

CHAPTER VII

R-2 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE. This Zoning District is intended for low density residential uses together with required recreational, religious and educational facilities.

SECTION 7.02 USE REGULATIONS. Land, buildings or structures in this Zoning District may be used for the following purposes only:

- (a) Single family dwellings.
 - (b) Two family dwellings.
 - (c) Private and public schools, libraries, museums, art galleries and similar uses, when owned and operated by a governmental agency or **nonprofit** organization and when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards: (1) the size, nature and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the parking facilities provided for the proposed use; (4) any traffic congestion or hazards which will be occasioned by the proposed use; and (5) how well the proposed use harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood.
 - (d) Parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a noncommercial organization when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards: (1) the necessity for such use for the surrounding neighborhood; (2) the proximity of the intended use to adjoining properties **specifically** including proximity to occupied dwellings; (3) the size, nature and character of the proposed use; (4) potential **traffic** congestion which might be occasioned by the intended use; (5) parking facilities to be provided for the proposed use; and (6) the effect of the proposed use on adjoining properties and the surrounding neighborhood.
 - (e) Churches when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards: (1) the size, character and nature of the church building; (2) the proximity of the church to adjoining properties; (3) the off-street parking which is to be provided for the church; (4) the potential **traffic** congestion and hazards which will be caused by the church use; (5) the degree with which the church harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood; and (6) the effect of the church on adjoining properties and the surrounding neighborhood.
- Home occupations when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider Chapter XIII and the following standards; (1) the nature of the home occupation; (2) the effect of the home occupation on the surrounding neighborhood; (3) the environmental effects of the home occupation; (4) the nature of the surrounding neighborhood; (5) potential traffic congestion as a result of the home occupation; and (6) provision for parking for traffic or clientele which may result from the operation of the home occupation.
- (f) Yard, garage or porch sales are permitted utilizing the same standards as are provided in Section 5.02 (k).

- (h) Real estate sign, identifying sign, name plate.
- (i) The keeping of large animals, defined only as: horses, ponies, mules, jackasses and llamas, for the owners' non-commercial and recreational purposes. The following guidelines will be considered for compliance with this ordinance:
 1. the proximity of the proposed structure for keeping of the large animals to adjoining properties, specifically including proximity to adjoining dwellings;
 2. the size, nature and character of the proposed use;
 3. the possibility of noise, odors or other disturbances for adjoining properties and the surrounding neighborhood resulting from the keeping of the large animals;
 4. the nature and character of the buildings and structures, including fencing, paddocks, riding rings, riding arenas and other facilities associated with the keeping of the large animals; and
 5. property owners must demonstrate how they will comply with the following requirements upon submittal of a zoning application and site plan.
 - a. Site Size: The parcel, lot or building site upon which the large animal is kept must be a minimum of two (2) acres.
 - b. Primary Use: An occupied residential dwelling shall be located on the subject parcel. The applicant must reside in the residential dwelling. The keeping of large animals is an accessory use to the principal single family residential use.
 - c. Number of Large Animals: One large animal per acre with a maximum total of 10 animals.
 - d. Large Animal Shelter: A barn or similar structure must be constructed to shelter the large animal(s). This shelter shall be located not closer than 75 feet to any existing residences on adjacent properties, nor closer than 50 feet to any property line.
 - e. Pens, Paddocks, Riding Rings: Any newly constructed pens for holding large animals, paddocks, or riding rings shall be located at least 75 feet from all existing residences on adjacent properties.
 - f. Pastures: Pastures used for grazing of large animals shall be located at least 25 feet from all existing residences on adjacent properties.
 - g. Large Animal Waste Management: Application shall include a written narrative of their proposed method of waste management. This narrative will be maintained as a component of the approval. The applicant will be bound by the provisions of the waste management narrative, as a condition of approval. At a minimum, large animal waste storage areas shall be located at least 150 feet from all existing residences on adjacent properties and at least 75 feet from all adjoining property lines.
 - h. Fencing: Fencing is required for all paddocks, pastures, riding arenas and other areas associated with the keeping of large animals, to prevent an animal from trespassing on any adjoining properties. The type, height and location of all fencing shall be included on the site plan.

(Section 7.02 amended by Ordinance No. 234 effective May 26, 2006)

SECTION 7.03 HEIGHT REGULATIONS. No building or structure shall exceed thirty-five (35) feet in height or two and one half (2 ½) stories.

*(*SECTION 7.04 amended by Zoning Ordinance No. 209 adopted May 10, 1999).*

SECTION 7.04 AREA REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot, parcel or building site area, and building coverage requirements.

- (a) Front Yard – There shall be a front yard of not less than thirty (30) feet.
- (b) Side Yard – There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than 7 feet.
- (c) Rear Yard – There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, parcels or building sites the rear yard shall be not less than seventy-five (75) feet. *(minimum rear yard requirement for lakefront lots amended under amendment dated May 9, 2002).*
- (d) There shall be a 10 year or newer limit on mobile homes and each shall require vinyl siding and shingle roofs. *(This requirement comes under an amendment to the zoning ordinance dated May 9, 2002).*
- (e) Lot Area and Width (Single Family) – The minimum lot, parcel or building area and width for a single family dwelling shall be eight thousand, five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot, parcel and building site area and width for lots not served with public water and sewer shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively.

Lot Area and Width (Two Family) – The minimum lot, parcel or building site area and width for a two family dwelling shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively; provided, however, that the minimum lot, parcel or building site area and width for lots, parcels or building sites not served with public water and sewer shall be thirty thousand (30,000) square feet and one hundred (100) feet, respectively.

- Mobile home parks, when authorized as a special use by the Planning Commission and provided they are in conformance with all state regulations governing mobile home parks, including the Trailer Coach Park Act of 1959, as amended, and this Ordinance. In considering the following standards and requirements:
- (f)

- (1) Minimum Area and Maximum Densities – Each mobile home park shall be owned and operated as one (1) entity or on a condominium basis. Each mobile home park shall contain a minimum of twenty-five (25) mobile home lots at first occupancy and may have a maximum of six (6) single wide mobile homes per gross usable acre or four (4) double wide mobile homes per gross usable acre.
- (2) Buffer Zones – All mobile home parks shall provide and maintain as a minimum, a fifty (50) foot landscaped setback from any street right-of-way line that borders the park and a twenty (20) foot landscaped buffer zone where the park boundary is adjacent to neighboring properties. The Board of Appeals may recommend that an additional landscaped setback be provided. The landscaping shall consist of deciduous or evergreen trees, which reach a minimum of five (5) feet in height and five (5) feet in width in one (1) growing season. Such trees shall be spaced so they provide a continuous screen from adjacent streets. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.
- (3) Minimum Lot Area – Each mobile home lot shall have (1) a minimum lot area of four thousand seven hundred fifty (4,750) square feet; and (2) a minimum width of fifty (50) feet at the front setback line.
- (4) Minimum Mobile Home Size – No mobile home in any mobile home park shall contain less than six hundred (600) square feet of living area nor have outside dimensions of less than twelve (12) feet in width and fifty (50) feet in length.

- (5) Yard Requirements – The front yard of each mobile home lot shall be no less than twenty (20) feet as measured from the nearest edge of the street pavement to the nearest wall of the mobile home. The rear yard of each lot shall be no less than ten (10) feet. The non-entry side of a mobile home shall have a side yard of no less than ten (10) feet and the entry side shall have a side yard of no less than twenty-six (26) feet. In the case of double wide mobile home, side yard requirements shall be met by the provision of larger lots sufficient in width to meet these requirements.
- (6) Corner Lots – Where a mobile home lot is bounded by two (2) streets, the front yard requirement shall be met for each street. No fence, structure, or planting over thirty (30) inches in height shall be located on any corner lot within the required front yards.
- (7) Street Requirements – If two-way traffic is to be accommodated, the street pavement width shall be no less than twenty-two (22) feet. If only one-way traffic is to be accommodated, the street pavement width shall be no less than twenty (20) feet,
- (8) Parking – Parking shall be provided in off-street parking bays with two (2) parking bays for each mobile home. Each parking bay shall be no less than two hundred (200) square feet in area. Each parking bay shall be conveniently located in relation to the mobile home for which it is provided. In addition to the two (2) required off-street parking bays, one (1) additional parking space is permitted on the mobile home lot provided it is a hard surface area containing at least two hundred (200) square feet of area.
- (9) Access from Major Streets – Each mobile home park shall have a minimum of two (2) access streets that enter from a primary or secondary arterial street as designated in the Valley Township General development Plan, as amended, and provide a continuous route of travel throughout the park. No ingress or egress shall be provided via local streets as designated in the valley Township General Development Plan, as amended.
- (10) Signs – A maximum of one (1) identification sign is allowed at each access point to the mobile home park. Each such sign shall not exceed thirty (30) square feet in area and shall not be illuminated by any light source other than a continuous indirect white light. In those cases where signs are intended to be read from both sides, the combined total area of both sides when combined shall not exceed thirty (30) square feet.
- (11) Mobile Home Sales Prohibited – The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home park is prohibited. Mobile homes located on lots within the mobile home park may be sold by the owner or operator of the park provided no more than five (5) are offered for sale at any one time. This section shall not prohibit the sale of a new or used mobile home by a resident of a mobile home park.
- (12) Underground Utilities – All public and private utilities shall be installed underground.

- (13) Site Improvements – Each mobile home shall be provided with a continuous pad of four (4) inch thick concrete running the full length and width of the mobile home. In lieu of a continuous concrete pad, concrete piers four (4) inches thick may be provided if they run the full length of the mobile home. Each pad shall be equipped with hurricane anchors or tie down equipment capable of being connected to the mobile home to secure the home during high winds. Skirting shall be installed along the base of each mobile home sufficient to hide the undercarriage and supports from view.
- (14) Sidewalks – Paved sidewalks shall be provided throughout each mobile home park. Sidewalks shall be: a) a minimum of four (4) feet in width; b) raised a minimum of six (6) inches above road grade in front of each site; c) adjacent to each street and; d) laid out such that they connect the recreation area, common open spaces, and the community building with mobile home sites.
- (15) Streets and Parking Areas – All streets and parking areas in a mobile home park shall be of a hard surface.
- (16) Refuse Disposal – Each mobile home park shall provide an effective system of garbage and rubbish storage, collection, and disposal.
- (17) Lighting – Each mobile home park shall be provided with sufficient lighting to illuminate all parking bays, streets and sidewalks.
- (18) Central Television Antenna – Each mobile home park shall have a master underground television antenna system. Exterior television antennas shall not be permitted on individual mobile homes.
- (19) Ground Cover – All exposed ground surfaces in the mobile home park must be sodded, seeded or covered with ornamental stone. One shade tree at least ten (10) feet in height when planted shall be provided for each two (2) mobile home sites.
- (20) Drainage – An adequate storm drainage system, including necessary storm sewers, drain inlets, manholes, culverts, bridges, and other appurtenances, shall be provided. The requirements for each particular mobile home park shall be established by the Allegan County Drain Commissioner.
- (21) Storage Areas – Each mobile home lot shall be equipped with a storage cabinet of no less than three hundred (300) and no more than four hundred (400) cubic feet of storage area, or in lieu thereof, a minimum of three hundred fifty (350) cubic feet of storage area in a central storage building. Said storage cabinet shall be placed or constructed within the required rear or entry side yard.
- (22) Recreation Vehicle Storage – All mobile home parks shall contain a storage area for the storage of campers, trailers, motor homes, boats, snowmobiles and other vehicles ordinarily towed or driven for a special purpose. The storage of these vehicles in the mobile home park is specifically prohibited except in the storage area. The storage area shall be screened by solid type fence five (5) feet in height around its perimeter or by some other screening device, which is approved by the Board of Appeals.

- (23) Recreation Area – Each mobile home park shall include a recreation area of areas equal in size to no less than ten (10) percent of the total gross usable park area. Required setbacks or buffer zones may not be used for the required recreation areas. All recreation areas shall be centrally located, well drained, accessible to all residents of the mobile home park, and improved with playground equipment and other facilities for all age groups. In no case shall any intensive use playground equipment be located closer than fifty (50) feet to any mobile home.
- (24) Community Building – Each mobile home park shall have a community building or buildings to provide the laundry and toilet facilities required by the Trailer Coach Park Act and a tornado shelter or shelters of sufficient size to provide a safe refuge for all mobile home park residents. Such building(s) may also house offices and other facilities that are necessary for the management of a mobile home park.