

Grand Blanc City Zoning Ordinance

- j. Essential public services not including storage yards when operating requirements necessitate their location within the district to serve the immediate vicinity.
- k. Accessory uses, buildings and structures customarily incidental to any of the above uses as defined in Article II and described in Sections 312-317, such as leasing offices, community buildings and recreation facilities.

SECTION 802 SPECIAL LAND USES

The following uses may be permitted, upon review 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. Adult foster care large group homes.
- b. Adult congregate care facilities.
- c. All Special Land Uses listed for the Single and Two-Family Residential Districts which are not already listed as a Permitted Use in this district.
- d. 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.
- e. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit are permitted without a separate Special Land Use Permit.

SECTION 803 ADDITIONAL SITE DEVELOPMENT STANDARDS

No site plan shall be approved unless the site is 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
- 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

ARTICLE VIII

LDMF AND HDMF MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

SECTION 800 INTENT

The Multiple-Family Residential Districts, LDMF and HDMF, are intended to provide rental or individually owned multiple-family dwelling units, and related. These districts will generally serve as a transitional zone between the nonresidential districts and lower density Single-Family Districts. The Multiple-Family Districts are provided to serve the limited needs for the apartment units in a medium density, single-family community. The City includes two multiple family zoning districts: Low Density Multiple Family (maximum 6 units per acre) and Medium Density Multiple-Family Residential (maximum 12 units per acre).

SECTION 801 PERMITTED USES

In the LDMF or MDMF 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 homes, subject to area and dimensional requirements for the R-3 zoning district.(amended 2/14/96)
- b. Two-Family homes, subject to area and dimensional requirements for the R-T zoning district.(amended 2/14/96)
- c. Multiple-family dwellings provided that a minimum of one hundred (100) square feet of open recreational space shall be provided for each apartment dwelling unit. Said open space shall be developed with appropriate recreational facilities and play equipment. The location, shape, and development plan for recreational area shall be shown on the site plan with access only onto an arterial or collector street.
- d. Multiple housing for the elderly.
- e. Activity center building specifically for the elderly.
- f. 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.
- g. Family day care homes and family foster care homes when meeting the standards listed in Section 501(f).
- h. Child care centers and day care centers 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 fifty (50) 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. It shall be fenced and screened in accordance with Section 2310.
- i. Adult (foster care) home and adult foster care small group homes and adult day care.