

ARTICLE VI

R-T TWO-FAMILY RESIDENTIAL DISTRICTS

SECTION 600 INTENT

The R-T Two-Family Residential District is intended to provide a more intensive residential use of the land with new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses. This district also recognizes the existence of older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernizations. This district also allows the construction of new two-family residences where slightly greater densities are permitted. Multiple housing and activity centers for the elderly are allowed in this district as Special Land Uses.

SECTION 601 PERMITTED USES

In a R-T Two-Family Residential District, 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. All uses permitted and as regulated in the One-Family Residential Districts. The standards of the Schedule of Regulations applicable to the R-1 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.
- b. Two-family dwellings.
- c. Accessory uses, buildings and structures incidental to any of the above permitted uses as defined in Article II and described in Sections 312-317.

SECTION 602 SPECIAL LAND USE

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. Housing for the elderly, retirement villages, etc.
- b. Activity center buildings specifically for the elderly when on a minimum size of two (2) acres.
- c. Churches and other facilities normally incidental thereto.
- 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. Essential public service buildings and uses without storage yards when operating requirements necessitate their location within the district to serve the immediate vicinity.

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- h. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Permitted Use 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.
- i. Accessory uses buildings and structures incidental to any of the above permitted uses as defined in Article II and described in Sections 312-317 without requiring an additional Special Land Use permit.
- j. Child care center or day care center.

SECTION 603 ADDITIONAL SITE DEVELOPMENT STANDARDS

No plat or site plan shall be approved 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 and 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