

ARTICLE 15.00

STR, SETTLEMENT RESIDENTIAL DISTRICT

Section 15.01 Intent

The intent of the STR Settlement Residential District is two-fold: to promote the vitality of the settlements of Hartland and Parshallville as traditional small town residential areas and to preserve the integrity and historic and cultural heritage of each. More specifically, the Settlement Residential District is intended to achieve the following objectives:

- A. Encourage development which is consistent with the density of existing settlement development;
- B. Provide a land use transition between the village areas and the more rural areas of the township;
- C. Create distinct community focal points in the Township;
- D. Help ensure a consistent architectural theme without restricting innovative design;
- E. Integrate public gathering places;
- F. Promote long-term viability in the established settlements.
- G. Enable development in a manner that will be compatible with the existing and new village environment.

This District is intended to correspond with the *Hartland Settlement Area/Village Residential* and the *Parshallville Settlement/Village Residential* future land use categories of the Comprehensive Plan.

Section 15.02 Permitted Principal Uses

In all areas zoned STR, Settlement Residential, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses.

- A. Single-family detached dwellings that meet the requirements of Section 3.05.
- B. Two-family dwellings
- C. Public and private parks and recreation areas (Subject to Section 10.02.DD)
- D. State licensed residential facilities that provide care for up to six (6) individuals, including child day care facilities and adult foster care facilities.
- E. Essential public services, provided there is no building or outdoor storage yard.

Section 15.03 Uses Permitted by Special Approval

- A. Churches and/or other buildings to be used for religious worship (Subject to Section 10.02.J).
- B. Cemeteries (Subject to Section 10.02.I)
- C. Bed and breakfast facilities (Subject to Section 10.02.H)
- D. Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals. (Subject to Section 10.02.B).
- E. Public buildings, post offices, libraries, community centers but not including warehouses, garages, or storage areas
- F. Public, private and parochial elementary, intermediate or high schools licensed by the State of Michigan to offer courses in general education and school-related recreation facilities. (Subject to Section 10.02.FF).

Section 15.04 Permitted Accessory Uses

- A. Accessory buildings and uses customarily incidental to any of the above-named principal permitted uses. (Subject to Section 3.03).
- B. Home occupations (Subject to Section 3.06).

Section 15.05 Development Standards and Requirements

A. Site Plan Review

Site plan and approval is required for all uses except detached one family residential and farm uses, in accordance with Section 33.02.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the STR, Settlement Residential District are subject to the area, height, bulk, and placement requirements in Article 32.00, Schedule of Regulations.

C. Residential Reuse

Residential reuse of an existing structure must adhere to the building and lot dimensions and setbacks of the existing structure.

D. Conformity with Setbacks

Any new residential structure or residential addition to an existing structure shall be setback

consistent with existing structures on adjoining parcels.

E. Character (*Adopted July, 2001*)

All structures and site improvements shall be of a style and character compatible with the traditional, small town character of the village area and be located on the sizes and shapes of lots or parcels typically existing in the STR District for the permitted use.

F. Other Provisions

All applicable provisions of this Zoning Ordinance shall be complied with, including Articles 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0, and 33.0.