ARTICLE IV

NR NEIGHBORHOOD RESIDENTIAL DISTRICT

SECTION 4.00 - INTENT

Neighborhood Residential districts are defined by their collective character. In order to maintain this character, standards that ensure compatibility of size and style are critical. The existing character of Keego's residential neighborhoods is largely defined by the existing platted lots of record ranging in size from 30 feet to 50 feet. This greatly defines the character of the community as a pedestrian friendly, walkable community and the provisions of this Article are intended to preserve and enhance this character.

SECTION 4.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, subject to any limitations described herein:

(a) Single-family dwelling (detached).

(b) Publicly owned and operated parks, parkways and recreational facilities.

(c) Family Day Care Homes.

(d) Signs, as provided in Article XIV - Signs.

SECTION 4.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to review and recommendation by the City Planning Commission and approval by City Council.

(a) Churches, subject to the following:

1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.

(b) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding storage yards.

(c) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.

(d) Municipal buildings, libraries, museums, fire stations, and similar facilities when constructed so as to be compatible with the uses existing in the immediate area.

(e) Bed-n-Breakfast Inns and/or Tourist Homes not to exceed a height of three stories, subject to the following requirements:

1. Bed-n-Breakfast inns and tourist homes shall remain as single family homes in appearance, and shall have no internal or external structural alterations. An example would be enlarging the kitchen for volume food service.
2. Off-street parking shall be provided for the households and guests as follows: Two (2) parking spaces plus one (1) additional space per room to be rented.
3. There shall be ample open space other than that required to accommodate the required off-street parking. Natural screening by use of plant materials or other screening may be required to screen parking areas from adjoining residential properties. Off-street parking in front yard areas shall not be permitted.
4. Food may only be served in an inn to those persons renting an inn room only during their stay at the inn.
5. A residential structure shall not have or be converted to more rental rooms than the number of bedrooms which exist at the time of enactment of this Ordinance.
6. One (1) wall sign not to exceed a total area of eight (8) square feet shall be permitted for identification purposes only.

(f) Attached wireless communications facilities, subject to the following requirements and the requirements specified in Section 15.28:

1. No attached wireless communications facilities, with the exception of television antennas, may be erected on a residential structure or associated accessory structure.
2. Where an attached wireless communications facility is proposed on the roof of a building, the switching equipment module must be adequately screened or architecturally compatible with the design of the building. The switching equipment module may be located within the principal building or may be an accessory building, provided that an accessory building conforms with all district requirements for principal buildings, including yard setbacks and building height.
3. The attached wireless communications facility shall be erected on a building in a manner that is not prominently visible from the ground, injurious to the character of the neighborhood or otherwise detrimental to the public safety and

welfare. The attached wireless communications facility shall be located and designed to be harmonious with the surrounding area, and to be aesthetically and architecturally compatible with the natural environment, as well as the environment as altered by development.

(g) Wireless communications support structures on public or quasi-public/institutional sites subject to the requirements specified in Section 15.28.

(h) Common use lots utilized for the docking or mooring of boats or the storage of recreational vehicles, subject to the following conditions:

1. All recreational vehicles docked, moored, or stored on the lot shall be the property of, and currently registered and licensed to a member of the subdivision, association, similar agency or group of individuals who hold the lot in common.
2. Docking space shall be limited to the maximum number of boats allowed by the Department of Environmental Quality marina operating permit.
3. All waterfront structures and appurtenances shall comply with the requirements of Section 15.15, Waterfront Yards.
4. There shall be no repair or dismantling of recreational vehicles on the site.
5. On-land storage of recreational vehicles shall comply with the standards of Section 4.05, Parking and Storage of Recreational Vehicles on Vacant Residentially Zoned Lots. (Ord. 338, 2/19/1998)

SECTION 4.03 - ACCESSORY USES PERMITTED

Accessory buildings and uses, including private garages, garden houses, non-commercial gardening, tool houses, non-commercial greenhouses, non-commercial swimming pools, and home occupations (See section 15.13 Accessory Buildings). Off-street parking; storage of not more than two (2) recreational vehicles, as defined in Section 2.00 Definitions, “Recreation Vehicles”. The storage or parking of recreational vehicles shall be subject to Section 4.04 and 4.05. In addition, any other use customarily incidental to the principal uses enumerated in Section 4.01 and 4.02 are permitted. (Ord. 338, 2/19/1998)

SECTION 4.04 - RECREATIONAL VEHICLE PARKING IN RESIDENTIAL DISTRICTS

Not more than two (2) recreational vehicles, as defined in Section 2.00, may be parked or stored by the owner and/or occupant on residentially-used property subject to the following conditions:

(a) The recreational vehicle(s) must be currently registered and licensed in the name of a current owner and/or occupant of the dwelling unit.

(b) Boats stored out of water shall not exceed 22 feet in length, provided pontoon boats may be allowed up to 35 feet in length and 12 feet in height.

(c) A recreational vehicle parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.

(d) A recreational vehicle shall not be used for living, lodging or housekeeping purposes.

(e) A recreational vehicle must be stored in the rear or side yard of the lot, but not closer than three (3) feet to a side or rear property line. Where side yards do not provide sufficient space for a recreational vehicle, a recreational vehicle may be stored in the front open space, provided that a side open space of not less than five (5) feet must be maintained between the vehicle and the property line, and the length of the recreation vehicle shall not exceed twenty-five (25) feet. No recreational vehicle shall be stored on a public street right-of-way. Recreational vehicles may be stored within the clear vision triangle of a waterfront lot between September 15 and May 15.

(f) A recreational vehicle designed for use on the streets and highways may be parked in a driveway of a residence if it is the sole means of transportation to and from work for one or more of the residents.

(g) Notwithstanding the above provisions concerning "Location", a recreational vehicle may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than 48 hours prior to and 48 hours after use of the vehicle within a seven (7) day period.

(h) The parked or stored recreational vehicle must be kept in good repair. The vehicle must be capable of being moved from place to place.

(i) The provisions concerning connection to utilities, use as living quarters, and location may be waived for a period of up to two weeks to permit repair or lodging purposes of the occupant's or owner's recreational vehicle or to permit the parking of a recreational vehicle of a guest. Permits for any such waiver shall be obtained from the Building Inspector or Code Enforcement Officer. No more than two (2) permits shall be issued for each activity (repair, lodging, storage of guest vehicle) per calendar year.

(j) For the purposes of this Section, two (2) personal watercraft, snowmobiles, all-terrain vehicles, or motorcycles stored on a single trailer shall be counted as one (1) recreational vehicle. (Ord. 338, 2/19/1998)

SECTION 4.05 - PARKING AND STORAGE OF RECREATIONAL VEHICLES ON VACANT RESIDENTIALLY ZONED LOTS

Not more than two (2) recreational vehicles, as defined in Section 2.00 Definitions, may be parked or stored on a vacant, separate lot of record than the principal structure subject to the following conditions.

(a) All recreational vehicles shall be currently registered and licensed to a current resident of Keego Harbor.

(b) The following recreational vehicles parked or stored outdoors may not exceed:

1. Travel trailer, thirty-five (35) feet or less in length.
2. Camper trailer (pop-up), shall be stored in a collapsed position to a height not more than six (6) feet.
3. Pick-up camper, thirty-two (32) feet or less in length.
4. Watercraft, thirty-five (35) feet or less in length, but not to exceed twelve (12) feet in height, either mounted on a boat trailer or unmounted; also boat trailer without boat mounted.
5. Motor home, forty (40) feet or less in length.

(c) Storage of recreational vehicles shall be in the rear one-third of the lot, but, not closer than five (5) feet to a side or rear property line. Recreational vehicles may be stored within the clear vision triangle of a waterfront lot between September 15 and May 15. (Ord. 338, 2/19/1998)

(d) Recreational vehicles which are parked or stored shall be in good repair. Open storage of partially or disassembled component parts is prohibited. The vehicles must be capable of being moved from place to place.

(e) Recreational vehicles shall not be used for living, lodging or housekeeping purposes.

(f) Recreational vehicles parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.

(g) The owner of a recreational vehicle shall not park or store such a recreational vehicle in such a manner as to create a dangerous or unsafe condition on the lot where parked or stored. Parking or storage in such a fashion that the recreational vehicle, whether loaded or not, may readily tip or roll, shall be considered a dangerous and unsafe condition.

(h) The ground underneath the stored recreational vehicles must be surfaced and maintained to avoid muddy conditions and an unkempt appearance. It can be surfaced with natural ground cover, gravel, or crushed stone.

(i) Landscaping located at the rear and sides of the storage area shall comply with requirements in Section 15.23 (d)(6) so as to create an evergreen or landscaped screen.

(j) For the purposes of this Section, two (2) personal watercraft, snowmobiles, all-terrain vehicles, or motorcycles stored on a single trailer shall be counted as one (1) recreational vehicle. (Ord. 338, 2/19/1998)

SECTION 4.06 - FRONT YARD PARKING IN RESIDENTIAL DISTRICTS

(a) The following standards shall apply to residential construction that consists of one or more of the following:

1. Construction of single-family house
2. Construction of a garage
3. Alterations to an existing house or garage of a value equal to or greater than $10,000. This amount shall be adjusted based on the fixed-weighted index published by the U.S. Bureau of the Census for houses under construction.[1]

(b) Driveways may be no wider than 10 feet with the exception of that portion of a driveway within 30 feet of the front of a garage and directly in front of the garage doors. The maximum driveway width in front of the garage shall not exceed 24 feet.

(c) The entire parking area shall consist of an improved surface of concrete, asphalt, or brick. Crushed limestone or other decorative material may be approved by the Building Official provided it can be demonstrated that the material will be properly maintained and retained.

(d) No vehicle parked in a front yard parking space shall encroach into the public right-of-way or extend over a side lot line.

(e) The parking area shall be more or less perpendicular (60-120 degrees) to the street right-of-way. A circular driveway is permitted where the interior greenspace is a minimum of three hundred (300) square feet, and a minimum of fifteen (15) feet in every dimension.

(f) The front yard area that is not improved as parking area shall be landscaped with either grass or other living ground cover.

SECTION 4.07 - ARCHITECTURAL DESIGN STANDARDS

All proposed residential development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners and blend harmoniously into the streetscape. Single family detached structures shall comply with the following standards:

The following standards shall apply to all new residential development, substantial redevelopment (equal to or greater than 25% of the taxable value of the property), or any facade modification.

1. Purpose

   Architectural design is a key element in establishing a sense of place for a community. Buildings of high quality contribute to the attractiveness and economic well-being of a community, making it a better place to live and work. Keego Harbor recognizes the importance of good architecture and its lasting impact.

[1] The fixed-weighted index upon the adoption of this amendment was 102.9 (1997) (1996=100).

Deleted: 120.0 (August 1997)

The objective of these design standards is to direct builders toward creating buildings of timeless character that are in harmony with the natural and built environment. This is a function of good architectural principles such as selecting durable materials, composing elevations using good proportions, selecting harmonious colors, and combining all the architectural elements in a balanced composition.

2. Architectural Design Elements

   a. Building Materials **-** Select materials possessing durability and aesthetic appeal.

   b. Windows - Windows are the main element contributing to an inviting facade. They give visual interest to a facade. Provide a large quantity of attractive windows on a facade that fronts a street.

   c. Architectural Features - Include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.

   d. Colors - Select natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors can be used as accents to provide visual interest to the facade.

   e. Garage Location – The need for storage on residential lots must be balanced with the visual impact garages have, especially on small lots. Most of the lots in Keego Harbor either have no garage or have a detached garage.

   f. Porches – Keego Harbor's desire to be a walkable community is enhanced by the provision of front porches throughout the residential neighborhoods of the City. Front porches are encouraged over front loaded garages and side entrance houses.

   g. Roof Elements – Traditional roof shapes and materials are typically found in the neighborhoods of Keego Harbor and are encouraged. Dormers and other elements are encouraged to break-up large expanses of roofs.

   h. Composition - It is not sufficient to include the desired architectural elements on a facade, but to arrange them in a harmonious and balanced manner. The following category provides weight to the architectural composition of the building.

3. Method of Evaluation

   An *architectural design checklist* will be accompanied with all applicable building permit applications. The design standards are not intended to promote buildings that appear uniform and similar. Variety and creativity in design are encouraged. The standards are structured in a point rating system, with desirable architectural elements given positive points and undesirable elements given negative points.

   The points assigned for each category are weighted according to its importance. The standards apply to all residential building facades with the

facade facing a public road, private road, or water body being more heavily weighted.

The minimum acceptable score is: 90 points.

Any modification to the facade shall not result in a reduction in the score of the building at the time of the requested modification.

SECTION 4.08 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

1. **Lot Area**:

   (a) Any existing lot created prior to January 1, 2003 shall be considered a buildable lot in the NR District provided the lot area is greater than 3,000 square feet;

   (b) Any lot created after January 1, 2003 must conform to the average lot size of the lots on the same side of the street between two closest intersecting streets or 6,000 square feet, which ever is less.

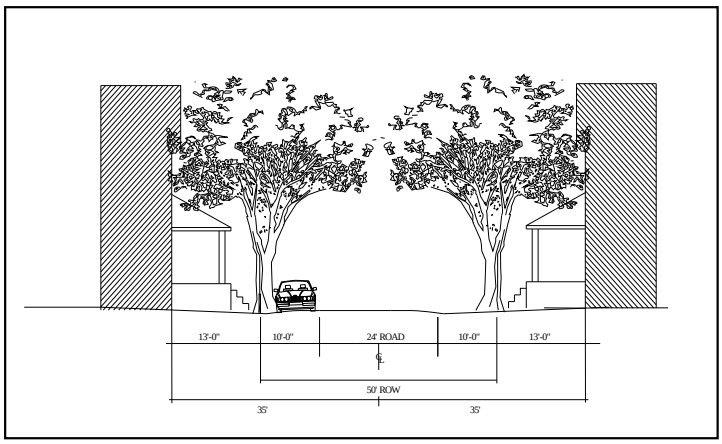
2. **Lot Width**:

   (a) Any existing lot created prior to January 1, 2003 shall be considered a buildable lot in the NR District provided the lot width is greater than 30 feet;

   (b) Any lot created after January 1, 2003 must conform to the average lot width of the lots on the same side of the street between the two closest intersecting streets or 50 feet, which ever is less.

3. **Front Yard Setback:**

(a) The front yard setback shall be determined by the average front yard setbacks of the 2 nearest conforming lots on each side of the subject lot. The applicant for a building permit shall provide an engineered drawing supporting the setback calculation. In no case shall the front yard setback be less than thirty-five (35) feet from the centerline of the road.



4. **Side Yard Setback**:

(a) 30% of the lot width with one side no less than 10%.

5. **Side Yard Facing a Street**:

(a) The side yard setback shall be determined by the average setbacks of the lots on the same street side between two intersecting streets. In no case shall the setback be less than 20' from the edge of the road pavement.

6. **Rear Yard Setback**:

(a) 30' from rear property line.

7. **Through Lots**:

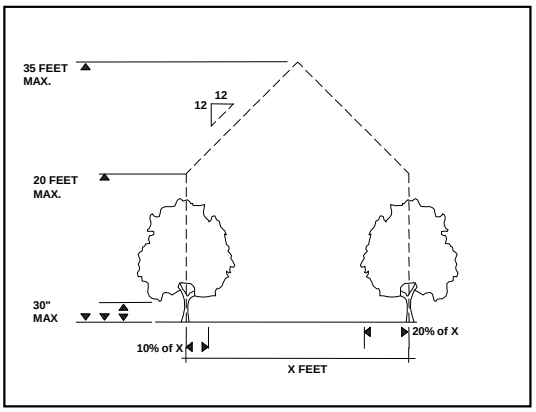
(a) The front and rear setbacks on a through lot shall be consistent with the front yard setback requirements of this Section.

8. **Waterfront Setback**:

(a) The waterfront setback shall be determined by the average setbacks of the 2 nearest conforming houses on each side of the subject lot. In the event any of the lots required to determine the average are vacant, a minimum setback of fifty (50) feet shall be used.

9. **Building Height**:

(a) Building height shall not exceed thirty-five (35) feet and may contain no more than two and one half stories. The building shall not encroach into the day light plane created by a line forming a 45 degree angle from a point eighteen (18) feet above the grade at the side property line. Eaves and other decorative elements may encroach into the day light plane.



10. **Lot Coverage**:

(a) Maximum lot coverage shall not exceed 25%.

11. **Access Standards**:

(a) Any primary structure shall have full frontage on a public ROW or approved private road easement.

12. **Minimum Usable Floor Area**:

(a) Usable floor area shall be at least 800 square feet.