

ARTICLE VII
HDR High Density Residential District

§ 220-7-1. Purpose of District.

This zoning district is derived from the High Density Residential future land use classification in the Master Plan. This primary purpose of this District is to provide for a higher-density single-family development, and also two-family and multiple-family development, in limited areas of the Township where such development is existing or otherwise appropriate.

§ 220-7-2. Permitted uses.

The following uses are designated as permitted uses in this District:

- A. Single-family dwelling.
- B. Two-family dwelling.
- C. Multiple-family dwelling.
- D. Family day care home, in a lawful dwelling.
- E. Foster care (small group) home.
- F. Home occupation, in a lawful dwelling.
- G. Essential services.
- H. Library, museum, and similar use owned and operated by a governmental agency or non-profit organization.
- I. Roadside stand.
- J. Accessory uses/buildings/structures; provided, however, that the keeping or raising of livestock and other agricultural uses are not allowed in this District as an accessory use or otherwise. Also see §220-16-13.B. for potential implications of Michigan Right To Farm Act siting guidelines for new and expanding commercial livestock production facilities.
- K. Signs, in accordance with the applicable provisions of Article XVIII.
- L. Qualified Residential Treatment Program.

§ 220-7-3. Special land uses.

The following uses are designated as special land uses in this District, subject to special land use review and site plan approval in accordance with this Chapter:

- A. Church/worship facility.
- B. Convalescent or nursing home.
- C. Family business, on the premises of a lawful single-family dwelling.
- D. Foster care (large group) home.
- E. Golf course and country club.
- F. Group day care home, in a lawful dwelling.
- G. Open space preservation development.
- H. Park/playground.
- I. Public or private school.
- J. Small wind energy conversion system.
- K. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this district, and therefore compatible with such uses, as determined by the Zoning Administrator.

§ 220-7-4. Density, area, height, bulk and placement regulations.

In accordance with Article XV, except as otherwise specified in this Chapter.

§ 220-7-5. Site plan review.

Site plan review is required for all special land uses, and for other uses as specified in § 220-21-1.B.