

DIVISION 3. - RA-2 GENERAL RESIDENTIAL DISTRICT

Sec. 36-188. - Intent.

It is the intent of the RA-2 General Residential District to provide for a diverse residential environment by allowing single-family, two-family and certain multifamily dwellings which meet the requirements of this division. Provisions are also made within this district to provide for grouped housing developments such as subdivisions, apartment complexes and mobile home parks.

(Code 1991, § 19-171; Ord. No. 83, § 9(intro.), 4-16-1984)

Sec. 36-189. - Scope.

In the RA-2 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, § 19-172; Ord. No. 83.4, 2-15-1989)

Sec. 36-190. - Uses permitted by right.

The following uses are permitted by right in RA-2 districts:

- (1) Single-family detached dwellings;
- (2) Two-family dwellings (duplexes);
- (3) Accessory buildings;
- (4) Temporary structures;
- (5) State-licensed residential facilities.

(Code 1991, § 19-173; Ord. No. 83, § 9.01, 4-16-1984; Ord. No. 83.4, 2-15-1989)

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. 36-191. - Permitted accessory uses.

The following uses are permitted accessory uses in RA-2 districts:

- (1) Swimming pools;
- (2) Automobile parking;
- (3) Pens or enclosures for customary household pets;
- (4) Home occupations.

(Code 1991, § 19-174; Ord. No. 83, § 9.02, 4-16-1984; Ord. No. 83.4, 2-15-1989)

Sec. 36-192. - Uses permitted by special use permit.

The following uses are permitted by special use permit in RA-2 districts:

- (1) Multiple-family dwellings, pursuant to section 36-497;

- (2) Grouped housing, pursuant to section 36-498;
- (3) Mobile home parks, pursuant to section 36-499;
- (4) Religious institutions such as churches, convents, parsonages and other housing for religious personnel, educational and social institutions such as public or private elementary and secondary schools, institutions for higher education, auditoriums and other places for assembly and centers for social activity, pursuant to section 36-499;
- (5) Public buildings and public service installations such as publicly owned and operated buildings, including libraries, telephone exchange buildings, transformer stations and substations, and other public utility buildings and structures;
- (6) Subdivisions, pursuant to section 36-500.

(Code 1991, § 19-175; Ord. No. 83, § 9.03, 4-16-1984)

Sec. 36-193. - Site development requirements.

The following maximum and minimum standards shall apply to all uses and structures in the RA-2 district except as modified by article I of this chapter and article VIII of this chapter, or as varied pursuant to article III of this chapter, zoning board of appeals:

- (1) *Minimum lot area.* No building or structure shall be established on any parcel less than 12,000 square feet in size.
- (2) *Minimum frontage.* Each parcel of land shall have continuous frontage of not less than 100 feet along a public thoroughfare.
- (3) *Minimum lot dimensions.* The minimum lot width shall not be less than 100 feet; minimum lot depth shall not be less than 120 feet.
- (4) *Yard and setback requirements.*
 - a. Front yard : 25 feet.
 - b. Side yards: Ten except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
 - c. Rear yard: 35 feet.
- (5) *Maximum height requirements.* No residential structure shall exceed 35 feet from the average finished grade. Residential accessory buildings shall not exceed 14 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 1,000 square feet, exclusive of basements, garages, porches and breezeways.
- (7) *Maximum lot coverage.* 30 percent.

(Code 1991, § 19-176; Ord. No. 83, § 9.04, 4-16-1984)

Secs. 36-194—36-224. - Reserved.