

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)

ARTICLE 5

ARTICLE 6

15.115 R-2, MULTIPLE-FAMILY RESIDENCE DISTRICT

15.120 Statement of purpose.

Sec. 600. The Multiple-Family Residence District is designed primarily for two- or three-story apartments, dwelling groups, and duplexes. It is designed to promote a harmonious mixture of residential types and related educational, cultural, and religious land uses in a basically residential environment.

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

15.121 Principal permitted uses.

Sec. 601. In the R-2 District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

1. All Permitted Uses After Special Approval in the R-1A, R-1B, and R-1C Districts, subject to the terms and conditions therein.
2. Two-family dwellings.
3. Multiple-family dwellings, including apartments, townhouses, row houses, and dwelling groups.

4. New churches and other facilities normally incidental thereto provided ingress and egress from said site is onto a major thoroughfare. The minimum site size shall be two acres and no building shall be located less than twenty (20) feet from any other lot in any residential district.
5. Publicly owned and operated parks, playfields, museums, libraries, and other recreational facilities, provided that any building shall be located not less than twenty (20) feet from any other lot in any residential district.
6. Public, parochial or private elementary, intermediate and/or high schools offering courses in general education, not operated for profit, provided that such buildings shall be located not less than twenty (20) feet from any other lot in any residential district.
7. 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 residential district.
8. Private schools and educational institutions.
9. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
10. Off-street parking in accordance with the requirements of Article 19 [15.565].

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

15.121A Permitted uses after special approval.

Sec. 601.A.

1. Adult foster care large group home or a recovery or rehabilitation halfway house and subject to the following:
 - A. A state licensed adult foster care large group home or a recovery or rehabilitation halfway house shall not be located within 1500 feet of another similar state facility.
 - B. One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling unit.
 - C. A designated passenger loading/unloading area shall be provided near a barrier free entrance.
 - D. A loading/unloading area shall be provided for delivery vehicles.
 - E. A landscaped buffer shall be provided along all property lines that abut a R-1A, R-1B, R-1C District and around the visible perimeters of all parking and loading/unloading areas.
 - F. All exterior lighting of entryways, parking spaces, or loading/unloading areas shall not reflect onto adjacent properties.

(Ord. No. 283, eff. May 1, 1994)

15.122 Screening requirement.

Sec. 602. Where required parking lots of any use permitted in an R-2 District are erected such that the headlights of the cars in the parking lot will face into a single-family residential district, a solid masonry wall or planting strip, as determined by the Planning Commission, which shall be a minimum of three (3) feet in height, shall be required along that parking lot boundary line facing the single-family residential district. The City may require a guarantee or bond to insure adequate maintenance of the screen.

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

15.123 Site plan review.

Sec. 603. For all uses permitted in an R-2 District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after recommendation from the City Planning Commission. In addition to the criteria set forth in Section 1636 [15.457], the Planning Commission shall not recommend the approval of any multiple-family dwelling site plan which does not meet the following criteria:

1. All site plans shall show two (2) means of ingress and egress to the project to permit adequate circulation for safety equipment, except that for projects under ten (10) acres one (1) boulevard entranceway may be sufficient.
2. In all multiple projects of over twenty-five (25) dwelling units, parking shall not be allowed along the main circulation drive.
3. All townhouse units must include an individual outdoor paved patio area not less than one hundred (100) square feet in area.
4. There shall be no more than seven (7) townhouses in any one attached row.
5. An apartment house shall not exceed two hundred (200) feet in length.
6. Townhouse units with attached garages may not include the space in front of the garage door as part of the parking requirement. Townhouse units with attached garages may reduce their parking requirement to one and one-half (1 1/2) spaces per dwelling unit.

(Ord. No. 188, eff. Feb. 25, 1981; amended by: Ord. No. 307, adopt. Mar. 13, 2000)

15.124 Area, height, bulk, and placement requirements.

Sec. 604. 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)