

## DIVISION 2. - RA-1 MEDIUM DENSITY RESIDENTIAL DISTRICT

### Sec. 36-162. - Intent.

It is the intent of this division to stabilize, protect and encourage the residential character of the RA-1 Medium Density District and prohibit activities not compatible with a residential neighborhood.

(Code 1991, § 19-151; Ord. No. 83, § 8(intro.), 4-16-1984)

### Sec. 36-163. - Scope.

In the RA-1 Medium Density District, no building or land shall be used and no building or structure erected except for one or more of the uses specified in this division, unless otherwise provided for in this chapter.

(Code 1991, § 19-152; Ord. No. 83.4, 2-15-1989)

### Sec. 36-164. - Uses permitted by right.

The following uses are permitted by right in RA-1 districts:

- (1) Single-family detached dwellings;
- (2) Duplexes (two-family dwellings);
- (3) Accessory buildings;
- (4) State-licensed residential facilities.

(Code 1991, § 19-153; Ord. No. 83, § 8.01, 4-16-1984)

**State Law reference**— State-licensed residential facilities, MCL 125.3206; adult foster care licensing act, MCL 400.701 et seq.; child care organizations, MCL 722.111 et seq.

### Sec. 36-165. - Permitted accessory uses.

The following uses are permitted accessory uses in RA-1 districts:

- (1) Swimming pools;
- (2) Automobile parking;
- (3) Home occupations.

(Code 1991, § 19-154; Ord. No. 83, § 8.02, 4-16-1984; Ord. No. 83.4, 2-15-1989)

### Sec. 36-166. - Uses permitted by special use permit.

The following uses are permitted by special use permit in RA-1 districts:

- (1) Conversion of large houses, pursuant to section 36-496;
- (2) Religious institutions such as churches, convents, parsonages; educational and social institutions such as public or private elementary and secondary schools, pursuant to section 36-499.

(Code 1991, § 19-155; Ord. No. 83, § 8.03, 4-16-1984)

Sec. 36-167. - Site development requirements.

The following minimum and maximum standards shall apply to all uses and structures in the RA-1 district except as modified by article I of this chapter, article VIII of this chapter, or as varied pursuant to article III of this chapter:

- (1) *Minimum lot area.* No single-family building or structure shall be established on any parcel less than 5,000 square feet in size; no two-family dwelling shall be established on any parcel less than 7,500 square feet.
- (2) *Minimum frontage.* Each parcel shall have continuous frontage of not less than 50 feet along a public thoroughfare for a single-family dwelling nor less than 75 feet for a duplex.
- (3) *Minimum lot dimensions.* The minimum width shall not be less than 50 feet; minimum depth shall not be less than 100 feet.
- (4) *Yard setback requirements.*
  - a. Front yard: 25 feet.
  - b. Side yards: Ten feet except in the case of a corner lot where the side yard on the street side shall not be less than the setback required on the front yard.
  - c. Rear yard: 35 feet.
- (5) *Maximum height requirements.* No residential structure shall exceed 35 feet from the average finished grade. Accessory buildings shall not exceed 12 feet in height.
- (6) *Minimum building floor area.* Every single-family dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than 900 square feet, exclusive of basements, garages, porches and breezeways. Every two-family dwelling shall have a minimum gross living space per dwelling unit of 750 square feet.
- (7) *Maximum lot coverage.* 30 percent.

(Code 1991, § 19-156; Ord. No. 83, § 8.04, 4-16-1984)

Secs. 36-168—36-187. - Reserved.