

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
MARCH 18, 2015**

Members Present

B. Gombar  
B. Nelson  
C. Nolan  
J. Howell  
M. Peterson  
S. McGraw  
G. Fahndrich

Members Absent

Others Present

B. Smith, Planner  
M. Mahlberg, Attorney  
C. Edlinger, Recording Secretary

Mr. Gombar called the meeting to order at 7:00 p.m.

**Approval of Minutes:**

Motion by Mr. Nolan, supported by Mr. Nelson to approve the minutes of March 4, 2015.

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

**New Business:**

**A.     R-1, Low Density Residential district**

Ms. Smith reviewed the R-1, Low Density Residential district with the Planning Commissioners. (See below.)

**Receive and File All Correspondence:**

**Old Business:**

A. Final copy of Chapter A-1, Agriculture and R-1A, Low Density Residential-Transitional

**Adjournment:**

Motion by Ms. McGraw, supported by .Mr. Fahndrich, to adjourn the meeting at 7:28 p.m.

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

## **CHAPTER 11 R-1 Residential Districts (Low Density)**

### **SECTION 1101. INTENT AND PURPOSE.**

This District is intended primarily for single family residential uses, together with such compatible uses as schools, churches, and recreational uses. The regulations herein set forth are designed for the purposes of encouraging a residential environment of low density single family dwellings located in individual lots.

### **SECTION 1102. USES PERMITTED BY "RIGHT".**

The following are the principle permitted uses by "right" within an R-1 District:

1. Single family dwelling not to exceed one single family dwelling per lot.
2. Public parks, public playgrounds, public recreational grounds, and grounds for games and sports, except those of which the chief activity is carried on, or is customarily carried on, as a business.

### **SECTION 1103. USES PERMITTED UNDER SPECIAL CONDITIONS.**

The following are the permitted uses subject to the standards below:

1. Customary accessory uses to any of the permitted uses listed in the R-1 District, and as defined in Chapter 2, Section 202(1) and Section 305. **(We will discuss these standards and see how we want to include them in this section)**
2. Customary home occupations as provided in Chapter 3, Section 305(8).
3. Cemeteries, public and private, subject to the following conditions:
  - a) The site shall be at least twenty acres and shall be so designed as to provide ingress and egress directly onto or from a major or minor thoroughfare.
  - b) No principal or accessory building shall be closer than fifty feet from any abutting residentially zoned property line.
  - c) All lighting shall be shielded to reduce glare and shall be so arranged and maintained to direct light away from residential lands adjoining the site.
  - d) A maximum of one sign is permitted at a point of entrance or exit which shall bear only the name of the cemetery and shall have a maximum area

of sixteen square feet. The sign shall be located no closer than the yard requirements for the residential zone.

4. Family Day Care Facilities as provided in Chapter 3, Section 305(9).
5. State Licensed Residential Facilities provided the population of such a facility is no greater than six persons and no similar facility is located within 1500 feet of the proposed facility and persons released from correctional facilities may not be housed in such a facility.

#### **SECTION 1104. USES PERMITTED BY SPECIAL PERMIT.**

The following uses of land and building may be permitted in the R-1 Districts by the application for issuance of a Special Use Permit when all of the procedural requirements specified in Chapter 22, together with the applicable standards cited in Chapter 22 are met.

1. Institutional uses including: religious institutions, educational and social institutions, and public buildings and service installations, subject to the standards specified in Chapter 22, Section 2204.
2. Bed and Breakfast establishments as provided in Section 2217.
3. Personal Wireless Communication Facilities when located on municipal owned and occupied land containing 20 acres or more and meeting the requirement of Section 2219.

#### **4. Review standards for Planned Unit Developments and Senior Housing.**

#### **SECTION 1105. DIMENSIONAL REQUIREMENTS.**

##### **1. MINIMUM LOT SIZE.**

- a) Each lot shall contain a minimum of 10,400 square feet per dwelling unit.
- b) Each lot shall be a minimum of 80 feet in width at the front building line. No lot, in any event, shall be less than 130 feet in depth.
- c) Each lot not being serviced by public sanitary sewer shall be provided with a minimum of 85 feet in width at the front building line and shall contain a minimum of 12,000 square feet. No lot, in any event, shall be less than 130 feet in depth.

2. **MINIMUM YARD REQUIREMENTS.**

- a) Each lot shall have a minimum front yard of 30 feet.
- b) Each lot shall have a total side yard of at least 20 feet, with a minimum of ten feet on each side.
- c) Each lot shall have a minimum rear yard of 30 feet.
- d) In case of a corner lot the side yard on the street side shall not be less than 30 feet and the remaining side yard shall not be less than ten feet.

3. **MINIMUM FLOOR AREA PER DWELLING UNIT.**

- a) Each dwelling unit shall have a minimum finished living area of 1,040 square feet floor area per dwelling unit with a minimum of 800 square feet on the ground floor for units of more than one story.

4. **MAXIMUM BUILDING HEIGHT.**

- a) Two and one-half stories or 35 feet.
- b) Exceptions (Refer to Chapter 3, Section 304).

5. **MAXIMUM LOT COVERAGE.**

- a) A maximum of 25% of the lot may be covered by all buildings.

6. **OFF-STREET PARKING REQUIREMENTS.**

- a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4 (Refer to Section 404).

7. **LOADING REQUIREMENTS.**

- a) None required in R-1 District.