

ARTICLE VII GENERAL RESIDENTIAL DISTRICT, R-2

SECTION 7.01 – INTENT

The intent is to establish and preserve medium density residential neighborhoods, free from other uses except those that are compatible to the residents of this district.

SECTION 7.02 – PERMITTED PRINCIPAL USES

- A. Detached single-family dwelling unit.
- B. Two-family dwellings. (See Section 17.02, D)
- C. Family care facility, as defined.
- D. Home office, as defined.
- E. Temporary dwelling during construction. (See Section 3.07)
- F. Customary accessory buildings. (See Section 3.05)
- G. The temporary storage of one recreational vehicle on the rear or side of a lot containing a permanent dwelling no nearer than five (5) feet to any lot line. (See Section 3.11, A-2) On a lot with a two-family dwelling, one recreational vehicle per dwelling unit would be allowed.
- H. Church, place of worship, and related structures such as a parish hall or parsonage, etc. (See Section 20.01, D)

SECTION 7.03 – REQUIREMENTS FOR PRINCIPAL USE

No more than one single-family dwelling unit may be located on a lot, except one guest house may be allowed under Section 7.04.

SECTION 7.04 – SPECIAL PERMIT USES

The following uses may be authorized by the Planning Commission provided a Special Use Permit is approved in accordance with the procedures, provisions and standards of Article XVIII. Special Use Permits shall be issued only on lots fronting on and with principle driveway access to a public street, and located and designed to avoid undue traffic, noise or other nuisances or dangers. All lighting shall be directed away from residential uses.

- A. School, public cemetery, library, community building, publicly owned building.
- B. Recreational facilities compatible with the intent of this district.
- C. Group care facility, as defined.
- D. Guest house, as defined.

- E. Home occupation. (See Section 20.01, L)
- F. Public utility buildings without outdoor storage yards for vehicles or equipment.
- G. Bed and breakfast facility. (See Section 20.01, A)
- H. Multiple family dwellings not to exceed thirty-five (35) feet in height, including boarding houses, rooming houses, apartment houses, housing for the elderly, convalescent or nursing homes subject to the requirements of Article XVII, Schedule of Regulations, and approval of the District Health Department.

SECTION 7.05 – NATIVE PROTECTION STRIP

Where those lands border a body of water in the R-2 district, it is suggested that there be a strip of land parallel to the water's edge and twenty (20) feet in depth, which shall be strictly maintained in its natural state, except trees or shrubs may be planted to protect the shoreline from erosion or to improve aesthetics. Trees, shrubs and undergrowth in a space fifty (50) feet wide within the native protection strip may be trimmed and pruned for a filtered view of the water and for locating a dock.

Wetlands in the native protection strip shall be maintained in their natural state.

SECTION 7.06 – SPECIAL CONSIDERATIONS

In R-2 districts that have evolved into high density areas with many non-conformances due to lot size, special consideration may be given to the granting of lot size and setback variances.

Article VII-A GENERAL RESIDENTIAL DISTRICT,
R-3 (AU SABLE WOODS ASSOCIATION)

SECTION 7-A.01 – Intent

The intent of R-3 zoning is to establish and preserve medium density residential neighborhoods in cooperation with an established subdivision association, free from other uses except those that are compatible to the residents of this district. To qualify for R-3 zoning, a subdivision must have at least 200 individual lots or occupy at least 200-acres. A request for R-3 zoning must originate from the association board through the association president to the Grayling Township Planning Commission.

This zoning does not take precedence over areas of this subdivision which may fall within the Natural River District (NRD) or any non-residential district.

This zoning will only be in effect when and as long as the association adopts and maintains the exact rules in its association bylaws. If the association bylaws concerning these rules change prior to duplicate changes to R-3 zoning in this subdivision, R-3 zoning will be null and void and zoning in this subdivision will revert to the rules in effect prior to the adoption of R-3 zoning.

SECTION 7-A.02 – PERMITTED PRINCIPAL USES

- A. Detached single-family dwelling unit with a total minimum square footage of 1,120-square-feet (720-square-feet on the ground floor), and a continuous cross-section (architectural elevation) of at least 20-feet across one length and one depth dimension.
 - 1. An on-site (stick built) addition, attached to a prefabricated or manufactured home does not constitute a continuous cross-section.
 - 2. The joining of two or more sections of different prefabricated or manufactured homes does not constitute a continuous cross-section.
 - 3. The joining of two or more sections of the same prefabricated or manufactured home does constitute a continuous cross-section.
- B. Temporary dwelling during construction of main dwelling. (See Grayling Township Zoning Ordinance (2003-02), Section 3.07)

- C. One customary accessory building is allowed, including a one-stall garage as defined in Section 7-A.05.B, or a gazebo, picnic shelter, storage shed, etc., without a permanent dwelling, but must have a ground floor area equal to or less than 384-square-feet. (See Grayling Township Zoning Ordinance (2003-02), Section 3.05)
- D. The storage and usage of one licensed, recreational travel trailer or motorhome, on the lot with or without a permanent dwelling, no nearer than twenty-five (25) feet from any lot line (See Section 3.11, A-2). For recreational travel trailers or motorhome stored or on vacant lots, an annual permit from the Grayling Township Zoning Administrator or Assistant Zoning Administrator is required (See Section 7-A.07). Recreational travel trailers and motorhomes are not to be used as permanent dwellings.

SECTION 7-A.03 - REQUIREMENTS FOR PRINCIPAL USE

- A. No more than one single-family dwelling unit may be located on a single lot.
- B. All non-permitted recreational vehicles, including snowmobiles, off-road motorcycles, bicycles, boats, trailers (including utility trailers), etc. must be kept within a garage or storage building. This regulation does not pertain to lots with permanent homes which are regulated by Grayling Township Zoning Ordinance (2003-02), Section 3.11.A.
- C. All legal construction under Section 7-A must be permitted according to the current policies, rules, laws and ordinances in effect at the Grayling Township Building Department.
- D. During new building construction, or remodeling existing structures, the exterior facades of all structures shall be completed within a period of (9) nine months from the date the construction was started. This restriction may be waived by the Grayling Township Zoning Board of Appeals, upon proper application, if it is determined that extenuating circumstances exist.

SECTION 7-A.04 - SPECIAL PERMIT USES

- A. Clubhouse, lodge or recreational facility that is common to all owners and guests of the subdivision and compatible with the intent of this district.

- B. Common storage area, available to all owners, for recreational vehicles and trailers.

Note: Special permit uses are not mandatory uses but are only in effect if the association wants a common lodge, etc. or a common storage area.

SECTION 7-A.05 - NON-PERMITTED USES

- A. Multiple family dwellings, licensed or unlicensed group homes except as permitted by State of Michigan guidelines, churches, schools, publicly owned buildings.
- B. Garages on vacant parcels with more than one vehicle stall, or larger than 16-feet wide, 24-feet long, and one story in height.
- C. Garages may not be used for temporary living purposes.
- D. Accumulations of junk and/or garbage and/or rubbish and/or inoperable vehicles as defined in Grayling Township Blight Ordinance 2003-4.
- E. No animals of any kind shall be raised, kept, or permitted upon the property or any part thereof, other than common household pets such as dogs, cats, birds, fish.
- F. Pets leaving their owners' property must be restrained to the point where they are not free to roam on other private property.
- G. Common farm animals and animals not commonly kept as pets, shall not be considered as pets and, as such, are not allowed in the R-3 Zone. They include, but are not limited to horses, cows, pigs, chickens, ducks, geese, sheep, goats, rabbits, etc.

SECTION 7-A.06 - PENALTIES.

Thirty days after owner notification, non-permitted, or non-registered trailers will be towed away and stored for redemption at the owners expense. After 60-days in storage, Grayling Township reserves the right to claim ownership and dispose of trailers in any way it deems necessary.

Section 7-A.07 – ZONING PERMITS

Annual permits for recreational travel trailers and motorhomes are available from the Grayling Township Zoning Administrator (ZA) or Assistant Zoning Administrator (AZA), through the Grayling Township Offices located at 2090 Viking Way, Grayling, MI 49738, under the following rules:

- A. The cost will be \$100 per lot, payable to Grayling Township prior to the issuance of an annual storage permit.
- B. The ZA or AZA will issue a permit for each lot, as requested, during the months of April and May of each year, or upon receipt of a request from a new owner with proof of lot ownership at any time of year.
- C. A permit will consist of a letter of approval from the ZA or AZA to the property owner and will be accompanied by a receipt for payment. A copy of the permit will be filed in the Grayling Township property file for that parcel. A second copy of the permit will be mailed to the president of the subdivision association.
- D. The ZA or AZA may require an inspection of the recreational travel trailer for proof of good repair, current registration, and road worthiness prior to issuing a storage permit.
- E. Only one permit, per lot, will be issued each year.
- F. No permits will be issued to owners who have outstanding zoning or blight violations, and/or debts to Grayling Township for expenses incurred through towing, storage, disposal or blight penalties. Applicants must be in good standing with the AuSable Woods Property Owners Association to receive a permit.
- G. When a new President of the AuSable Woods Association is chosen, Grayling Township must be promptly notified with a new mailing address for the association.
- H. Zoning permits do not pertain to lots with permanent homes which are regulated by Grayling Township Zoning Ordinance (2003-02), Section 3.11.A.

Adopted by the Grayling Township Board of Trustees on April 13, 2005, this zoning amendment will go into effect on May 23, 2005.