

ORDINANCE NO. 2024-02c
AN ORDINANCE TO AMEND CHAPTER 216 ZONING ORDINACNE ARTICLE VI R-1 and R-2, ONE FAMILY RESIDENTIAL DISTRICTS OF THE VILLAGE CODE FOR THE VILLAGE OF BLISSFIELD.

WHEREAS, the Village Council has established council goals and objectives with one of them being to update ordinances; and

WHEREAS, the following ordinance amendments would align the Village with the Master Plan; and

WHEREAS, the amendment would permit outright duplexes within the low-density R-2 district; and

NOW, THEREFORE, be it ordained by the governing body of the Village of Blissfield, Michigan that Chapter 216.400 be adopted following passage and publication to adopt hereinafter specified:

ARTICLE IV - R-1 and R-2, ONE FAMILY RESIDENTIAL DISTRICTS
216.400 - Intent.

Sec. 400. The R-1 and R-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-family detached dwellings along with other residentially related facilities which serve the residents in the district.

216.401 - Permitted uses.

Sec. 401. The following provisions apply in all One Family Residential Districts. Any use not expressly permitted is prohibited.

1. One family detached dwellings
2. ***Two-family dwellings shall be permitted in the R-2 district***
3. Publicly owned and operated museums, libraries, parks, playfields, playgrounds, recreation facilities and conservation.
4. Public, parochial or other private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit, with a minimum site size of ten acres.
5. Accessory uses and buildings customarily incidental to the above Permitted Principal Uses subject to regulations in Section 216.1303.
6. Family Childcare Home, Foster Family Home and Foster Family Group Home subject to provisions of Section 216.1319.
7. Home occupations subject to the following:
 - a. Home occupations that create the following conditions shall not be permitted:
 - i. Change the outside appearance of the dwelling visible from the street;
 - ii. Traffic, parking, sewerage, or water use in excess of what is normal in the neighborhood;
 - iii. Noise, vibration, glare, fumes, odors, or any use that results in electrical interference or becomes a nuisance;
 - iv. Outside storage or display of anything related to the home occupation.
 - v. The employment of more than one (1) person in the home other than the dwelling occupants;
 - vi. Exterior building alterations to accommodate the occupation;

- vii. Occupation of more than twenty-five percent (25%) of the floor area of the dwelling or fifty percent (50%) of a detached garage;
 - viii. Off-site parking for customers, or a requirement of more than one (1) parking space at curb side on the street;
 - ix. The delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.;
 - x. Deliveries made other than by small vehicles such as step vans and similar vehicles.
- b. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:
- i. Dressmaking, sewing and tailoring;
 - ii. Painting, sculpturing, or writing;
 - iii. Telephone answering;
 - iv. Home crafts such as model making, rug weaving and lapidary work;
 - v. Tutoring limited to four (4) students at a time;
 - vi. Computer application including software and not including sale of computers;
 - vii. Salespersons office or home office of a professional person;
 - viii. Laundering and ironing;
 - ix. Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors, or uses resulting in electrical interference;
 - x. Barber shops and beauty parlors, limited to one (1) operator;
 - xi. Dance studios, limited to four (4) students;
 - xii. Use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence pursuant to MCL 125.3204.
- c. The following are prohibited as home occupations:
- i. Private clubs;
 - ii. Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors, or uses resulting in electrical interference;
 - iii. Restaurants;
 - iv. Motor vehicle repair or paint shops;
 - v. Retail sales that require visits of customers to the home.
- d. Any proposed home occupation that is neither specifically permitted by subsection B. of this section nor specifically prohibited by subsection C of this section shall be considered a special use and be granted or denied upon consideration of those standards contained in Section 216.1316 of this Ordinance.

216.402 - Special Land Uses.

Sec. 402. The following special land uses shall be permitted, subject to the conditions hereinafter imposed, and subject to the review and approval by the Village of Blissfield Planning Commission and subject further to the requirements of Section 216.1316.

1. Cemeteries provided the perimeter of the site shall be fenced as designated in Section 216.1311.
2. Churches, subject to the following requirements:
 - a. Buildings of greater than the maximum height allowed in Article XII, Schedule of Regulations, may be allowed provided front, side and rear yards be increased by one foot for each foot of building height that exceeds the maximum height allowed.

3. Public utility buildings and uses, but not including service and storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity.
4. Golf course, which may or may not be operated for profit, subject to the following conditions:
 - a. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than 200 feet from any property line of abutting residentially zoned lands.
- ~~5. Two family dwellings shall be permitted in the R-2 district provided the following conditions are met:

 - ~~a. The minimum lot size shall be 12,000 square feet.~~
 - ~~b. The minimum lot width shall be 80 feet.~~
 - ~~c. All other requirements shall be as set for the R-2 district in Article XII, Schedule of Regulations.~~~~
6. Bed and Breakfast subject to regulations in Section 216.1317.
7. Group Childcare Home subject to provisions of Section 216.1319.
8. Professional offices which shall be physicians, dentists, physical therapist, accountants, architects, and related occupational and accessory uses incidental to these uses, subject to the following requirements:
 - a. On-site parking shall be provided as required under 216.1304 of this Ordinance, with the square footage of gross flooring area determination based upon the square footage actually occupied as professional offices.
 - b. Screening shall be provided in a manner consistent with Section 216.1304 and Section 216.1320 of the Ordinance taking into consideration the special circumstances of the surrounding properties.
 - c. The following set-back shall apply:
 - i. The front yard set-back shall be thirty (30) feet.
 - ii. The side yard set-back shall be twenty (20) feet on each side.
 - iii. The rear yard set-back shall be twenty (20) feet.
 - d. The minimum lot size shall be 43,560 square feet.
 - e. The minimum lot width shall be two hundred (200) feet.
 - f. Any parking or loading area may not be located within any required set-back area.
 - g. Any required screening may be located within any required set-back area.
9. Solar Panels subject to Section 216.1325.

216.403 - Area, Height, Bulk and Placement Requirements.

Sec. 403. Area, height, bulk and placement requirements unless otherwise specified are as provided in Article XII, Schedule of Regulations.

216.404 - Site Plan Review.

Sec. 404. For all uses permitted in the R-1 or R-2 single-family residential district, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 216.1307, only if a variance or rezoning is necessary, as determined by the Zoning Administrator.

Yeas:

Nays:

Absent:

PASSED, APPROVED AND ADOPTED this ____ day of January, 2024.

Planning Commission Public Hearing Publication: January 17, 2024

Planning Commission Hearing: February 5, 2024

Council Public Hearing Publication: January 24, 2024

Council Public Hearing: February 12, 2024

Ordinance Adoption Publication: February 21, 2024