

**ARTICLE VII
MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT**

Section 7.01 PURPOSE

The purpose of this district is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people who desire to live in Howell Township in condominium, owner or rental units and their normal accessory uses which are compatibly supportive or convenient to the residents living within such a district. The buildings containing the dwelling units may be in single or group building arrangements having group use facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply system and wastewater disposal sanitary sewer system including wastewater treatment is available adjacent to or can be extended to a multiple family building site.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.02 PERMITTED PRINCIPAL USES.

Multiple family dwelling structures, including duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article XVI, A Special Uses.®

A. Institutional Organization.

Maintained and controlled by a religious body that is established in law, may use land, buildings and structures for educational, recreational and/or religious purposes subject to the following conditions:

- 1) The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a major thoroughfare as defined in the Howell Township Master Plan, Chapter VI, A Transportation,® and be hard surfaced, and the site shall be so planned as to provide all access directly to said major thoroughfare.
- 2) Front, side and rear yards shall be set back at least fifty (50) feet, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential lots and parcels.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 62 eff. Oct. 8, 1997)

Section 7.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to multiple family dwelling units.
- B. Normal accessory uses to permitted and approved ASpecial Uses.®

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

- A. Private swimming pools as a part of the multiple family housing development for use in common by all residents who will finance the operation and maintenance of such facilities in conformance with the provisions of Section 14.25.
- B. Common open space and recreation areas and facilities as a part of the multiple family housing development for use in common by all residents who will be required to finance the operation and maintenance of such facilities.
- C. Drives and off-street parking areas in accordance with Section 7.07D.
- D. Recreation, meeting and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple family housing project for the common use and enjoyment by all residents who will be required to operate and maintain such facilities and financed through a nonprofit association representing the owners and renters.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. **Lot area.** The first multiple family dwelling unit in a residential structure shall occupy a lot or parcel comprising not less than one-half (2) acre, and meet the requirements of Section 7.07B. Each additional multiple family dwelling unit shall require the following additional lot or parcel area:
 - 1) Efficiency 2,000 square feet
 - 2) One bedroom 2,500 square feet
 - 3) Two bedroom 3,500 square feet
 - 4) Three bedroom 5,000 square feet
 - 5) Four bedroom 6,500 square feet
 - 6) Extra bedrooms over four 1,500 square feet
- B. **Lot width.** Minimum of 200 feet.
- C. **Lot coverage.** Maximum of 40%.
- D. **Number of dwelling units per gross acre.** Eight (8) dwelling units.

- E. **Yard and setback requirements.**
 - 1) **Front yard.** Minimum of thirty (30) feet plus one (1) foot for each foot of height of structure in excess of thirty (30) feet from the road right-of-way line, or as otherwise required in Section 26.05, whichever is greater.
 - 2) **Side yards.** Minimum of thirty (30) feet for each side yard, and one (1) foot for each foot of height of structure in excess of thirty (30) feet from the side lot line.
 - 3) **Rear yard.** Minimum of fifty (50) feet plus one (1) foot for each foot of height of structure in excess of fifty (50) feet from a property.
- F. **Height limitations.** Maximum of five (5) stories and sixty (60) feet, except that detached accessory structures shall not exceed twenty (20) feet.
- G. **Spacing between buildings.** Shall be at least the height of the highest of the abutting buildings.
- H. **Gross floor area requirements.** Minimum standards for gross floor area for each type of a family dwelling unit shall be as follows:

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|----------------------------|-----------------|
| 1) Efficiency | 450 square feet |
| 2) One bedroom | 600 square feet |
| 3) Two bedroom | 750 square feet |
| 4) Three bedroom | 900 square feet |
| 5) Each additional bedroom | 150 square feet |
- I. **Number of multiple family dwelling units per building.** Multiple Family Residential structures shall contain no more than twenty-four (24) units provided public water and appropriate fire protection equipment are available, otherwise the structures shall contain no more than twelve (12) units.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 97 eff. Feb. 23, 2000; further amend. Ord. No. 98 eff. Feb. 23, 2000; Ord. No. 100 eff. Feb. 23, 2000; further amend. Ord. No. 119, eff. Dec. 27, 2000; Ord. No. 200, eff. 12/11/06)

Section 7.07 LOCATIONAL AND OTHER REQUIREMENTS.

- A. Available common or public water supply system and wastewater disposal sanitary sewer and sewage treatment system to which all dwelling units in the multiple family dwelling unit project shall be connected on a permanent basis.
- B. Open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.
- C. Access shall be provided from a major arterial road when the frontage of the side road is directly connected to the major arterial road. Drives shall be located at least twenty (20) feet from any building.

- D. Off-street parking shall be provided in accordance with Article XVIII, AOff-Street Parking@with parking spaces located within 200 feet of an entrance to the building for which the parking is designated. Each dwelling unit shall be provided with at least one (1) covered parking space which shall be of the same type of construction as the principal building.
- E. Landscaping shall meet the requirements of Section 28.03B and other appropriate Sections of Article XXVIII, Landscaping Requirements and Section 14.35, Fences.
- F. Enclosed storage space for garden equipment, supplies, tools, toys, bicycles and other household goods and supplies shall be provided in conjunction with covered parking spaces and shall be of the same type of construction as the principal building.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No 74 eff. Sept. 30, 1998; further amend. Ord. No.97 eff. Feb. 23, 2000; further amend.)