

ARTICLE 8
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)

SECTION 8.00 PURPOSE

The MF, Multiple-Family Residential District is designed to provide sites for multiple-family dwelling structures, and related uses that will generally serve as the zones of transition between lower density single family districts and nonresidential districts. The Multiple-Family District is further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single family community.

SECTION 8.01 PRINCIPAL USES PERMITTED

No building or structure, or part thereof, shall be erected, altered, or used, and no land shall be used except for one or more of the following:

1. All uses permitted in the R-1 and R-2 Single Family Residential Districts. The standards applicable to the R-1 District shall apply as minimum standards when single-family detached dwellings are erected.
2. Two-family dwellings.
3. Multiple-family dwellings.
4. Boarding houses (not over five (5) guest rooms).
5. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**SECTION 8.02 USES PERMITTED SUBJECT TO SPECIAL
CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 504 of PA 110 of 2006 as amended, known as the "Michigan Zoning Enabling Act,". Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

1. All special condition uses in the R-1 District.
2. Home for the aged (Congregate Care Facility) and Adult Foster Care Facility for more than six (6) adults, Child Care Center, or Day Care Center
3. Housing for the elderly.
4. General hospitals.
5. Convalescent or nursing homes.

6. Group Day Care Home.

7. Bed and Breakfast.

SECTION 8.03 AREA AND BULK REQUIREMENTS

See Article 14, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size lot by permitted land use, and providing minimum yard setback requirements.

SECTION 8.04 SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individual single family homes are exempt from this requirement. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.

