

CHAPTER 17.38

RB SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICTS

17.38.010 STATEMENT OF PURPOSE

The RB Single-Family Attached Residential District is established as a district in which the principal use of land is for attached single-family dwellings. For the RB Single-Family Attached Residential District, 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 attached 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.

17.38.020 PRINCIPAL PERMITTED USES

In the RB District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A.** Attached or detached single-family dwellings.
- 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.

17.38.030 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.** All uses permitted after special approval within the RA-1, RA-2, and RA-3 Single Family Residential Districts.

17.38.040 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements for uses other than attached single-family dwellings in the RB District shall be as required in Section 17.36.040, *Area, Height, Bulk and Placement Requirements*, for the RA-3 District. Area, height, bulk and placement requirements for attached single-family dwellings in the RB District shall be as follows.

Area, height, bulk and placement requirements for the RB District may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

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 per Dwelling (A) (in square feet)		
				Front	Side	Rear	One-Bedroom	Two-Bedroom	Three-Bedroom
--	--	--	35	--	--	20	800	1,000	1,200 (+100 square feet for every bedroom over 3 bedrooms)

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

17.38.050 RESIDENTIAL DESIGN STANDARDS

In order to preserve the substantial investment of property owners in single-family neighborhoods, any single-family home, whether detached or attached, erected in a residential zoning district shall not be grossly dissimilar to the exterior design and appearance of existing detached 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 dwelling unit 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.

17.38.060 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.