

ARTICLE 17.00

MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT

Section 17.01 Intent

The intent of the "MDR" Medium Density Residential District is to provide for areas in the Township for the construction and continued use of single family detached dwellings within stable neighborhoods. It is intended that MDR zoned development occur within approved platted subdivisions or similar developments surrounding Handy, Maxfield, and Round Lakes located adjacent to collector or arterial roads in locations that are served by approved or common public water and sanitary sewer services. This District may also serve as a transitional area between high intensity and lower intensity uses, or adjacent to districts of higher or lower residential densities and nonresidential uses.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. It is intended that the development in this district be designed to preserve significant natural features. Preservation of open space, protection of flood prone areas, protection of wetlands and woodlands, and preservation of other natural features is encouraged. This District is intended to correspond with the *Medium Urban Density Residential* future land use category of the Comprehensive Plan.

In the "MDR" Medium Density Residential Districts, the following provisions, regulations and restrictions shall apply:

Section 17.02 Permitted Principal Uses

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

Section 17.03 Uses Permitted by Special Approval

- A. Churches and other buildings to be used for religious worship. (Subject to Section 10.02.J).
- B. Convalescent homes (Subject to Section 10.02.M).

- C. Public, private and parochial elementary, intermediate or high schools licensed by the State of Michigan to offer courses in general education. (Subject to Section 10.02.FF).
- D. Adult care and child care facilities that provide care for seven (7) to twelve (12) individuals (Subject to Section 10.02.B).
- E. Essential public service buildings when operating requirements necessitate the location of said building at the specific site within the residential zoning district to serve the immediate vicinity (excluding storage yards) (Subject to 10.02.P).

Section 17.04 Permitted Accessory Uses

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

Section 17.05 Development Standards and Requirements

A. Site Plan Review

Site plan review 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 MDR, Medium Density Residential District are subject to the area, height, bulk, and placement requirements in Article 32.00, Schedule of Regulations.

C. Planned Development

Planned Development is permitted as means to achieve the basic intent to this district, in accordance with Article 29.00.

D. Paved Access

All roads in a subdivision or condominium development shall be hard surfaced. All access routes shall connect with publicly dedicated hard-surfaced roads.

E. Open Space

All residential subdivision or residential condominium developments shall provide an area of common open space equal to a minimum of 25 percent (25%) of the total lot or parcel. This common open space shall be planned, developed and maintained for appropriate recreational and other open space uses for the anticipated occupants of the housing. Not less than 10 percent (10%) of the total lot, parcel or residential

development land area shall be usable open space as defined in this Ordinance. This land area may be counted as part of the required twenty five percent (25%).

F. Pathway

All developments in the "MDR" Medium Density Residential District that include land which is part of the proposed Township pathway system detailed in The Hartland Township Comprehensive Plan shall provide a public easement appropriate to future development as part of that pathway system.

G. Utilities

An approved public water supply and sanitary sewage disposal system shall be required for all development in the MDR District.

H. Other Provisions

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