

CITY OF VASSAR ZONING ORDINANCE

**ARTICLE 2  
DIVISION 2: RESIDENTIAL DISTRICTS**

**Sec. 86-40 Permitted Uses**

In the Residential Districts, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right, whereas uses denoted by “C” are considered conditional land uses and uses denoted by a “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 5, DIVISION 3 SPECIAL LAND USES*. A notation of “--” indicates that the use is not permitted within the district.

	RA-1	RA-2	RM-1	RM-2	MH
<b>Residential</b>					
Single-Family Detached Dwellings	P	P		P	
Two-Family Attached Dwellings	S	S	P	P	
Attached Dwellings			P		
Accessory Dwelling Unit (ADU)	P	P			
Granny Flat	P	P			
Home Occupations <i>(in accordance with Section 86-143)</i>	P	P	---	---	P
In-Home Office	P	P	P	P	P
Independent Living/Senior Housing			P	P	
Congregate Care/Assisted Living Facility	S	S	S	S	
Skilled Nursing Residential Living	S	S	S	S	
Manufactured Housing Communities (which conform to the requirements of this Article and the Department of Housing and Urban Development (HUD) standards, or American National Standards Institute (A.N.S.I) standards)					P
<b>Care Facilities</b>					
Foster family homes, foster group homes, family day care home	P	P	P	P	P
Child day care group home	S	S	S	S	S
<b>Entertainment and Recreational</b>					
Golf Courses	S	S			S

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	RA-1	RA-2	RM-1	RM-2	MH
Private Parks and Recreation Facilities, Owned and Operated by Homeowner or Condo Associations	S	S	S	S	S
Recreation Facilities, Private			S	S	
Recreation Facilities Public	S	S	S	S	S
<b>Service and Retail Trade</b>					
Bed and Breakfast Inns	S	S		S	
<b>Public, Institutional, and Utilities</b>					
Cemeteries, lawfully occupied at the adoption of Ordinance	P	P	P	P	
Churches, Temples, and other Places of Worship or Public Assembly w Max. Seating of 750 persons	S	S	S	S	
Colleges and Universities	S	S	S	S	
Essential Public Services	P	P	S	S	
Public and Quasi-Public Institutional Buildings, Structures and Uses	S	S	S	S	
Schools, including Public, Private and Parochial Elementary, Middle and High	S	S	S	S	
<b>Accessory</b>					
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P	P	P	P	P
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S	S	S	S	S

**Sec. 86-41 Site Development Requirements**

All principal uses, conditional land uses, and special land uses are subject to the following site development requirements:

- a. ARTICLE 3: GENERAL PROVISIONS
- b. ARTICLE 4, DIVISION 1: OFF-STREET PARKING AND LOADING STANDARDS
- c. ARTICLE 4, DIVISION 2: ACCESS MANAGEMENT AND DRIVEWAY STANDARDS
- d. ARTICLE 4, DIVISION 3: LANDSCAPE STANDARDS AND TREE REPLACEMENT
- e. ARTICLE 4, DIVISION 4: SIGNS

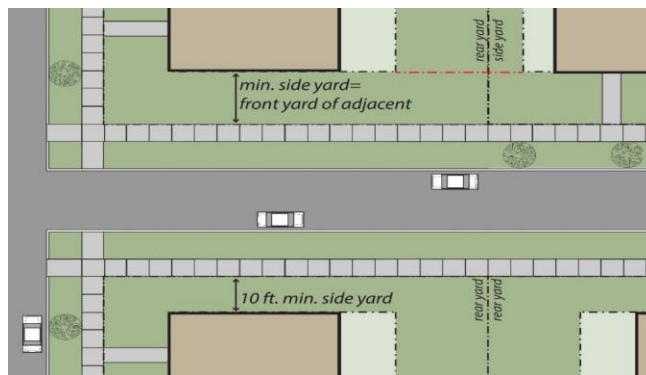
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- f. ARTICLE 4, DIVISION 6: LIGHTING STANDARDS
- g. ARTICLE 5, DIVISION 1: SITE PLAN REVIEW

**Sec. 86-42 Single-Family Residential Districts (RA-1 and RA-2)**

- a. Intent. The RA-1 and RA-2 One-Family Residential Districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one and two family detached dwellings along with other residentially-related facilities which serve the residents in the district.
- b. Area, Height, Bulk, and Placement Regulations

	RA-1	RA-2
<b>Lot Size</b>		
Minimum Area	7,200 sq. ft.	21,780 sq. ft.
Minimum Width	60 ft.	100 ft.
<b>Setbacks</b>		
Front yard (min.)	25 ft.	
Side yard (min)		
Least One	6 ft.	10 ft.
Total Two	15 ft.	25 ft.
Rear yard (min.)	35 ft.	35 ft.
<b>Building Height</b>		
Stories (max.)	2.5	2.5
Feet (max.)	30 ft.	30 ft.
<b>Building Area</b>		
Floor area per unit (min.)	900 sq. ft.	2,000 sq. ft.



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<b>Lot Coverage</b>		
Area of all buildings (max.)	30%	30%

**86-43 Multi-Family Residential (RM-1 and RM-2)**

- a. The RM-2 district is intended for limited usage in areas where a land use transition is desired, but where the existing pattern of platting is on small lots or parcels.
- b. Area, Height, Bulk, and Placement Regulations

	<b>RM-1</b>	<b>RM-2</b>
<b>Lot Size</b>		
Minimum Area	43,560 sq. ft.	7,200 sq. ft.
<b>Setbacks</b>		
Front yard (min.)	40 ft.	25 ft.
Side yard (min.)		
Least One	10 ft.	10 ft.
Total Two	25 ft.	25 ft.
Rear yard (min.)	35 ft.	35 ft.
<b>Building Height</b>		
Stories (max.)	3	3
Feet (max.)	35 ft.	35 ft.
<b>Building Area</b>		
Floor area per unit (min.)	1	1
<b>Lot Coverage</b>		
Area of all buildings (max.)	30%	
Area of all buildings and impervious surfaces	40%	

<sup>1</sup>The minimum floor area per dwelling unit shall be:

- a. Efficiency—350 square feet
- b. One-bedroom apartment—500 square feet
- c. Two-bedroom apartment—700 square feet
- d. Three-bedroom apartment—800 square feet. Plus an additional eighty (80) square feet for each

additional bedroom.

**Sec. 86-44      Manufactured Home District (MH)**

- a.      Intent. The intent of the Manufactured Housing District (MH) is to provide an affordable housing alternative where placement of such a development would be appropriate and consistent with the general character of the City. The standards required in this district are intended to be consistent with the adopted standards for other types of housing in the City of Vassar. In addition to the standards of this Ordinance, all manufactured housing communities shall comply with Act No. 96 of Public Acts of 1987 as amended, being R 125.2301 et seq. of the Michigan Compiled Laws Annotated (MCLA). However, some standards of this Ordinance are more stringent than the typical standards promoted by the Michigan Manufactured Housing Commission. These more stringent standards reflect the overall nature of the City of Vassar, in contrast with some other areas of Michigan where the universal rules of the Michigan Manufactured Housing Commission may be appropriate. These adopted standards are designed to foster and encourage development which complements and protects the investment on adjacent properties and promotes preservation of important natural features.

Since the characteristics, densities, and impacts of a manufactured housing community typically simulate those of multiple-family residential developments, and because they typically are served by private streets and utility systems which intercept the local street and utility systems, manufactured housing communities are not necessarily considered to be completely compatible with other types of single-family neighborhoods. Therefore, manufactured housing communities may serve as a transitional use between Residential and Non-Residential Districts, similar to the manner and fashion in which multiple-family districts are to be utilized.

- b.      Preliminary Plan Development Standards. Manufactured housing communities shall be subject to the review and approval of a preliminary site plan by the Planning Commission. The site plan shall consist of a manufactured housing community preliminary plan, as described in the *Section 11 of the Manufactured Home Act*, Act No. 96 of Public Acts of 1987, as amended. Such review of the preliminary site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and furthermore to find proper relationships in the development features as they relate to traffic safety, service roads, driveways, parking areas, accessory buildings and uses, and planned open space.
- c.      Design Standards for Overall Development
1.      Minimum Development Size. Manufactured housing communities shall be at least fifteen (15) acres in area, excluding adjacent parcels which may be proposed for expansion.
  2.      Access
    - i.      The main entrance to the development shall have access to a public thoroughfare or shall be connected to an asphalt or concrete collector or arterial road by a hard surfaced road in a permanent easement which shall be recorded by the developers. Sole access to the development via an alley is prohibited.
    - ii.     Entranceway structures, including but not limited to, walls, columns, and gates marking the entrance to a manufactured housing community, may be permitted, and may be located in a required yard, except as provided in this Article. Such entranceway structures shall be subject to the requirements of *Section 86-26 Intersection Visibility*, to permit unobstructed access by all emergency equipment, and such allowance for "clear vision" shall otherwise comply with all codes and ordinances of the City and Tuscola County. Sight distance from points of ingress and egress shall be approved by the Tuscola County Road Commission. The structure location shall also be approved by the City.
  3.      Perimeter Setbacks. Manufactured homes shall be set back at least fifty (50) feet from any

- public street right-of-way line and ten (10) feet from any other exterior property line. This setback shall include a minimum twenty (20) foot wide greenbelt, which includes minimum screening, as outlined below.
4. Landscape and Screening. A landscape and screening plan shall be incorporated in the plans submitted for preliminary site plan review to the Planning Commission. The plan shall indicate the type and size of landscape planting and screening improvements to be completed in the proposed manufactured housing community. Manufactured housing communities shall be landscaped and screened as follows:
    - i. Ground Surfaces. Exposed ground surfaces in all parts of the manufactured housing community shall be paved or covered with stone or other solid material or protected with grass, trees, or shrubs that are capable of preventing soil erosion. The ground surface in all parts of every manufactured housing community shall be graded and equipped to drain all surface water in a safe, efficient manner.
    - ii. Perimeter Screening. All manufactured housing communities shall be screened from an abutting a public right-of-way and existing adjacent residences. The required screening shall consist of evergreen trees or shrubs at least three (3) feet in height, which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured home development as effectively as the required landscaping described above.
  5. Right-of-Way Greenbelt. A landscaped berm measuring two and one-half (2 1/2) to three (3) feet in height shall be constructed along the public roads on which the manufactured housing community fronts. The berm shall be constructed with slopes no steeper than one (1) foot vertical rise for each four (4) feet horizontal run. A minimum of one (1) deciduous shade tree, one (1) evergreen tree and four (4) shrubs shall be planted for each thirty (30) lineal feet, or portion thereof, of required greenbelt length. At time of planting, canopy trees shall have a minimum size of three (3) inch caliper and evergreen trees shall have a minimum height of six (6) feet. Trees may be planted at uniform intervals, at random, or in groupings. All existing trees four (4) inches or greater in diameter (dbh) within the greenbelt shall be preserved, except where their removal is necessary to install access points.
  6. Site Landscaping. A minimum of one (1) deciduous or evergreen tree shall be planted per two (2) manufactured home sites.
  7. Parking Lot Landscaping. Off-street parking lots containing more than fifteen (15) spaces shall be provided with at least ten (10) square feet of interior parking lot landscaping per space. Such areas shall measure at least one hundred fifty (150) square feet and shall be covered by grass, ground cover, shrubs, or other live plant material. At least one (1) deciduous tree shall be planted per parking lot landscaped area.
  8. Perpetual Maintenance. Dead, damaged, and/or diseased screening shall be replaced, within a reasonable time frame, so as to maintain the approved and/or allowed screening technique originally put in place.
- e. Required Open Space. For developments with fifty (50) or more sites, a minimum of two percent (2%) of the development's gross acreage shall be dedicated to well drained, useable open space. A minimum of twenty-five thousand (25,000) square feet of open space shall be provided. Open space shall be maintained by the manufactured housing community management, and shall be relatively accessible to all areas of the development.
  - f. Streets
    1. Street Layout. Maximum cul-de-sac length shall be one thousand (1000) feet. A dead-end road shall terminate with a fifty (50) foot in diameter cul-de-sac; a blunt-end road is prohibited. Adequate sight distance shall be provided at all intersections, in accordance with clear vision standards applicable to all areas of the City of Vassar.
    2. Street Width. Minimum street widths within the manufactured home park shall be accordance

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with the following schedule:

<b>Street Width Requirements</b>	
<b>Parking</b>	<b>Minimum Street Width</b>
No on-street parking	21 feet
Parallel parking one side	31 feet
Parallel parking both sides	41 feet

3. **Street Names/Signs.** All streets and roads shall be clearly marked with appropriate identification and traffic control signs. For the protection of the public safety, an orderly street name system and numbering system shall be established by the manufactured housing community owner and a plan of this system shall be verified and approved by the City of Vassar Fire Department. Manufactured home space numbers shall be located uniformly on each space, manufactured home unit or identification marker, throughout the manufactured housing community and street names shall be adequately marked.
  4. **Street Geometry.** The alignment and gradient of a street shall be graded for its full width to drain surface water. Specific standards promulgated by the Michigan Department of Environmental Quality (MDEQ) for the Manufactured Housing Commission shall be strictly adhered to.
  5. **Street Materials.** All streets and drives shall be constructed with materials suitable for sub grades and hard surface in compliance with the standards of the American Association of State Highway and Transportation Officials, adopted herein by reference. Curbing may be installed on service drives and must meet the City of Vassar street and private road design specifications.
  6. **Sidewalks.** A five (5) foot wide concrete sidewalk shall be constructed along the public road(s) on which the manufactured housing community fronts. Such sidewalk shall be located within the road right-of-way or easement, beginning one (1) foot inside the right-of-way or easement line. Additionally, should the developer choose to employ internal sidewalk systems, such sidewalk systems shall conform to the Manufactured Housing Commission standards, as promulgated.
- g. **Accessory Buildings and Facilities.** Any accessory buildings and facilities constructed within the manufactured housing community shall be designated and serviced consistent with the following requirements:
1. Accessory buildings and structures, including development management offices and public works facilities, storage building, laundry facilities, recreation or community facilities, and other accessory facilities, shall be designed and operated for use by only residents, guests, and employees of the manufactured housing community
  2. Site-built buildings within a manufactured housing community shall be constructed in compliance with the Manufactured Home Construction and Safety Standards. Site plan approval shall be required prior to construction of any on-site building within a manufactured home development, except for storage sheds or garages for individual manufactured homes. Storage sheds and garages shall require a building permit from the City prior to construction
  3. Each manufactured home shall be permitted one (1) storage shed and one (1) garage. The installation of any such shed or garage shall comply with codes and ordinances of the City of

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Vassar and shall require a building permit. Storage underneath a manufactured home or unscreened outdoor storage area on any manufactured home site is prohibited. Storage sheds need not be supplied by the owner of the manufactured housing community. A storage shed shall not exceed a floor area greater than one hundred forty-four (144) square feet. A carport or garage shall not exceed five hundred seventy-six (576) square feet.

4. Maximum height of any community accessory buildings and structures shall be thirty-five (35) feet, or two (2) stories, whichever is less. Storage or service buildings shall not exceed fifteen (15) feet, or one (1) story in height.
  
- h. Storage. If the owner of the manufactured housing community shall permit storage of boats, motorcycles, recreation vehicles, and similar equipment in the manufactured housing community, common areas for the storage of that equipment shall be provided by the owner within the development. Such storage shall be limited to use only by residents of the manufactured housing community. If proposed, the location of such storage areas shall be shown on the preliminary site plan. No part of any such storage area shall be located in a required yard on the perimeter of the manufactured housing community. Such storage area shall be screened from view from existing residences adjacent to the manufactured housing community, in accordance with the perimeter screening provisions described above. Manufactured housing community owners who prohibit storage of boats, off-the-road motorcycles, recreation vehicles, and similar equipment are not required to construct common areas for storage.
  
- i. Drainage. The manufactured housing community shall provide sufficient stormwater facilities, independent of sanitary sewers, to prevent flooding of streets, lot, or recreation areas. On-site stormwater detention facilities, if provided, may be required to be fenced for safety reasons. The street drainage system shall be designed in such a way so as to minimize ponding and icing conditions. All stormwater drainage improvements shall be subject to review and approval by the Tuscola County Drain Commissioner, and the MDEQ, in accordance with MDEQ Manufactured Home Park Standards, pursuant to 1987 P.A. 96, as amended.
  
- j. Waste Receptacles. Waste receptacles shall be provided unless curb side pick-up is provided. An on-site recycling station for residents may be provided at a location approved by the Planning Commission and the MDEQ. Adequate screening shall be provided, as required for the placement of outdoor storage areas.
  
- k. Underground Wiring. All local distribution lines for franchised utilities (telephones, electric service, and cable television) shall be placed entirely underground throughout the manufactured housing community area. Mainlines and perimeter feed lines located on a Section or Quarter Section Line may be above ground if they are configured or installed within the State Electrical Code guidelines. Conduits or cables shall be placed within private easements provided to the service companies by the proprietor and/or developer or within public ways. Those telephones and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephones and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.
  
- l. Mailbox Clusters. If mail box clusters are required by the U.S. Postal Service, they shall be located at least two hundred (200) feet from any intersection of a manufactured housing community road with a public road.
  
- m. Design Standards for Individual Lots/Dwelling Units. No manufactured home shall be permitted to occupy any site or lot in the manufactured housing community if the home is either longer or wider than would permit compliance with the following requirements:
  1. Site Size. The manufactured home development shall be developed with sites averaging five thousand five hundred (5,500) square feet per manufactured home unit. These five thousand



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five hundred (5,500) square feet for any one site may be reduced by up to twenty percent (20%) provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of a site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code and this Article.

2. Setbacks and Spacing. Each manufactured home site shall have the following minimum yard requirements:
  - i. Home not Sited Parallel to an Internal Road. Twenty (20) feet from any part of an attached structure of an adjacent home that is used for living purposes for the entire year.
  - ii. Home Sited Parallel to an Internal Road. Fifteen (15) feet from any part of an attached structure of an adjacent home that is used for living purposes for the entire year if the adjacent home is sited next to a home on and parallel to the same internal road or an intersecting internal road.