

120.150 “R-4” Residence District--Medium-Density Multi-Family.

A. Description of District:

This district is composed of certain areas within the Township where low-density multi-family residential development has occurred or appears desirable to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for residential life. To these ends, development is restricted to low-density multiple-family residential use where adequate public facilities and services will be provided.

B. Permitted Uses:

1. A single multiple-family dwelling consisting of no more than four dwelling units.
2. Publicly owned and operated buildings and uses including community buildings.
3. Business offices in a multi-family building for conducting business incidental to the rental, operation, service and maintenance of the multi-family building or buildings.
4. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Home occupations limited to existing single and two-family dwellings and meeting conditions of Section 120.340.
2. Accessory uses or buildings when in accordance with the provisions of Section 120.410.
3. Private Solar Energy Systems when in accordance with Section 120.470.
4. Multiple-family dwellings subject to the following conditions and limitations:

- a. Area requirements: A multiple-family dwelling may not cover more than 30 percent of the ground area of the lot, parcel, or building site upon which is located.
- b. Building height: The maximum height for a multiple-family dwelling shall be 24 feet and two stories, excluding basement.
- c. Minimum allowable distance between buildings: The minimum allowable distance between buildings shall be 50 feet.
- d. Required parking: Each dwelling unit containing 0 to 1 bedroom must provide 1½ parking spaces. Each dwelling unit containing 2 bedrooms must provide at least 2½ parking spaces. Each dwelling unit with more than 2 bedrooms must have at least 1 additional parking space for each additional bedroom.
- e. Required paving: All driveways, service and loading areas, and parking spaces shall be paved with bituminous aggregate or material of equal quality. Driveways without parking must be paved to at least 24 feet in width.
- f. Street frontage: Each multiple dwelling building must abut a dedicated public or private street/road built to Kalamazoo County Road Commission standards.
- g. Unit number and size: The minimum size for multiple-family dwelling units shall be as follows:
 - (1) 0 bedrooms (efficiency apartment) --400square feet.
 - (2) 1 bedroom--500 square feet.
 - (3) 2 or more bedrooms--150 square feet for each additional bedroom above one.
- h. Number of units. Multiple-family dwelling buildings shall not contain more than eight units. When located within 100 feet of land zoned “R-1,” “R-2” or “R-3,” multiple-family dwelling buildings shall not contain more than 4 units. No more than 4 units shall be allowed at the first-floor level.

- i. Required recreation area: Recreation area equivalent to 500 square feet per unit shall be provided by the developer. Recreation area is defined for the purposes of this Ordinance as that area specifically set aside for outdoor leisure activities.
 - j. Relationship to adjoining property: If any building or structure, including swimming pools, is proposed to be located within 100 feet of a single-family residentially zoned property, they shall be placed and the adjoining area screened and landscaped so that the neighboring single-family residential property will not be adversely affected. The Planning Commission will review during site plan evaluation to ensure impacts are mitigated.
 - k. Utilities: All telephone and electrical lines must be placed underground.
 - l. Entrances. Vehicular entrances and exits will be constructed with approach lanes so as not to interfere with moving traffic. The Planning Commission may require the dedication of sufficient frontage to provide a 100-foot roadway right-of-way where it can be reasonably anticipated that the adjoining public right-of-way will be required to accommodate four lanes of traffic.
 - m. Indoor recreation. Every multiple-family dwelling development containing 40 or more units must provide a minimum of 800 square feet of indoor recreation area at a single location set aside for the development residents. For every 8 additional units, an additional 100 square feet of area must be provided. The minimum size of any one recreational area shall be 800 square feet.
- 5. State licensed adult residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.
 - 6. A family day care home licensed or registered pursuant to Act No.116 of the Public Acts of 1973, as amended, where:
 - a. It is conducted in the bona fide private residence of the operator of the family day care home; and

- b. It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.
7. Accessory building, prior to the establishment of the principal building on the lot, parcel, or building site, for the storage of residential construction materials and tools, subject to the following conditions:
- a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
 - b. Construction of the principal building must commence within 60 days after the permit for the accessory building is issued.
 - c. The accessory building and its uses are subject to the provisions of Section 120.410.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

- 1. All Special Exception Uses permitted in the “R-3” Residence District, Single-and Two-Family.
- 2. Planned Apartment Development:
 - a. Intent. In order to permit creative design in the placement of multiple-family dwellings and to improve circulation and other site qualities, a plan may be developed for one or more such buildings to be constructed and maintained on one or several lots, parcels, or building sites, under the same ownership. A planned apartment development shall meet the requirements of multiple-family dwellings noted in C. Conditional Uses unless changed by the provisions herein. Planned apartment developments may also receive deviations from some Ordinance requirements if approved by the Planning Commission through the Special Exception Use process.

- b. As part of the Special Exception Use public hearing, the Planning Commission shall hear evidence and arguments upon each of the following questions, as well as other material matters:
- (1) Is there anything in the plan which is inconsistent with the intent and purpose of this Ordinance to promote the public health, safety, and general welfare, and/or will adjoining property be adversely affected?
 - (2) Is there adequate open space under the proposed plan?
 - (3) Does the plan omit any necessary street or street rights-of-way?
 - (4) Is there an adequate design of grades, paving, gutters, and drainage to handle stormwater, prevent erosion and formation of dust?
 - (5) Are there adequate, safe, and convenient arrangements of pedestrian circulation facilities, roadways, driveways, off-street parking, loading areas, and lighting?
 - (6) Are external boundaries and landscaping harmonious with that of abutting property?
 - (7) Is there an adequate and safe recreational area?
 - (8) Are walls containing main window exposures or main entrances so oriented as to insure adequate light and air?
 - (9) Are facilities for the disposal of garbage and refuse adequate?
- c. Every development must have a minimum of two access streets connecting said development to a public right-of-way; provided, however, that the Planning Commission may waive this requirement upon a finding that, due to the particular characteristics of the proposed development, a second access street would not improve traffic safety.

- d. Vehicular entrances and exits will be constructed with approach lanes if deemed necessary by the Planning Commission so as not to interfere with moving traffic. The Planning Commission shall have the authority to require the dedication of sufficient frontage to provide a 100-foot roadway right-of-way where it can be reasonably anticipated that the adjoining public right-of-way will be required to accommodate four lanes of traffic. No road, either public or private, shall be approved which has a right-of-way width of less than 66 feet, where the same would presently or within the foreseeable future serve as a connecting link between different land ownerships or different public roads.
- e. If the Planning Commission approves the plan, then it may grant a deviation from the terms of this Ordinance and allow modifications to the height, area, setback, sign, and yard regulations as well as the requirement that all buildings must abut dedicated public streets. The Planning Commission shall include its conclusion on the requested deviations in any considered motion on the request.
- f. Prior to the issuance of a building permit by the Building Inspector, all requirements of the Special Exception Use and site plan, including required street and easement dedications shall be provided for and certification of the same shall be made to the Planning Commission

E. Screening.

Screening shall be provided in accordance with Section 120.350.

F. Lot, Parcel or Building Site, Yard, and Area Requirements.

Except as elsewhere specified herein the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]

[Ord. No. 265, eff 08/31/2023]