

**15.030 Districts.**

Sec. 300. For the purpose of this Ordinance, the City of Plainwell is hereby divided into the following districts:

TABLE INSET:

1.	R-1A, R-1B	Single-Family Residence District
2.	R-1C	Single- and Two-Family Residence District
3.	R-2	Multiple-Family Residential District
4.	R-MH	Planned Mobile Home District
5.	C-1	Local Commercial District
6.	C-2	General Commercial District
7.	CBD	Central Business District
8.	CS	Community Service District
9.	M-1	Restricted Manufacturing District
10.	M-2	General Manufacturing District
11.	FP	Floodplain District

(Ord. No. 188, eff. Feb. 25, 1981)

**15.055 R-1A, R-1B, SINGLE-FAMILY RESIDENCE DISTRICT**

**15.060 Statement of purpose.**

Sec. 400. The Single-Family Residence District is established as a district in which the principal use of land is for single-family dwellings. For the single-family residential district, in promoting the general purpose of this Ordinance, the specific intent of this Section is:

1. To encourage the construction of, and the continued use of the land for single-family dwellings.
2. To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
4. To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residences on those streets.

(Ord. No. 188, eff. Feb. 25, 1981)

**15.061 Principal permitted uses.**

Sec. 401. In the R-1A and R-1B Districts, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

1. Single-family detached dwellings.

2. [Deleted by Ordinance No. 220 effective September 28, 1984.]
3. Publicly owned and operated parks, playfields, museums, libraries and other recreation facilities, provided that any building shall be located not less than twenty (20) feet from any other lot in any residence district.
4. Public, parochial or private elementary, intermediate and/or high schools offering courses in general education, not operated for profit, provided that such building shall be located not less than twenty (20) feet from any other lot in any residence district.
5. Municipal, State or Federal administrative or service buildings, provided that such buildings shall be located not less than twenty (20) feet from any other lot in a residence district.
6. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
7. Off-street parking in accordance with the requirements of Article 19 [15.565].
8. Family Day Care Home.

(Ord. No. 188, eff. Feb. 25, 1981; amend. by Ord. No. 220, Eff. Sept. 28, 1984; amend. by Ord. No. 267, eff. July 13, 1991; by Ord. No. 263, eff. May 1, 1994)

#### **15.062 Permitted uses after special approval.**

Sec. 402. The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission.

1. Private parks, country clubs, golf courses, and golf driving ranges, when located on a parcel of five (5) acres or more in area; any structure on said parcel shall be located at least two hundred (200) feet from the lot line of any adjacent residential district.
2. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards, when operating requirements necessitate located within the District to serve the immediate vicinity, and such use is not injurious to the surrounding neighborhood.
3. Day care facilities, including child care centers, family day care homes, and a group day care home (not including dormitories) provided that for each child so cared for there shall be provided and maintained a minimum of 200 square feet of outdoor play area. Such play area shall have a total minimum area of at least 1,000 square feet. Outdoor advertising shall not exceed three (3) square feet in area.
4. Cemeteries adjacent to or an extension of existing cemeteries, subject to the following conditions:
  - a. The site shall be so located as to have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the site shall be

directly onto a major thoroughfare.

- b. Any structure located on the site shall be at least one hundred (100) feet from any lot line.
5. Home occupations as defined in Article 2 [15.015].
6. Temporary buildings for use incidental to construction work for a period not to exceed one (1) year.
7. Dwelling unit conversions subject to the requirements of this section and to the requirements of Section 1635 [15.456].
8. Churches and other facilities normally incidental thereto, subject to the following conditions:
  - a. Minimum lot width shall be one hundred fifty (150) feet.
  - b. Minimum lot area shall be two (2) acres.
  - c. The lot location shall be such that at least one property line abuts a collector street, secondary thoroughfare, or major thoroughfare.
  - d. No building shall be located less than twenty (20) feet from any other residentially zoned district.
  - e. For every foot of height by which the building, exclusive of spire, exceeds the maximum height limitation for the district, an additional foot of front, side, and rear yard setback shall be provided.
  - f. A suitable buffer (masonry wall or planting strip) shall be provided whenever parking lots abut a residentially zoned district. The buffer shall be approved by the City Council.
9. Bed and Breakfast Facilities subject to the requirements of Section 1637 [15.458].
10. Medical offices, dental offices, chiropractic offices, (not including immediate health care facilities), veterinary clinics, including a dwelling unit suitable for a caretaker, when located on a site of a single family dwelling subject to the following conditions:
  - a. Minimum lot size shall be three (3) acres.
  - b. Minimum lot frontage shall be 200'.
  - c. The lot shall have frontage on a collector street, secondary thoroughfare or major thoroughfare.
  - d. There shall be a minimum setback of sixty (60) feet between the building and any adjacent residentially zoned property.
  - e. Off-street parking requirements shall be in accordance with Article 19 [15.565].
  - f. Any clinic or office must be architecturally compatible with the design of the dwelling unit.

- g. One sign may be permitted not exceeding six (6) square feet in area.
  - h. Landscaped buffers or areas may be required on certain locations on the site in order to reduce any anticipated negative impacts on adjacent properties.
  - i. Maximum lot coverage of all buildings and structures on the site, excluding swimming pools, shall not exceed 30%.
  - j. Upon the sale or transfer of the business on the property, the new proprietor must apply for a re-issuance of the special exception use permit. During the permitting process, the new proprietor shall be made aware of the necessity for compliance with all of the conditions of this section.
11. Group Day Care Home, subject to the following conditions:
- A. A group day care home shall not be located closer than 1500 feet to any of the following facilities as measured along a street, road or other public thoroughfare, excluding an alley:
    - 1. Another licensed group day care home.
    - 2. An adult care large group home licensed by the State of Michigan.
    - 3. A facility offering substance abuse treatment and rehabilitation services to seven (7) or more people which is licensed by the State of Michigan.
    - 4. A community correction center, resident home, halfway house or other similar facility which houses an inmate population under the jurisdiction of the Department of Corrections.
  - B. All outdoor play areas shall be enclosed by a fence that is at least forty-eight (48) inches high.
  - C. The property (building and grounds) shall be maintained in a manner that is consistent with the character of the neighborhood. No play equipment, except on corner lots, shall be placed in the front yard.
  - D. One (1) identification sign shall be permitted. Such sign shall not exceed two (2) square feet, shall be mounted flush to a wall, and shall not be illuminated.
  - E. One (1) off-street parking space shall be provided for each non-family employee of the group day care home in addition to the parking normally required for the residence.
  - F. Hours of operation shall not exceed 16 hours a day in a 24 hour period, and activity shall be prohibited between the hours of 8:00 p.m. and 6:00 a.m.

(Ord. No. 188, eff. Feb. 25, 1981; amend. by: Ord. No. 220, eff. Sept. 28, 1984; Ord. No. 241, eff. Jan. 17, 1987; Ord. No. 263, eff. Dec. 30, 1990; Ord. No. 267, eff. July 13, 1991; Ord. No. 283, eff. May 1, 1994; Ord. No. 307, adopt. Mar. 13, 2000)

**15.063 Area, height, bulk, and placement requirements.**

Sec. 403. Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in Article 15 [15.385], "Schedule of Regulations."

(Ord. No. 188, eff. Feb. 25, 1981)