

ARTICLE IX

R-2-A MULTIPLE FAMILY RESIDENTIAL DISTRICT

PURPOSE

This district is to provide for high-density residential developments in areas ordinarily located between Single Family Residential areas and areas of more intense use and/or major thoroughfares. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for family life.

SEC. 9.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

1. Two family dwellings.
2. Townhouse and stacked flats dwellings.
3. Multiple family residential buildings.
4. Home occupations subject to the standards of Section 28.70.
5. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
 - (a) Adult foster care family home [six (6) or fewer adults].
 - (b) Foster family home [four (4) or fewer children 24 hours per day].
 - (c) Foster family group home [five (5) to six (6) children 24 hours per day].
 - (d) Family day care home [six (6) or fewer children less than 24 hours per day].
6. Public schools offering courses in general education provided that such facilities do not meet the definition of “large scale institutional uses” subject to the following requirements:
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.

7. Accessory structures and uses customarily incidental to the above permitted uses.

SEC. 9.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Municipal facilities including libraries, community buildings, park and ride facilities, and municipal parks, playgrounds and other recreational facilities. If such facilities are large scale institutional uses as defined herein, they shall be subject to the conditions of Section 28.63.
2. Housing for the elderly, including congregate elderly housing, subject to the conditions of Section 28.65.
3. Nursing and convalescent homes, subject to the following conditions, provided that such facilities do not meet the definition of “large-scale institutional uses.”
 - (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
4. Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of “large-scale institutional uses” or “large scale churches,” and subject to the following conditions:
 - (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.

- (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
- 5. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools (excluding child care facilities provided for in Section 28.64) offering courses in general education, subject to the following conditions. Charter, private and public schools which meet the definition of large scale institutional uses shall also be subject to the conditions of Section 28.63.
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility's ability to obtain a license.
- 6. Hospitals provided that such facilities do not meet the definition of "large-scale institutional uses" and subject to the following conditions:
 - (a) Hospital sites shall have a minimum gross land area of ten (10) acres.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (c) Minimum setback distances for any two (2) story main or accessory building shall be at least one hundred (100) feet from all property lines or street setback lines. The minimum setback distances shall be increased by twenty (20) feet for each additional story, provided that no such building shall exceed six (6) stories in height.
 - (d) Ambulance and emergency entrance areas shall be screened from adjacent residential districts and uses a six (6) foot decorative masonry wall or other method deemed appropriate by the Planning Commission.
 - (e) Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws and regulations.
- 7. Public and private recreation areas, uses and facilities including country clubs, golf courses and swimming pools, and subject to the following conditions

- (a) No building shall be located within one hundred (100) feet of any property line.
 - (b) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 - (c) Golf fairways, swimming pools, tennis courts and similar uses shall be located not less than thirty-five (35) feet from any property line and shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering of this Ordinance.
8. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet, and two side yards and a rear yard of not less than twenty five (25) feet each.
9. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
- (a) Group day care home [twelve (12) or fewer children less than 24 hours per day].
 - (b) Adult foster care small group home [twelve (12) or fewer adults].
 - (c) Adult foster care large group home [thirteen (13) to twenty (20) adults]
 - (d) Child care centers.
10. Veterinary clinics, animal clinics and animal hospitals provided that it shall be demonstrated that the granting of such special land use shall be in the best interest of the public health, safety and welfare of the general public and that denial of said special land use shall constitute a general hardship on the community as a whole and further subject to the requirements of Section 28.72.
11. **(Added 5/9/10)** One family cluster dwellings subject to the following:
- (a) The side yard distance between a one family cluster building and a one family cluster building shall be a minimum of 10 ft.
 - (b) The inclusion of the one family cluster buildings will provide for greater flexibility and variety in the development, and result in a decrease in the overall density of the project as compared to the density that would be permitted as a standard multiple family development under Section 20.02(j).

SEC. 9.3 DEVELOPMENT REQUIREMENT

All principal permitted uses and uses subject to special conditions shall comply with all applicable provisions of the Zoning Ordinance, including but not limited to the following:

1. Site plan and development approval for all uses, as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses as specified in Article 24 of this Ordinance.
3. Landscaping, screening and land use buffers for all uses as specified in Article 26 of this Ordinance.

4. Signs for all uses as specified in Article 25 of this Ordinance.
5. Special provisions, as specified in Article 28 of this Ordinance.
6. Height, area, lot coverage and yard regulations, as specified in Article 20 of this Ordinance.
7. The following specific requirements shall apply within an R-2-A Multiple Family Residential District
 - (a) There shall not be more than eight (8) dwelling units in a one story building, sixteen (16) dwelling units in a two (2) story building or twenty-eight (28) dwelling units in a combined two (2) and three (3) story building when individual living units are on each floor. There shall not be more than six (6) dwelling units in a townhouse building, or eighteen (18) dwelling units in a stacked flat building.
 - (b) All multiple family developments shall be provided with improvements for streets and utilities as provided in the Subdivision Rules and Regulations of the Charter Township of Plymouth. When a multiple family development is not platted as a subdivision and where reference is made to subdivisions, such reference shall also apply to multiple family developments. All interior roads, both those designed as public and private, shall be constructed in compliance with existing construction standards as adopted by the Wayne County Department of Public Services for residential streets. The Planning Commission may waive this requirement after review and recommendation by the Township Engineer, provided the waiver will not materially impair the intent and purpose of this Ordinance or the public interest.
 - (c) Underground utilities shall be provided, as required under Section 28.10.
 - (d) All exterior walls of every building hereafter erected, extended or whose exterior is structurally altered, which faces a street or which is adjacent to property zoned or used as residential shall be designed, treated and finished in a uniform manner consistent with the exterior of the front of the building. All such buildings shall comply with Section 28.14, Building Design Standards.
 - (e) Locations of clustered mail box facilities shall be indicated on all site plans for multiple family housing. Mail box cluster locations shall not interfere with parking for multiple family units, or traffic circulation on adjacent streets and interior drives.
8. Yard Grading and Drainage as specified in Section 28.15 of this Ordinance.
9. All dwelling units shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
10. Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.

11. Exterior lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting.
12. The method of trash pick up shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles.
13. Fences

In all Multiple Family Residential Districts it shall be unlawful for any person to build, repair or relocate a fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and Code Enforcement.

All fencing and/or screening walls required and approved by the Planning Commission as part of special land use and/or site plan approval shall be permitted.

- (a) Protective or Security Fencing. Protective or security fencing shall be considered a structure enclosing a piece of land or separating contiguous land either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:
 - 1) Permit Required: In all Multiple Family Residential Districts it shall be unlawful for any person to build, repair or relocate a protective or security fence without first having secured a fence permit therefore from the Department of Building and Code Enforcement.
 - 2) Maximum Height: The maximum height of a protective or security fence shall be four (4) feet.
 - 3) Material: Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of applicable requirements of the State Construction Code enforced by the Township. Cyclone fencing or cyclone fencing with plastic or other types of strips intertwined or otherwise attached to the fence shall be prohibited.
 - 4) Placement on Interior Lots: No fence shall be built closer to the street than the front setback line applicable to the premises pursuant to the Article 20, Schedule of Regulations, provided no fence shall be built closer to the street than the established front building line along said street or in front of the building closest to the street on the fenced premises.

- (b) Decorative Fencing. A structure intended primarily for ornamental purpose. A decorative fence shall be any fence which by definition is not to be considered a pool fence, protective or security fence and a privacy screen fence.
 - 1) Permit: A permit shall be required for decorative fencing in a R-2-A District.
 - 2) Maximum height: The maximum height of a decorative fence shall be four (4) feet.
 - 3) Material: Chain link fencing shall not be considered decorative fencing for the purpose of this section of the Ordinance.
 - 4) Placement: Decorative fencing so located as to result in a safety hazard to pedestrians and/or motor vehicles and passengers shall not be permitted and said fencing shall be removed within thirty (30) days of such determination and notification by the Department of Building and Code Enforcement. No decorative fencing shall be located nearer than two (2) feet from a street right-of-way line.

- (c) Privacy Screen Fence. A structure intended to form a visual screen or windbreak for a patio or outdoor living area.
 - 1) Maximum height: The maximum height of a privacy screen fence shall be six (6) feet.
 - 2) Material: Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of applicable requirements of the State Construction Code enforced by the Township. Cyclone fencing or cyclone fencing with plastic or other types of strips intertwined or otherwise attached to the fence shall be prohibited.
 - 3) Placement: Said fencing shall not be located nearer than fifteen (15) feet to a property line.

- (d) Tennis Courts.
 - 1) The tennis court and its perimeter fence shall be located a minimum of thirty five (35) feet from any side or rear lot line and shall comply with the minimum front yard setback of the zoning district, as specified in Article 20, Schedule of Regulations.

- 2) If tennis court perimeter fencing is provided, it shall not exceed four (4) feet in height. Lifts or similar devices may be permitted at each of the two (2) ends of the tennis court. These lifts may raise retractable fencing to no greater than ten (10) feet in height, and may only be extended only when the court is being used. The Planning Commission may waive or modify this requirement upon determining such modifications meet the spirit and intent of this Article.
 - 3) Lighting shall be concealed source, shielded and focused so as to not glare off site and shall not exceed twelve (12) feet in height.
 - 4) Landscape screening shall be provided to effectively form a visual and physical separation between the tennis court and adjacent residential uses, and to buffer the noise created. A planting plan, including size, species, location and spacing of plant materials shall be submitted with the site plan for approval.
14. Street trees shall be provided between the street or road pavement and sidewalk of all interior and exterior streets and/or roadways.