

**CITY OF CHELSEA**  
**PLANNING COMMISSION AGENDA**  
Tuesday, September 17, 2019 7:00 p.m.  
Chelsea Municipal Building (Council Chambers)  
311 S Main Street, Chelsea, MI

**CALL TO ORDER**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MEETING MINUTES**

- Approval of the Regular Meeting Minutes for August 20, 2019

**PUBLIC HEARING –**

- Norder Rezoning Request

An Application has been filed by Katie and Mark Norder for a zoning map amendment. The requested change would revise the Zoning Map from **AG-1 (Agricultural District)** to **RS-2 (Single-Family Residential District Moderate Density)** in the area described as tax code: (06-06-12-380-002)

**UNFINISHED BUSINESS-** None

**NEW BUSINESS**

- Norder Rezoning Request
- Election of Officers (Chair, Vice Chair, and Secretary)

**PLANNING COMMISSION REPORTS**

- Zoning Board of Appeals
- Transportation Work Group
- CAPT/DART (Vacant)

**DISCUSSION**

- Next meeting agenda overview

**PUBLIC PARTICIPATION**

**ADJOURNMENT**

**PLANNING COMMISSION MINUTES**  
**AUGUST 20, 2019**  
**CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS**  
**311 S. MAIN STREET, CHELSEA, MI**

**CALL TO ORDER**

Chair Larry Ledebur called the meeting to order at 7:01pm.

Present: Larry Ledebur (Chair), Claire Robinson (Vice Chair), Sarah Haselschwardt (Secretary)  
Vincent Elie, Jamie Lane, Adam Ellison, Peter Shaw

Absent: Erik Larsen, Michael Townley

Others Present: Christine Linfield (City Staff), Julia Upfal (Community Development Director),  
Cheri Albertson (City Council Liaison), Iden Kalabat (Kalabat Engineering), Derek Haddad (Chelsea  
Petroleum) and Lisa Carolin (Chelsea Update)

**APPROVAL OF THE AGENDA**

MOVED by Ledebur to revise the agenda so the first item is to introduce the new Planning Commission member. All Ayes. Motion Carried.

Chair Ledebur introduced and welcomed Jamie Lane, who has also worked on the Zoning Board.

MOVED by Robinson, SECONDED by Shaw to approve the agenda. All Ayes. Motion Carried.

**APPROVAL OF MEETING MINUTES**

MOVED by Elie, SECONDED by Haselschwardt, to approve the regular meeting minutes from July 16, 2019. All Ayes. Motion Carried.

**PUBLIC HEARING** – None

**UNFINISHED BUSINESS**

**Fuel Station Addition & Renovation Final Site Plan**

Christine Linfield reported that MDOT has approved the Change of Use Permit, a contingency in the preliminary site review.

## Final Site Plan Items:

1. Grading Plan – Linfield reported that typically a grading plan shows existing contours, new elevation contours and how the two blend together.
  - The applicant chose a Design Build for the retaining wall and ditch section that notes the following (see staff report for full details):
    - Contractor to maintain existing grades at the bottom of the proposed retaining wall
    - Maintain existing ditch line
    - Match existing grades at bottom of proposed retaining wall
  - Listed as a contingency because there is nothing concrete for the city to review due to the Design Build option. City is not responsible if the contractor cannot meet the specific plan.
  - The Design Build process is when the scope of work is conveyed through a narrative and not through drawings.
2. Utility Plan
  - Grease trap is required – applicant proposing a 15 gallon grease trap
    - Maintenance schedule to follow
  - New electric and gas services for coffee shop area –plan must be reviewed and approved by Chelsea Light and Power.
3. Photometric Plan
  - Gas canopy – lens must be flush with the housing
    - Flush canopy in place currently – fixtures to be revised to be flush with bottom of canopy
  - Decorative wall lights – not included on plan
    - Details need to be included
  - Parking lot pole – metal pole component cannot exceed 20 ft – detail modification needed to reflect metal pole measurement
4. Exterior Building Design and Materials
  - Planning Commission to review compliance with Section 5.14 Commercial Design Standards
  - Discussion to include the extent of the compliance since the facility existed prior to the establishment of the Commercial Design Standards (Section 10.10)

Applicant Response – Iden Kalabat (Kalabat Engineering)

- Reason for decision for Design Build route – ditch not graded well and lack of detailed survey info. General contractor and design firm have good relationship
- Grease trap – waiting on Tenant Improvement Plans to determine size and location
- Canopy is branded by Shell fuel supplier and will remain as is
- Existing light poles will be bronze finish to match new light poles
  - Linfield asked applicant to note the light pole bronze color on the plans
- Photometric plan –
  - mounting heights ranging from 12-18 ft. and extends all the way to the finished grade. Applicant will add more dimension.
  - Undermount canopy light fixtures will be revised to be flush mounted
  - Decorative lights – nothing proposed at this time

Sarah Haselschwardt to Applicant –

- Material proposed on the façade is not in compliance with the Commercial Design Standards – referenced split faced block, which is similar
- Linfield noted that it is important not to approve something less conforming than the standards. It is reasonable to inquire about the material being used.
- Applicant noted that the split faced block is similar to the brick and cut stone outlined in the Commercial Design Standards and is versatile and cost effective. The split faced material is mainly being used on the sides and rear of the building. The front façade is mostly stacked cast stone and efface on the top – allows for an easy application.
- Height of current building vs height of new building = new building is 2-4 ft higher. Existing roof will remain
- Haselschwardt noted that this really does not meet the ordinance and needs discussion. Customers will see all (4) sides of the building.
- Shaw also noted that the building is the gateway into Chelsea – first building you see when you get off the exit, especially the south side of the building.
- Ellison asked if the applicant expected most customers to come from the MDOT station?
  - Local (Chrysler plants) customer traffic along with added traffic from freeway for gas
- Haselschwardt noted under the Commercial Design Standards, the Planning Commission is to review the building colors as part of site plan approval
  - Color is beige
  - Canopy is branded by Shell fuel supplier and will remain as is
  - Existing light poles will be bronze finish to match new light poles
  - Linfield noted that ordinance recognizes existing buildings prior to this ordinance do not have to comply to the full extent. Materials are important and a final site plan can be approved contingent about final items in staff report.

- Section C, Item 1 – 60% must utilize standard materials, 40% can utilize other materials
  - Applicant asked for clarification on the cut stone material
  - Shaw - cut stone is a more natural product
  - Haselschwardt noted that the material for all new construction is not compliant
  - Shaw does not have an issue with split faced block but would like to see more detail
  - Elie would like to see the split block material broken up on the south side
  - Haselschwardt calls for a need to review ordinance – limiting people to 4 or 5 materials is hard
  - Robinson noted 2 issues – percentage vs visual
  - Applicant to potentially raise the stone skirt to meet bottom elevations and wrap the front façade materials around the building

MOVED by Robinson, SECONDED by Shaw to approve the fuel station addition and renovation final site plan contingent upon staff report with items specific to the grading plan, the utility plan, the photometric plan, with specific added written detail about the painting of the parking lot light poles to a bronze finish and revisions to the elevations so that the south face has the cast stone wrapped at a height of a windowsill established on the west side to mimic the north elevation including the wrapping of the efface material so as to get closer to the 60/40 split outlined in the Commercial Design Standards and use more of the materials approved therein, which would roughly be a 1/3,2/3 visual split of materials of the northwest and south elevations with the addition of the appointment of Commissioner Haselschwardt as our representative to help interpret the motion now made to staff.

All Ayes. Motion Carried.

### **NEW BUSINESS – NONE**

### **PLANNING COMMISION REPORTS**

- Zoning Board of Appeals – None
- Master Plan Report – Upfal reported that City Council has approved and adopted the Master Plan. We can now move forward with the new zoning ordinance. Upfal edited the document in house.
- Transportation Work Group – None
- CAPT/DART – Putting together a community meeting with various regional transportation representatives.

### **DISCUSSION**

Upfal reported that at our next meeting PC will review a rezoning application at the intersection of Dale and Willington behind South Meadows Elementary School. A quorum is needed.

September 5 – Site Plan Review course 5:30-9:00 pm

Next meeting agenda – button to accept or decline meeting invite

Chair Ledebur reported that it is important for the Planning Commission to review goals set in the Master Plan. Redoing the zoning ordinance is a major task.

Cheri Albertson thanked Vice Chair Robinson for her well stated motion

**PUBLIC PARTICIPATION** -None

**ADJOURNMENT**

MOVED by Shaw, SECONDED by Elie, to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:22 pm.

Respectfully Submitted,



Rachel Kapolka

Assistant Clerk



**Notice of Public Hearing  
On Proposed Amendment to  
City of Chelsea Zoning Ordinance**

Notice is hereby given that the Chelsea Planning Commission will conduct a public hearing for the amendment of the Chelsea City Zoning Ordinance (Ord. No. 166). The requested change would revise the Zoning Map from **AG-1 (Agricultural District)** to **RS-2 (Single-Family Residential District Moderate Density)** in the area described as:

**Tax Code: (06-06-12-380-002)**

The parcel is vacant land and located along the  
Northeast corner of Dale Street and Wellington Street

The public hearing will be held by Chelsea Planning Commission on **Tuesday, September 17, 2019** at **7:00 p.m.** Meeting to be held in the City Municipal Building (Council Chambers) located at **311 S Main Street, Chelsea, MI.**

The rezoning petition was filed by the Mark and Katie Norder (Gregory, Michigan) and is on file in the office of the Planning & Zoning Department, 305 S. Main Street, Suite 100, Chelsea, MI and may be examined prior to the date of the hearing.

Signed, written comments concerning the application will be accepted prior to the Planning Commission meeting and will be read at the meeting. Comments should be addressed to the Chelsea Planning Commission, 305 S Main St, Suite 100, Chelsea, MI 48118.

Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them are requested to notify the Chelsea Planning Commission Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**Chelsea City Planning Commission  
Larry Ledebur, Chair**

CITY OF CHELSEA  
CHELSEA, MI 48118

CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN APPLICATION NO. \_\_\_\_\_

APPLICATION FOR ZONING ORDINANCE AMENDMENT

PLEASE TYPE OR PRINT (if additional space is needed, use back side)

A. MAP CHANGE

- Application is hereby made by: Name (s) Mark Norder, Katie Norder  
Address: 13143 Hadley Rd. Gregory MI 48137 Telephone: 989-980-2289
- The applicant (s) is/are:  the owner (s) of the property involved. ( ) acting on behalf of the owner (s) of the property involved.
- Address of property involved: 0 Wellington 06-06-12-380-002
- Name and address of property owner: Mark & Katie Norder  
13143 Hadley Rd., Gregory MI 48137
- Petitioners interest in property: \_\_\_\_\_
- Legal description & Tax ID# 06-06-12-380-002  
See certified Survey attached - 1<sup>st</sup> paragraph
- Zoning Change from AG-1 to RS-2

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY showing existing and proposed building and structures, types thereof and their uses.

B. TEXT CHANGE

- Application is hereby made by: Name (s): \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
- Proposed text change including Article and Section No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/we Katie Norder do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 7-31-19

Applicant (s) Mark Norder  
signature

Katie Norder  
signature

City Clerk \_\_\_\_\_  
signature

Date forwarded to Planning Commission: \_\_\_\_\_

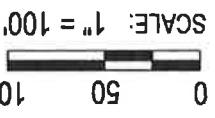
Over



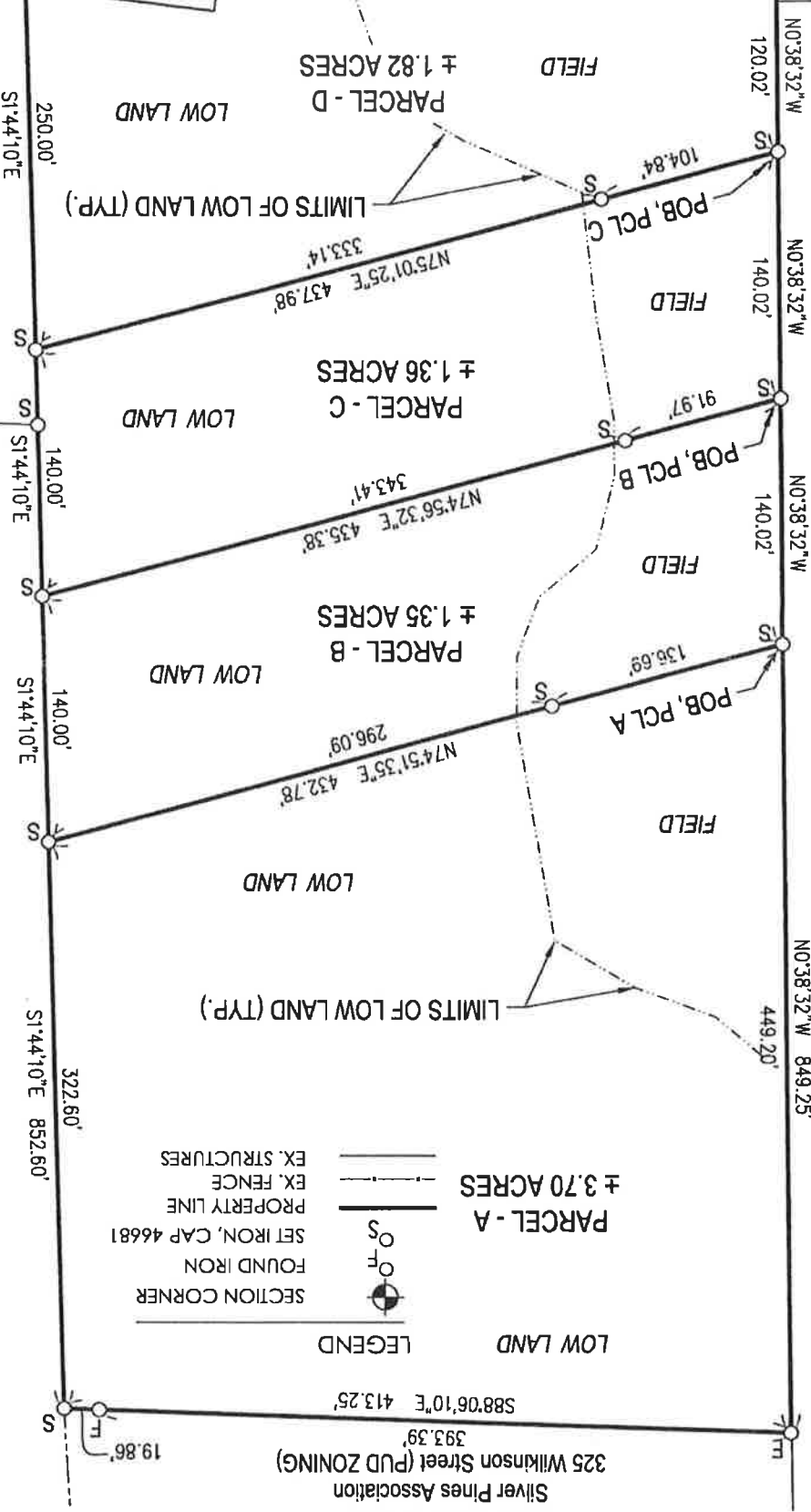
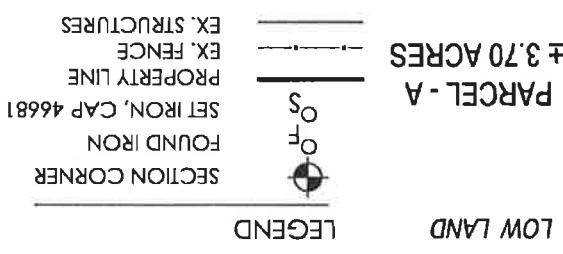


"ARCHIE W. WILKINSON," Add. to the Village of Chelsea  
 recorded in Book 2 Plats, page 21, Washtenaw County Records.

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**CERTIFIED SURVEY**  
 PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2S, R3E,  
 SYLVAN TOWNSHIP, WASHTENAW COUNTY, MICHIGAN  
 PROPOSED REZONING AND LAND DIVISION OF  
 TAX ID 06-06-12-380-002 FROM AG-1 TO RS-2  
 Tax ID 06-06-12-380-018  
 Silver Pines Association  
 325 Wilkinson Street (PUD ZONING)  
 393.39'  
 588.06'10"E 413.25'



Tax ID 06-06-12-380-006  
 Imlach, Nicole  
 Taylor Street  
 (AG-1 ZONING)

Tax ID 06-06-12-380-008  
 Chelsea School District  
 Pierce Street  
 (RS-2 ZONING)

# CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION: (WARRANTY DEED, LIBER 4711, PAGE 457, WASHTENAW CO. REC.)

Commenting at a point on the North line of the Southeast quarter of Section 12, five chains and twenty-five links East of the Northwest corner of said Southeast quarter of Section 12, and running thence East along said North line five chains and eighty-eight links, thence South 1° East seventeen chains and ninety-eight links, thence Westerly along fence line six chains and fifty-one links to fence, thence Northerly along fence eighteen chains to the Place Of Beginning; EXCEPTING and reserving three acres from North end thereof sold to Martin Wackenhut ALSO described as BEGINNING in North line of SE 1/4 of SW 1/4 of Section 12 at a point which is 5.25 chains east of NW corner of said SE 1/4 of SW 1/4, thence East 5.88 chains in 1/8 line, thence S 1° East 17.98 chains, thence West 6.51 chains, thence North 18 chains to Place Of Beginning, EXCEPTING the North 5.10 chains in width thereof; being a part of the SE 1/4 of SW 1/4 Section 12, Town 2 South, Range 3 East.

(TAX ID 06-06-12-380-002, WELLINGTON STREET - VACANT)

Parcel A: ± 3.70 Acres

Commenting at the Southwest corner, Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan; thence along the South line of said Section 12, S88°41'59"E 1341.91 feet; thence N00°11'24"W 151.74 feet; thence S87°46'24"E 345.69 feet; thence along the East line of Archie Wilkinson's Addition, as platted, and the extension thereof, N00°38'32"W 400.06 feet to the POINT OF BEGINNING; thence continuing along said East line, N00°38'32"W 449.20 feet; thence along an existing fence line, S88°06'10"E 413.25 feet; thence S01°44'10"E 322.60 feet; thence S74°51'35"W 432.78 feet to the Point of Beginning, being a part of the Southwest 1/4 of Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan, containing 3.70 Acres, more or less, subject to easements and restrictions of record.

Parcel B: ± 1.35 Acres

Commenting at the Southwest corner, Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan; thence along the South line of said Section 12, S88°41'59"E 1341.91 feet; thence N00°11'24"W 151.74 feet; thence S87°46'24"E 345.69 feet; thence along the East line of Archie Wilkinson's Addition, as platted, and the extension thereof, N00°38'32"W 120.02 feet to the POINT OF BEGINNING; thence continuing along said East line, N00°38'32"W 140.02 feet; thence N74°56'32"E 435.38 feet; thence S01°44'10"E 140.00 feet; thence S75°01'25"W 437.98 feet to the Point of Beginning, being a part of the Southwest 1/4 of Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan, containing 1.36 Acres, more or less, subject to easements and restrictions of record.

Parcel D: ± 1.82 Acres

Commenting at the Southwest corner, Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan; thence along the South line of said Section 12, S88°41'59"E 1341.91 feet; thence N00°11'24"W 151.74 feet; thence S87°46'24"E 345.69 feet to the POINT OF BEGINNING; thence along the East line of Archie Wilkinson's Addition, as platted, and the extension thereof, N00°38'32"W 120.02 feet; thence N75°01'25"E 437.98 feet; thence S01°44'10"E 250.00 feet; thence N87°46'24"W 429.66 feet to the Point of Beginning, being a part of the Southwest 1/4 of Section 12, T2S, R3E, S3E, Sylvania Township, Washtenaw County, Michigan, containing 1.82 Acres, more or less, subject to easements and restrictions of record.

REFERENCE/BASIS OF BEARING  
BEARINGS ARE BASED UPON  
GEODETIC NORTH, WITH ANGULAR  
DEED RELATIONSHIPS MAINTAINED.

RECEIVED  
AUG 1 2019



# Washtenaw County Parcel Report

Parcel ID:

06-06-12-380-00

Report generated 9/13/2019 11:38:00 AM

## Parcel Information

**PIN:** 06-06-12-380-002  
**CVT Code:** 06  
**CVT Description:** CHELSEA CITY  
**School:** 81040 , CHELSEA SCHOOLS  
**Property Class:** 402 , RESIDENTIAL VACANT

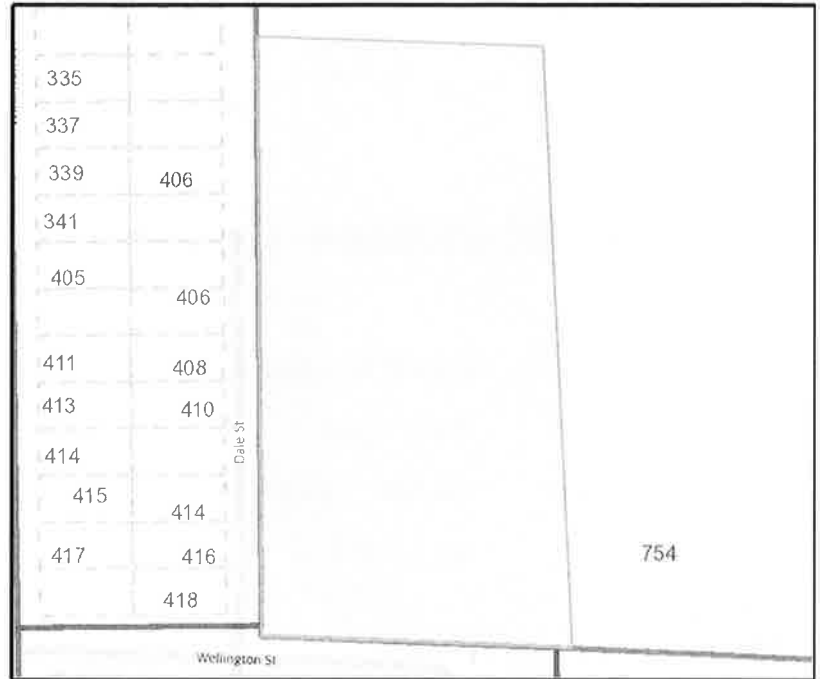
## Property Information

**Address:** WELLINGTON  
 CHELSEA , MI 48118

## Owner Information

**Owner:** NORDER MARK E & KATIE R

**Address:** 13143 HADLEY RD  
 GREGORY , MI 48137



Parcel highlighted in blue

## Homestead Information

**Homestead Percent:** 0%

## Values

**Assessed Value:** \$ 41000      **SEV:** \$ 41000  
**Capped Value:** \$ 38482      **Taxable Value:** \$ 38482

## Drain Assessment (not incl. drain debts)

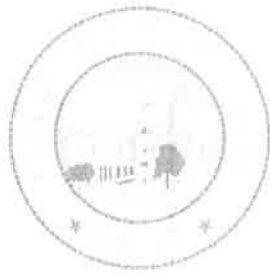
Year	Drain Name	Amount
2010	Mill Creek Consolidated	\$ 3.04
2013	Mill Creek Consolidated	\$ 7.23
2016	Mill Creek Consolidated	\$ 9.05
2018	MILL CREEK CONSOLIDATED	\$ 11.75

## Sales (last 3 max)

Date	Sale Price	Type
12/17/2008	72500	WARRANTY DEED
12/17/2008	72500	WARRANTY DEED
12/13/2007	70000	SHERIFF DEED

## Tax Description

\*OLD SID - FC 06-512-137-00 C.V. 1-85 BEG IN N LINE OF SE 1/4 OF SW 1/4 SEC 12 AT A PT WHICH IS 5.25 CHS E OF NW COR OF SAID SE 1/4 OF SW 1/4 E 5.88 CHS IN 1/8 LINE TH S 1 DEG E 17.98 CHS TH W 6.51 CHS TH N 18 CHS TO PL OF BEGEXC THE N 5.10 CHS IN WIDTH THEREOF. BEING A PART OF SE 1/4 OF SW 1/4 SEC 12 T2S R3E.



## City of Chelsea- Community Development Department

**To:** City of Chelsea Planning Commission  
**From:** Julia Upfal  
**Subject:** **Norder Rezoning Request-** Public Hearing  
**Date:** 9/17/2019

The City of Chelsea has received a petition from Katie and Mark Norder to rezone parcel 06-06-12-380-002 on Wellington Street and Dale Street from **AG-1** (Agricultural District) to **RS-2** (Single Family Residential District- Moderate Density).

The Planning Commission shall review the submitted petition and shall report its findings and their recommendations for action on the petition to the City Council following the public hearing.

The Planning Commission shall report its findings and recommendations on the rezoning to City Council based on the minimum items listed in Section 13.06 (A-H). This application shall be considered with respect to the Future Land Use recommendations in the 2008 City of Chelsea Comprehensive Plan, as the 2019 Comprehensive Plan had not been adopted when the applicant submitted the rezoning request.

It should be noted that if the rezoning is successful, the intent of the owner is to then divide the land into four residential lots as shown on the survey provided. The proposed lots will all have frontage on Dale Street (the lots will be +/- 1.82 acres, +/- 1.36 acres, +/- 1.35 acres, and +/- 3.7 acres). If the property is rezoned, then the review/approval of the splits will be done administratively following the regulations and standards of Section 4.04(C).

### Information Attached:

1. Section 13.06 (A-H).
2. Existing Zoning of Surrounding Parcels.

3. 2008 Future Land Use Map

4. Section 4.04 Single Family Residential District Moderate Density Information

## AMENDMENTS

### 13.05 (A) Cont.

### INFORMATION REQUIRED

1. A legal description of the property, including the street address and tax code number(s).
  2. A scaled map of the property, (correlated) with the legal description, clearly showing the property's location and adjacent land use and zoning districts, and all existing improvements on the property, such as buildings and driveways.
  3. The name, address, and telephone number of the petitioner(s).
  4. The nature of each petitioner's interest in the property. If the petitioner is not the owner, the name and address of the record and known owner(s), and the owner(s) signed consent to the petition.
  5. Identification of the zoning district requested and the existing zoning of the property.
  6. Signature(s) of the petitioner(s) and owner(s), certifying the accuracy of the information.
  7. The Planning Commission may require additional information that it deems necessary to make the findings required in Section 13.06, following.
- B.** A petition that is filed for an amendment to the text of the zoning ordinance shall provide the following information.
1. A detailed statement that, clearly and completely sets forth all proposed provisions and regulations, including all changes in the zoning ordinance necessary to accommodate the proposed amendment.
  2. Name and address of the petitioner.
  3. Reasons for the proposed amendment.

### **SECTION 13.06 FINDINGS REQUIRED FOR A ZONING MAP AMENDMENT**

The Planning Commission shall identify and evaluate all factors relevant to the petition. The Planning Commission shall report its findings and recommendations in accordance with Section 13.03C herein. The facts to be considered by the Planning Commission shall include, but shall not be limited to, the following:

- A.** Whether the requested zoning change is justified by a change in conditions since the original ordinance.

## **AMENDMENTS**

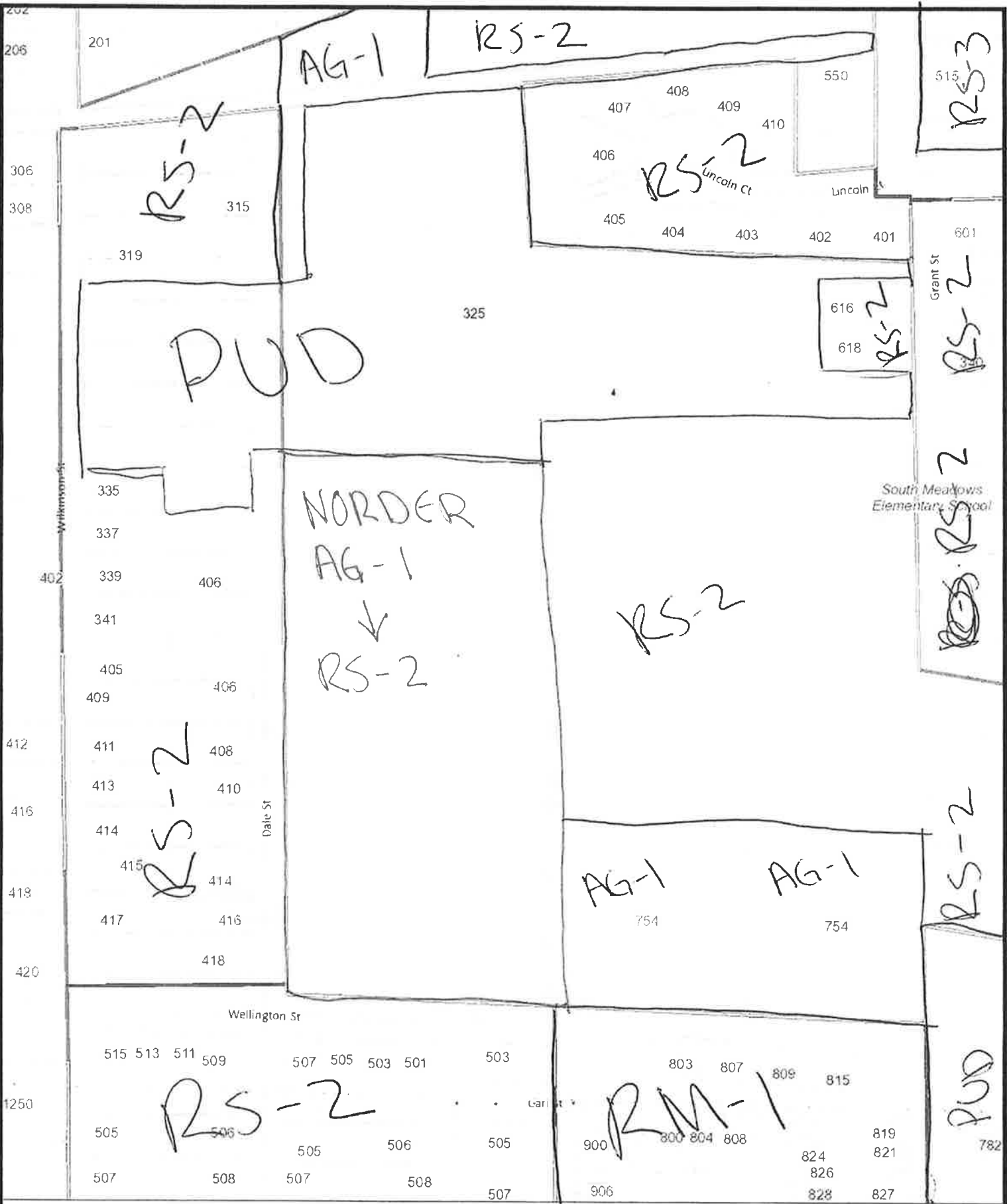
### **13.06 Cont. FINDINGS REQUIRED FOR A ZONING MAP AMENDMENT**

- B.** The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.
- C.** The capacity of the City of Chelsea or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
- D.** Effect of approval of the petition on the condition and/or value of property in the City of Chelsea or in adjacent municipalities.
- E.** Relationship of the petition to the adopted General Development Plan of the City of Chelsea and of other government units, where applicable.
- F.** The petition is consistent with the zoning classification of surrounding land.
- G.** The property in the petition complies with the regulations of the zoning district requested.
- H.** The property in the petition is suitable in terms of its physical features and its location for all uses that are permitted in the zoning district requested.

### **SECTION 13.07 FINDINGS REQUIRED FOR A TEXT AMENDMENT**

The Planning Commission shall consider the following standards in preparing its report and recommendation to the City Council.

- A.** The proposed amendment is consistent with the intent and purpose of the Zoning Ordinance.
- B.** The proposed amendment will be consistent with the City's adopted Comprehensive Plan.
- C.** The petition is supported by a change in conditions since the Zoning Ordinance was adopted, or by a mistake in the Zoning Ordinance.
- D.** The proposed amendment is supported by problems or conflicts in implementation or interpretation of the Ordinance, as documented by City staff or the Zoning Board of Appeals.
- E.** The proposed amendment is needed to accommodate changes in State legislation, by recent case law, or opinions



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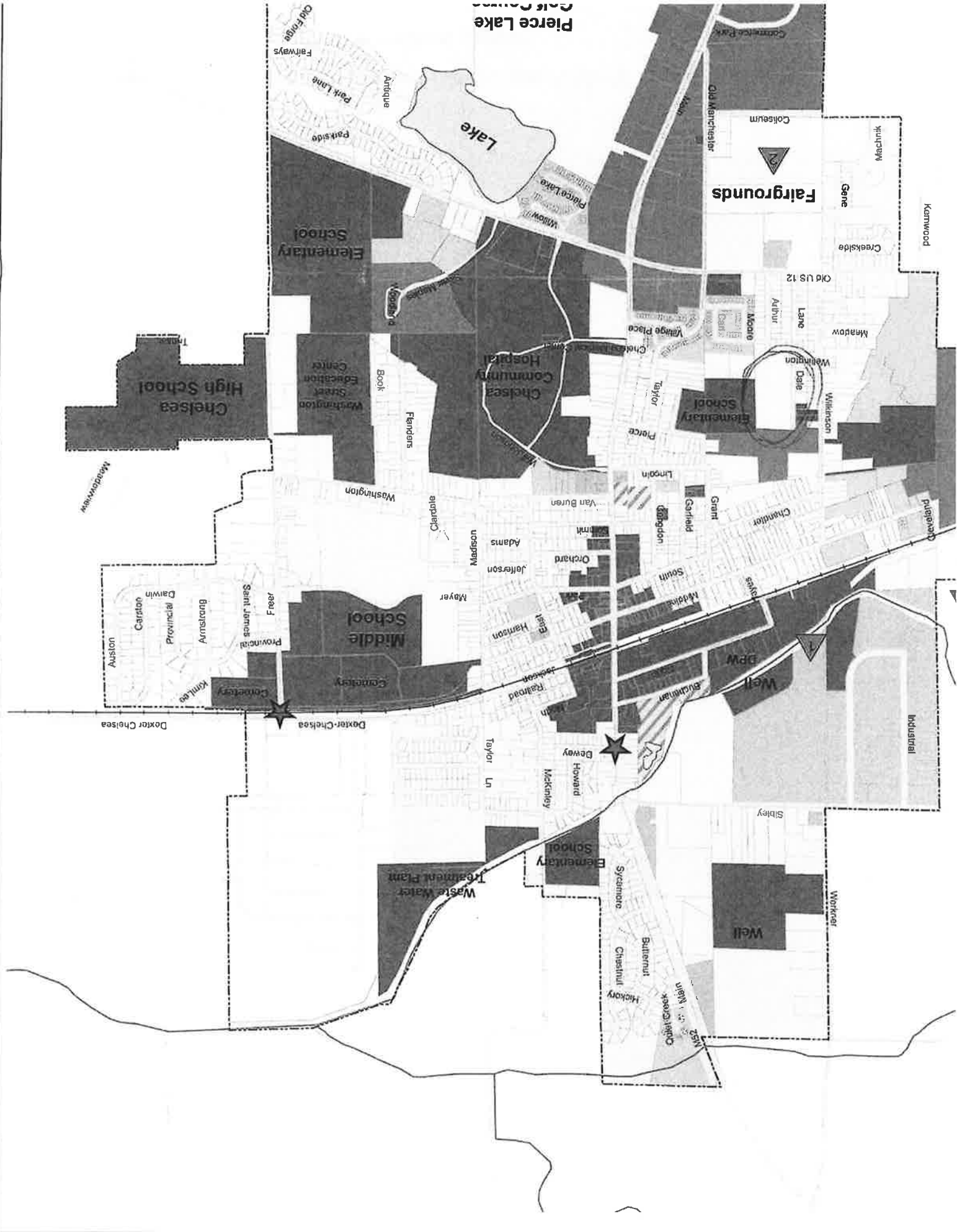
1: 2,400

**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to track, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662





## ZONING DISTRICT

### SECTION 4.04 SINGLE-FAMILY RESIDENTIAL DISTRICT MODERATE DENSITY (RS-2)

The Single Family Residential Districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. This district is designed to provide moderate density single-family residential dwellings principally in older areas of the City which were developed on smaller lots and where necessary urban services and facilities can be feasibly provided, including central sanitary sewerage and central water systems.

#### A. PERMITTED USES

1. Single-family detached dwellings.
2. On-site signs, only in accordance with the regulations in Article 6.
3. Essential public services.
4. Accessory buildings, structures, and uses, in accordance with Section 3.10; keeping of backyard chickens, in accordance with Ordinance #172. (Amended by ord. no 166-2012-09 eff. 8.08.12).
5. Adult foster care family home (6 or fewer adults), foster family home (4 or fewer children 24 hours per day), foster family group home (5 to 6 children 24 hours per day), family day care home (6 or fewer children less than 24 hours per day), licensed by the Michigan Department of Social Services or its successor.
6. Home occupations (see Section 5.01).
7. Growing of field crops, fruits, and vegetables; raising or keeping of slaughter and feeder cattle, llamas, dairy cattle, horses, sheep, goats, laying chickens, boilers, turkeys, game birds, and rabbits, subject to provisions of Section 4.01D; growing of sod; field grown, container, and greenhouse herbaceous and woody nursery stock; provided the minimum lot area shall be 5 acres.
8. Sale of agricultural products, raised or grown on the lot, including roadside stands for said sales.
9. Public and Private Open Space.

**ZONING DISTRICT**

**4.04 Cont.**

**SINGLE-FAMILY RESIDENTIAL  
MODERATE DENSITY  
(RS-2)**

**B. SPECIAL USES**

1. Recreation centers, public swimming pools, parks, playgrounds, and playfields.
2. Churches and other buildings for religious worship.
3. Public and private elementary and secondary non-profit schools.
4. Essential service structures of a non-industrial character.
5. Government or community-owned buildings.
6. Bed and breakfast operations in accordance with Section 5.10, herein.
7. Group day care homes, (7 to 12 children less than 24 hours per day) subject to the conditions of Section 5.11.
8. Child care centers, subject to the conditions of Section 5.11.

**C. REGULATIONS AND STANDARDS**

1. MINIMUM REQUIRED LOT AREA AND WIDTH - 7,500 square feet; 60 feet.
2. MINIMUM REQUIRED YARDS.
  - a. FRONT YARD - 20 feet.
  - b. SIDE YARD - 5 and 10 feet.
  - c. REAR YARD - 20 feet.
3. MAXIMUM LOT COVERAGE - 35%.
4. MAXIMUM FLOOR AREA RATIO - 0.35.
5. MAXIMUM IMPERVIOUS AREA RATIO - 0.60.