

CHAPTER 17.36 RA-1, RA-2, AND RA-3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

17.36.010 STATEMENT OF PURPOSE

The RA-1, RA-2, and RA-3 Single-Family Residential Districts are established as districts in which the principal use of land is for single-family detached dwellings, but with each district having different minimum lot sizes to encourage differing development character and densities. For the RA-1, RA-2, and RA-3 Single Family Residential Districts, in promoting the general purpose of this chapter, the specific intent of this section is:

- A.** To encourage the construction of, and the continued use of the land for single-family dwellings;
- B.** 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;
- C.** To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter; and
- D.** 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.

17.36.020 PRINCIPAL PERMITTED USES

In the RA-1, RA-2, and RA-3 Districts, no use shall be permitted unless otherwise provided in this chapter, except the following:

- A.** Single-family detached dwellings, including manufactured dwellings (mobile homes) when located outside of mobile home parks.
- B.** Publicly owned and operated parks, playfields, other recreation facilities, museums and libraries.
- C.** Accessory buildings, structures and uses customarily incidental to the above principal permitted uses of this chapter.
- D.** State Licensed Residential Facility

17.36.030 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses shall be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval Review*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations.
 - 1. Such uses shall be subject to requirements of the Planning Commission based upon an analysis of any potential effect on surrounding properties.
 - 2. No storage yards shall be permitted.
 - 3. Applicants shall provide evidence of necessity for a proposed location.
 - 4. Electric or gas regulator equipment and apparatus shall be set back a minimum of 30 feet from all lot lines.
- B. Places of worship and other facilities normally incidental thereto.
- C. Childcare centers.
 - 1. Outdoor play area of 150 square feet per child, with a minimum of 1200 square feet. Centers adjacent to another center, park, or other outdoor facility easily accessible by walking or by transportation may utilize the park or center as its outdoor space requirement provided it meets the minimum size requirements.
 - 2. Outdoor play area shall be screened by obscuring fence or wall from adjacent residential districts or uses and parking areas.
 - 3. An on-site drive shall be provided for drop-offs, pick-ups, and loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on a public street.
 - 4. Business shall comply with the requirements set forth in the current Building Code on file at the City. The Planning Commission shall require a report from the Fire Department regarding surrounding properties within 100 feet of the site.
- D. Wireless telecommunication facilities, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.

17.36.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements for the RA-1, RA-2, and RA-3 Districts shall be as follows. For lots platted and recorded prior to the effective date of this title that do not meet one or more of the requirements of this section, refer to Section 17.04.090, *One Single Family House Per Lot* and Section 17.24.040, *Nonconforming Lots of Record*.

Area, height, bulk and placement requirements for the RA-1, RA-2, and RA-3 Districts may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

Zoning District	Minimum Lot Width (in feet)	Minimum Lot Area (in square feet)	Maximum Lot Coverage (Percent)	Maximum Height of Building (in feet)	Minimum Yard Setbacks (in feet)				Minimum Floor Area (D) (in square feet)	
					Front	Side (Least One) (B)	Side (Total for Both) (C)	Rear	With Basement	Without Basement
RA-1 (A)	60	6,000	35	25	20	6	16	35	1,400	1,500
RA-2 (A)	50	5,000	35	25	20	4	12	35	1,200	1,300
RA-3 (A, E)	40	4,000	40	25	20	4	12	35	1,200	1,300

(A) For legal nonconforming lots, not meeting the minimum lot area or lot width or both, the minimum total side yard setback shall be decreased by 4 feet. The minimum ground floor area shall be decreased by 200 square feet.

(B) Corner Lots: When a rear yard abuts a rear yard, the exterior side yard setback shall not be less than 8 feet. When a rear yard abuts a side yard, the exterior side yard setback shall not be less than 20 feet.

(C) There shall be a distance of at least 12 feet between dwellings.

(D) The minimum floor area shall not include area of basements, porches, garages, breezeways, or accessory buildings.

(E) Lots smaller than 4,000 square feet in area and 40 feet in width may be divided if the lots are in a plat recorded with the Oakland County Register of Deeds Office at the effective date of this ordinance and are at least 3,900 square feet in area and 37 feet wide, provided that all setback requirements shall be met.

17.36.050 RESIDENTIAL DESIGN STANDARDS

In order to preserve the substantial investment of property owners in single-family neighborhoods, any single-family home, erected in a residential zoning district shall not be grossly dissimilar to the exterior design and appearance of existing single-family homes in the surrounding area. The term "grossly dissimilar" as used in this section, means an immediately obvious difference apparent to professionals in the building trade, neighbors and potential residents. The standards herein are intended to prevent grossly dissimilar dwellings which would adversely affect the value of dwellings in the surrounding area; adversely affect the desirability of an area to existing or prospective homeowners; impair the stability of the environment; prevent the most appropriate use of real estate; and lessen the opportunity to realize the development pattern envisioned in the Master Plan.

- A. ROOF PITCH.** The pitch of the main roof shall have a minimum vertical rise of one foot for each 4 feet of horizontal run. The roof shall be finished with a type of shingle or other material that is commonly used in standard on-site residential construction.
- B. EXTERIOR MATERIALS.** The exterior siding of any single family residential house shall consist of materials that are generally acceptable for site-built housing, provided that the reflection from such exterior surface shall be no greater than from white semi-gloss exterior enamel, and provided further that any such exterior is comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction in the City of Hazel Park.
- C. STORAGE AREA.** Each single-family residential house shall contain a storage area equal to 10 percent of the square footage of the dwelling or 100 square feet, whichever is less. This storage area shall consist of a basement, attic (where the ceiling height is 7 feet or more), garage, or in a separate detached accessory structure that complies with the standards of this title regarding accessory buildings and structures.
- D. EXCEPTIONS.** The standards of this section shall not apply to a manufactured dwelling located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this title and pertaining to such parks. Manufactured dwellings that do not conform to the standards of this section shall not be used for dwelling purposes within the city unless located within a mobile home park or a mobile home subdivision district for such uses, or unless used as a temporary residence as otherwise provided in this title.

17.36.060 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*. Site plan review shall not be required for the construction of single family detached dwellings.