

Grand Blanc City Zoning Ordinance

- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance

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- k. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited in this zoning district.
- l. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit; however, a separate Special Land Use Permit shall be required for any use or storage of hazardous materials and any fuel storage tanks.

SECTION 504 REQUIRED CONDITIONS

In the case of attached residential dwelling developments, all site plans shall be submitted and approved in accordance with Article XXIV, prior to issuance of a building permit.

- a. **Dedication of Streets:** All streets constructed within a development in the R-3 One- Family Residential District shall be dedicated to the City of Grand Blanc, and shall conform to the standards required for said City streets.
- b. **Access to Major Thoroughfare or Collector Street:** For all attached residential dwelling uses in the R-3 Zoning District, a primary access to the overall project shall be provided to an existing or planned arterial or collector street, without traveling through a single-family detached residential area. Individual driveways for buildings shall not be permitted along arterial or collector streets. Variances may be granted if the Board of Zoning Appeals finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety and/or development design by granting such exceptions.
- c. **Common Wall:** The attaching of single-family dwelling units shall be permitted in the R-3 District when said dwelling units are attached through a common party wall, which does not have over fifty (50) percent of its area in common wall with an abutting dwelling wall, by means of an architectural wall detail which does not form interior room space, or through a common party wall in only the garage portion of the adjacent structures, there being no common party wall relationship permitted through any other portion of the residential unit.
- d. **Maximum Number of Attached Units:** The maximum number of dwelling units attached in an R-3 District in the above manner shall not exceed four (4), except that upon application to the Board of Zoning Appeals, authorization may be granted for more than four (4) dwelling units.

SECTION 505 ADDITIONAL SITE DEVELOPMENT STANDARDS

No plat or site plan shall be approved creating lots or parcels in accordance with the requirements given for the Single-Family Residential District unless served by public water and sanitary sewer facilities. All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: calculation of buildable lot, regulations for single family dwellings; illegal dwellings; accessory uses, temporary buildings and structures; parking and repair of vehicles; swimming pools; fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards

- c. **Prohibited home occupations:** The following are prohibited as home occupations:
 - 1. Private clubs.
 - 2. Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.
 - 3. Restaurants.
 - 4. Stables or kennels.
 - 5. Tourist homes.
 - 6. Repair, maintenance, painting and storage of automobiles, machinery, trucks, boats, recreational vehicles and similar items.
- d. Any proposed home occupation that is neither specifically permitted above, nor specifically prohibited above, shall be considered a Special Land Use and be granted or denied upon consideration of the "Required Conditions" contained in item b. above and the standards specified in Section 2102.
- e. Home occupation permits shall be limited to the applicant who legally resides in the residence.

SECTION 503 SPECIAL LAND USES

The following uses shall be permitted upon review by the Planning Commission and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110.

- a. Accessory apartments within permitted single family homes.
- b. Churches and other facilities normally incidental thereto.
- c. Public, parochial and private elementary schools.
- d. Group day care homes and group foster care homes.
- e. Adult foster care small group homes with seven (7) to twelve (12) residents and adult foster care large group homes. (amended 2/14/96)
- f. Bed and breakfast inns.
- g. Cemeteries.
- h. Essential public service buildings and uses (without storage yards) when operating requirements necessitate their location within the district to serve the immediate vicinity.
- i. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs.
- j. Golf courses without driving ranges.

SECTION 502 ACCESSORY HOME OCCUPATIONS

- a. **Permitted Home Occupations:** The following are permitted home occupations provided they meet all of the standards listed in item b. below:
1. Dressmaking, sewing and tailoring.
 2. Painting, sculpturing or writing.
 3. Telephone answering or telemarketing.
 4. Home crafts, such as model making, rug weaving, and lapidary work.
 5. Tutoring, limited to four students at a time.
 6. Computer program development.
 7. Salesperson's office or home office of a professional person that meets all conditions of b, no sales or director/customer are permitted on premise.
 8. Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odor or results in electrical interference.
- b. **Required Conditions:** Home occupations shall comply with all of the following standards:
1. Home occupation shall be based on an annual permit for such home occupation, and fees are to be set by resolution of the City Council.
 2. There shall be no visible change to the outside appearance of the dwelling.
 3. Traffic, parking, sewage or water use shall not be noticeably different from impacts associated with a typical home in the neighborhood.
 4. The use shall not generate noise, vibration, glare, fumes, toxic substance, odors or electrical interference, at levels greater than normally associated with a single family home.
 5. Outside storage or display is prohibited.
 6. Signs are not permitted except address numbers.
 7. The home occupation shall not become a nuisance.
 8. Only an occupant of the dwelling may be employed or involved in the home occupation.
 9. The home occupation shall occupy a maximum of ten (10) percent of the usable floor area of the dwelling. Garages, whether attached or detached, shall not be used for any home occupation.
 10. All delivery of goods and visits by patrons and activity shall occur between 6:00 a.m. and 8:00 p.m.

ARTICLE V

R-1 THROUGH R-3 RESIDENTIAL DISTRICTS

R-1, R-2 AND R-3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

SECTION 500 INTENT

The R-1 and R-2 Single-Family Residential Districts are intended to provide for low-density, one-family detached dwellings and other facilities which serve the residents in the district. The R-3 Single-Family Residential District is intended to provide for low density, single family detached or attached dwelling units to serve as a buffer between more restrictive detached single family districts and less restrictive uses and arterials.

SECTION 501 PERMITTED USES

In the R-1 and R-2 Single-Family Residential Districts, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Single-family detached dwellings meeting the standards of Section 305. Single-family subdivisions and site condominium projects must also comply with the City's Subdivision Control Ordinance.
- b. Single-family attached dwelling units in the R-3 District only (maximum four units attached per building).
- c. Publicly owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, civic centers and municipal buildings, provided the building architecture and materials are consistent with the materials used at the Grand Blanc City Hall.
- d. Cemeteries which lawfully occupied land at the time of adoption of this Ordinance.
- e. Private pools as an accessory use within the rear yard only, and not located in an easement (refer to Section 313).
- f. Family day care homes and family foster care homes subject to the following provisions:
(amended 2/14/96)
 1. Such uses shall be duly licensed by the State Department of Social Services.
 2. Buildings and lots so used shall conform to all state and local code requirements.
 3. A minimum of thirty-five (35) square feet of indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
 4. A minimum of one hundred fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than one thousand two hundred (1,200) square feet. All adjacent outdoor play areas shall be fenced and screened in accordance with Section 2310.
- g. Adult foster care homes and adult foster care small group homes with up to six (6) adults.
(amended 2/14/96)
- h. Essential public services not including storage yards, when operating requirements necessitate their location within the district to serve the immediate vicinity.
- i. Accessory uses, buildings and structures, customarily incident to any of the above-permitted uses defined in Article II and regulated in Sections 312-317.