

CHAPTER 1250
Single-Family Residential Districts

1250.01	Statement of purpose.	1250.05	Site plan review.
1250.02	Permitted uses.	1250.06	Area, height, bulk and placement requirements.
1250.03	Special approval uses.	1250.07	Lot dimensions.
1250.04	Accessory uses.		

CROSS REFERENCES

- Regulation of land development and the uses of land and structures by local authorities - see M.C.L.A. 125.3201
- Authority to zone - see M.C.L.A. 125.3202
- Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. 125.3208
- Single-Family Planned Residential Development Option - see P. & Z. Ch. 1252
- Off-street parking and loading - see P. & Z. Ch. 1262
- Nonconforming uses and buildings - see P. & Z. Ch. 1264
- Natural buffer zones - see P. & Z. Ch. 1266
- Supplementary regulations - see P. & Z. Ch. 1268

1250.01 STATEMENT OF PURPOSE.

The R-E, R-L, R-M, R-1, R-2, R-3 and R-4 Single-Family Residential Districts are hereby established as Districts in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where appropriate and harmonious with the residential environment. For these Single-Family Residential Districts, in promoting the general purpose of this Zoning Code, the specific intent of this chapter is to:

- (a) Encourage the construction of, and the continued use of, the land for, single-family dwellings.
- (b) Prohibit business, commercial or industrial use of the land, and to prohibit any other use which would interfere with development or maintenance of single-family dwellings in the District.
- (c) Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Zoning Code.
- (d) Discourage any land use which would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.

- (e) Discourage any use which, because of its character or size would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the District were developed solely for single-family dwellings.
(Ord. 158. Passed 9-14-87; Ord. 2005-01. Passed 1-10-05.)

1250.02 PERMITTED USES.

In the R-E, R-L, R-M, R-1, R-2, R-3 and R-4 Districts the following uses are permitted:

- (a) Single-family detached dwellings.
- (b) Offices and facilities owned and operated by the Village of Franklin for purposes of the government of the Village of Franklin.
- (c) State licensed residential facilities, subject to the provisions of Section 206 of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended (M.C.L.A. 125.3206).
(Ord. 158. Passed 9-14-87; Ord. 2005-01. Passed 1-10-05; Ord. 2006-03. Passed 11-13-06.)

1250.03 SPECIAL APPROVAL USES.

In all Single-Family Residential Districts, the following uses shall be permitted only after approval in accordance with Section 1268.32.

- (a) Municipal buildings, Municipal parks, Municipal recreation areas and Municipal community centers operated exclusively for use and enjoyment of the public.
- (b) Churches and other facilities normally incidental thereto, provided that the proposed site for a church is not less than two acres, that there is adequate access to all required off-street parking areas, that there is no parking in the required front yard and that the church site is adjacent to a major thoroughfare as defined on the Village's Master Plan.
- (c) Public, parochial and private elementary, junior high and/or senior high schools offering courses in general education, and libraries, not operated for profit, and situated on a site not less than two acres.
- (d) Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating of such uses in order to serve the immediate vicinity.
- (e) Museums displaying or exhibiting items or artifacts of an historical nature and not operated for profit. It is the express intent of this section to prohibit any displays or exhibits of a commercial nature or which are operated for profit, provided, however, that certain nonprofit activities may be permitted under Section 1268.32(g).

The following additional conditions shall apply to any special approval use under this subsection:

- (1) No item or display shall bear any indication of cost, value or price.
- (2) No income, revenue or compensation of any kind shall be received as part of any such museum use or exhibition, except that a nominal door fee or entrance fee may be imposed.
- (3) No artifact, souvenir or any other article or item of any type or nature whatsoever shall be offered for sale upon the premises.
- (4) All exhibitions, displays or programs shall be related to the history of the Village of Franklin, the State of Michigan or the United States.
- (5) No museum shall be located closer than 2,500 feet to any other museum.
(Ord. 158. Passed 9-14-87.)

1250.04 ACCESSORY USES.

For those uses permitted in the Single-Family Residential Districts, the following accessory uses shall be permitted:

- (a) Accessory buildings or uses customarily incidental to any of the permitted uses, when located on the same lot and not involving any business, profession, trade or occupation.
- (b) Signs, as follows: All signs shall be subject to the requirements of Chapter 1474 of these Codified Ordinances. In addition:
 - (1) For each single-family detached dwelling unit (including any legitimate home occupation therein), one nameplate not exceeding two square feet in area, indicating the name of the occupant.
 - (2) For land uses other than single-family detached dwelling units, one identification sign not exceeding ten square feet.
 - (3) Temporary signs for local community activities (e.g. Boy Scouts of America, Girl Scouts of America, Franklin Community Association) with respect to a specific function of general interest to the Village subject to approval by the Village Council.
- (c) One private garage for each residential lot (see Section 1268.13(h) of this Zoning Code) where there are housed not more than four automobiles, not more than one of which may be a commercial vehicle not larger than a regular manufactured pick-up or panel truck of three-quarter ton capacity which shall be housed within a garage and provided said commercial vehicle is owned and operated by a member of the family who resides in said living unit. All accessory buildings and structures, including barns, stables, tool houses, permanent swimming pools, child's playhouses and similar structures shall not exceed fifteen feet in height and along with principal buildings on the same lot, the maximum permitted lot coverage as established in the schedule provided in Appendix B following the text of this Zoning Code.

- (d) Servants' quarters shall be considered an accessory use if located in a building separate from the principal building on the lot, and shall be permitted only where the lot in question exceeds one acre in area.
- (e) The growing of vegetables, fruit, flowers, shrubs and trees, provided that such uses are not conducted for commercial purposes.
- (f) Home occupations as limited and defined in Section 1240.07(38).
- (g) Temporary buildings for use incidental to construction work as approved by the Board of Zoning Appeals, for a period not to exceed six months, subject to renewal, which buildings shall be removed upon the completion or abandonment of the construction work.
- (h) Private swimming pools as regulated by all Village ordinances and regulations.
- (i) Off-street parking in accordance with the requirements of Chapter 1262. (Ord. 158. Passed 9-14-87.)

1250.05 SITE PLAN REVIEW.

For all uses permitted in an R-E, R-L, R-M, R-1, R-2, R-3, and R-4 District, other than single-family detached dwellings and accessory buildings and uses thereto, site plan review is required in accordance with Section 1268.30. (Ord. 158. Passed 9-14-87; Ord. 2005-01. Passed 1-10-05.)

1250.06 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Area, height, bulk and placement requirements for Single-Family Residential Districts shall be as established in the schedule provided in Appendix B following the text of this Zoning Code. (Ord. 158. Passed 9-14-87.)

1250.07 LOT DIMENSIONS.

The minimum lot depth in any Residential District shall be 120 feet. The lot depth shall not be greater than four times the lot width. (Ord. 194. Passed 11-14-94.)