more.

Section 8.03.13(d) An accessory building used as a stable shall not be located nearer than sixty (60) feet to any property line and not nearer than one hundred (100) feet to any dwelling.

Section 8.03.14 ALCOHOL / DRUG REHABILITATION CENTER

In General an Alcohol/Drug Rehabilitation Center should be located, as a "Special Use", in a C-3, Highway Commercial Zoning District. Such use could however be determined to be compatible to adjacent land uses and permitted as a special use in an R-1-B Single Family Residential Zoning District in very limited circumstances and only if all of following conditions and development requirements are met:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.03.14(a). The subject property is zoned R-1-B, Single Family Residential District.
- Section 8.03.14(b) The minimum lot area of the subject property is 3+/- acres.
- Section 8.03.14(c) The subject property has at least one (1) property line abutting Telegraph Road or North Monroe Street
- Section 8.03.14(d) All egress and ingress to the subject property shall be limited to Telegraph Road or North Monroe Street.
- Section 8.03.14(e) Security provisions and procedures shall be put in place to provide protection to neighboring uses.
- Section 8.03.14(f) The subject property is adjacent to an existing Multiple Family Residential use.
- Section 8.03.14(g) The site of the proposed facility contains an existing 2 story masonry building which is in good physical condition.
- Section 8.03.14(h) The application for special use would result in the rehabilitation of the existing building.
- Section 8.03.14(i) The existing front, rear and side yards of the subject property shall not be decreased.
- Section 8.03.14(j) A fifty (50) ft rear yard shall be maintained, unless the existing rear yard is less than fifty (50) ft.
- Section 8.03.14(k) The height of the existing building shall not be increased.
- Section 8.03.14(l) Reasonable buffering and screening shall be provided.
- Section 8.03.14(m) The Township Engineer determines that the infrastructure of the area can support said use.

Amended June 9, 2009 by Zoning Ordinance No. 200-100.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04 DEVELOPMENT REQUIREMENTS

The following requirements shall be complied with in a (R-1-E, R-1-D, R-1-A, R-1-B, R-1-C, R-1-R) Single Family Residential District:

Section 8.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE

Section 8.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE

Section 8.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE

Section 8.04.4 SIGNS FOR ALL USES AS SPECIFIED IN ARTICLE 25.00 OF THIS ORDINANCE

Section 8.04.5 HEIGHT, AREA, LOT COVERAGE AND YARD REGULATIONS AS SPECIFIED IN ARTICLE 21.00 OF THIS ORDINANCE FOR THE R-1-E, R-1-D, R-1-A, R-1-B, R-1-C, R-1-R ZONING DISTRICTS

Lot area and size may be modified from the specifications as found in ARTICLE 21.00 SCHEDULE OF REGULATIONS if criteria established for Residential Unit Development Option can be met. See ARTICLE 22.00 R.U.D. RESIDENTIAL UNIT DEVELOPMENTS for criteria and requirements.

Section 8.04.6 GENERAL PROVISIONS OF THIS ORDINANCE, ARTICLE FOUR 4.00

Particular conditions or provisions may generally apply to development in this District as found in GENERAL PROVISIONS ARTICLE 4.00 of this Ordinance.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.7 YARD GRADING AND DRAINAGE

All yards in an Single Family Residential District shall be graded in a manner which shall avoid the ponding of storm water unless said conditions have been designed to occur as part of a storm detention plan which has been approved by Frenchtown Charter Township and such grading shall comply with the engineering design standards for Frenchtown Charter Township. A detailed grading plan shall be submitted by the builder/developer and shall be approved by Frenchtown Charter Township prior to issuance of a permit.

Section 8.04.8 FRONT YARD USE

Any portion of a lot or parcel in front of the building line shall be used only for utilities and for ornamental purposes and nothing other than trees and shrubs, permitted professional signs or utilities shall be placed, erected or planted thereon unless otherwise permitted in this Ordinance. The front yard, for the purposes of this Ordinance, shall be defined per Section 37.01.292(a), as a yard extending across the full width of the lot between the front street setback line and the nearest line of the building. The area lying between the front property line and the back of curb or edge of roadway is street right-of-way and as such is under the jurisdiction of the Monroe County Road Commission or Michigan Department of Transportation. A permit from the Monroe County Road Commission or Michigan Department of Transportation shall be required for all work performed in this area. The front yard may be penetrated by driveways. Parking of vehicles shall be restricted to driveways. Parking or storage of vehicles on lawn or landscape areas shall be prohibited.

Section 8.04.9 REAR YARD USE

A rear yard may be used for any detached garage or any accessory building other than a garage, in accordance with the zoning district regulations. The rear yard may be penetrated by driveways servicing a detached or attached garage. Parking of vehicles shall be restricted to driveways. Parking or storage of vehicles on lawn or landscape areas shall be prohibited.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.10 STORAGE AND PARKING OF RECREATIONAL VEHICLES

Campers, travel trailers, motorized homes, snowmobiles, trailers, boats and similar recreational vehicles may be parked or stored outdoors in any single family residential district, or property used for single family residential purposes on occupied lots subject to the following requirements.

Section 8.04.10(a) No more than one (1) of each of the following are permitted per lot or parcel: camper, travel trailer, motorized home, boat, boat trailer, snowmobile trailer and utility trailer.

Section 8.04.10(b) No more than four (4) snowmobiles or (4) jet skis or (4) snowmobiles and jet skis in combination are permitted per lot or parcel.

Section 8.04.10(c) On a lot or parcel which is used for residential purposes, recreation vehicles may be parked no closer than three (3) feet to any side or rear lot line except on a corner lot. On a corner lot the portions of the lot or parcel which abut a roadway shall be considered and treated as a front yard.

Section 8.04.10(d) Ownership of the recreational vehicle must be in the name of a member of the immediate family of the lot's owner, tenant, or lessee.

Section 8.04.10(e) Recreation vehicles where parked or stored may be located in the front, rear or one side yard separately or in the following combination:

Section 8.04.10(e)(1) Front yard and one side yard, rear yard and one side yard. In no case shall recreation vehicles be parked or stored in the front, rear and one side yard in combination.

Section 8.04.10(e)(2) In the case of a side yard, recreation vehicles may be parked or stored in only one such yard, that being the side yard closest or immediately adjacent to the main driveway.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.10(e)(3) When recreation vehicles are parked or stored in the rear or one side yard, the location of all such vehicles shall conform to the maximum yard setback requirements for accessory buildings in the zoning district where located provided, however, said recreation vehicles may be located closer to the primary building than ten (10) feet.

Section 8.04.10(e)(4) When recreation vehicles are parked or stored in the front yard the location of all such vehicles shall not be closer than twenty-one (21) feet from the edge of the traveled roadway and shall be restricted only to the driveway portion of the front yard or a designated recreation vehicle parking or storage area immediately adjacent to and having direct access to the driveway. In the case of a designated parking or storage area located in the front yard, said area shall as a minimum be constructed of a six (6) inch depth of compacted 21A gravel or equivalent approved by the Building Official. For the purpose of this Section of the Ordinance a driveway shall mean the paved or unpaved strip of land leading directly from the traveled roadway to the garage or residence. Said area shall not exceed beyond one (1) foot on either side of the existing garage. Where a garage is not located on the side, a driveway may not be greater than 21 feet in width.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.04.10(e)(5) Circulation drives or similar facilities shall not be considered part of the driveway or a designated recreation vehicle parking or storage area for the purpose of this Section of the Ordinance.
- Section 8.04.10(e)(6) On a lake lot, all of the above requirements shall apply except that a vehicle so stored on the lake side shall be setback a minimum of twenty (20) feet from the lakes edge or lot or parcel line whichever is greater.
- Section 8.04.10(e)(7) The maximum permitted lot coverage (35%) shall not be exceeded. All buildings plus any camper, travel trailer, or boat parking or storage area, shall be used in determining lot coverage for the purpose of this Section of the Ordinance.
- Section 8.04.10(e)(8) All campers, travel trailers, boats, and the like shall be secured at all times when not in use so as to prevent access thereto by unauthorized persons.
- Section 8.04.10(e)(9) A suitable covering (e.g., tarpaulin) shall be placed over all boats, wherever they are not enclosed, in order to prevent vandalism or injury.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.04.10(e)(10) Recreation vehicles parked or stored shall at no time be used for living, lodging or housekeeping purposes.
- Section 8.04.10(e)(11) All recreational equipment must be kept in good condition and have a current year's license and/or registration.
- Section 8.04.10(e)(12) The parking or storage of a mobile home unit under these provisions, is expressly prohibited.
- Section 8.04.10(e)(13) Utility trailers must be stored in the rear of the premises and may not be larger than one hundred twenty (120) square feet in size.

Section 8.04.11 **COMMERCIAL VEHICLES AND EQUIPMENT IN RESIDENTIAL DISTRICTS**

A vehicle exceeding one (1) ton load capacity and/or having a commercial license, construction equipment and farm equipment, may not be parked or stored outdoors in a Residential District, except for loading and unloading.

Section 8.04.12 Repealed August 9, 2016 by Zoning Ordinance Amendment No. 200-122.

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FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

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Section 8.04.13 Repealed January 24, 2017 by Zoning Ordinance Amendment No. 200-129.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.14 GARAGES

Section 8.04.14(a). A garage which is structurally attached to or within eight (8) feet of the principal building shall be considered a part of said building and therefore shall be subject to the same yard setback requirements and building code requirements as the principal building.

Section 8.04.14(b). When a garage is not structurally attached to or within eight (8) feet of the principal building on the lot, it shall be located in the rear yard except for the following:

Section 8.04.14(b)(1) In the case of double frontage lots, such garages shall be restricted to the central one-third (1/3) of the lot.

Section 8.04.14(b)(2) On a lake lot, a detached garage shall not be erected in the required front or rear yard setback.

Amended October 24, 2006 by Zoning Ordinance No. 200-85.

Section 8.04.14(b)(3) On a corner lot, a garage shall not penetrate into the side yard building setback.

Section 8.04.14(c) Unless specifically provided for otherwise, elsewhere in the Ordinance, any proposed garage shall comply with all of the requirements found below. A garage shall not:

Section 8.04.14(c)(1) Exceed one (1) story or 15 feet in mean height.

Section 8.04.14(c)(2) Together with all other buildings and structures on the parcel, occupy more than thirty-five (35) percent of the total yard area.

Section 8.04.14(c)(3) Be located closer than five (5) feet to any property line or three (3) feet to any property line if a certified survey showing the property line is provided to the Township.

Section 8.04.14(c)(4) Have a door exceeding ten (10) feet in height.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.14(c)(5) Exceed in total number two (2) garages per lot or parcel.

Section 8.04.14(c)(6) Exceed the ground floor area of the principal building on that lot, or one thousand (1000) square feet in area whichever is less. This requirement notwithstanding, if a lot or parcel meets or exceeds all of the following specified requirements, namely

- a. Lot Size 3 acres, and
- b. Lot Frontage 150 feet, and
- c. Rear Setback 50 feet, and
- d. Side yard Setback 25 feet and
- e. Setback from any dwelling 50 feet;

then one garage may exceed one thousand (1000) square feet to a maximum of two thousand (2000) square feet or the square footage of the footprint of the first floor living area (plus 10% in the event that there is a habitable second story) whichever is less. Said first floor square footage shall be calculated exclusive of porches, attached garages, etc.

Section 8.04.14(d). No garage shall be constructed of steel clad, agricultural or industrial type construction.

Amended May 9, 2006, by Zoning Ordinance No. 200-75

Section 8.04.15 ACCESSORY BUILDINGS

Section 8.04.15(a) An accessory building which is structurally attached to or within eight (8) feet of the principal building shall be considered a part of said building and therefore shall be subject to the same yard setback requirements and building code requirements as the principal building.

Section 8.04.15(b) When an accessory building is not structurally attached to or within eight (8) feet of the principal building on the lot, it shall be located in the rear yard except for the following:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 8.04.15(b)(1) In the case of double frontage lots, such accessory buildings shall be restricted to the central one-third (1/3) of the lot.

Section 8.04.15(b)(2) On a lake lot, a detached accessory building shall not be erected in the required front or rear yard setback.

Amended October 24, 2006 by Zoning Ordinance No. 200-85.

Section 8.04.15(b)(3). On a corner lot, an accessory building shall not penetrate into the side yard building setback.

Section 8.04.15(c) Unless specifically provided for otherwise, elsewhere in the Ordinance, any proposed accessory building shall comply with all of the requirements found below. An accessory building shall not:

Section 8.04.15(c)(1) Exceed one (1) story or thirteen (13) feet in mean height or two hundred (200) square feet in area.

Section 8.04.15(c)(2) Together with all other buildings and structures on the parcel, occupy more than thirty-five (35) percent of the total yard area.

Section 8.04.15(c)(3) Be located closer than five (5) feet to any property line or three (3) feet to any property line if a certified survey showing the property line is provided to the Township.

Section 8.04.15(c)(4). Have a door exceeding eight (8) feet in height.

Section 8.04.15(c)(5). Exceed in total number two (2) accessory buildings per lot or parcel.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 8.04.15(d) An accessory building or structure shall not exceed two hundred (200) square feet and shall not require a building permit provided that said building or structure meets all zoning requirements for accessory buildings. A Township zoning compliance permit shall however be required prior to construction of any accessory buildings or structures.
- Section 8.04.15(e) No accessory building shall be constructed of steel clad, agricultural or industrial type construction.

Amended May 9, 2006, by Zoning Ordinance No. 200-75