

15.030 Districts.

Sec. 300. For the purpose of this Ordinance, the City of Plainwell is hereby divided into the following districts:

TABLE INSET:

1.	R-1A, R-1B	Single-Family Residence District
2.	R-1C	Single- and Two-Family Residence District
3.	R-2	Multiple-Family Residential District
4.	R-MH	Planned Mobile Home District
5.	C-1	Local Commercial District
6.	C-2	General Commercial District
7.	CBD	Central Business District
8.	CS	Community Service District
9.	M-1	Restricted Manufacturing District
10.	M-2	General Manufacturing District
11.	FP	Floodplain District

(Ord. No. 188, eff. Feb. 25, 1981)

ARTICLE 5

15.085 R-1C, SINGLE- AND TWO-FAMILY RESIDENCE DISTRICT

15.090 Statement of purpose.

Sec. 500. The Single- and Two-Family Residence District is established as a district in which the principal use of land is for single- and two-family dwellings. For the single- and two-family residence district, in promoting the general purpose of this Ordinance, the specific intent of this section is:

1. To encourage the construction of, and the continued use of the land for single- and two-family dwellings.
2. To prohibit business, commercial or industrial use of land, and to prohibit any other use which would substantially interfere with development or continuation of single- and two-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
4. To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residences on those streets.
5. To prohibit new subdivisions with lots less than 70 feet in width.

(Ord. No. 188, eff. Feb. 25, 1981)

15.091 Principal permitted uses.

Sec. 501. In the R-1C District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

1. All Principal Permitted Uses in the R-1A & R-1B Districts.
2. Two-family dwellings.
3. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
4. Off-street parking in accordance with the requirements of Article 19 [15.565].

(Ord. No. 188, eff. Feb. 25, 1981)

15.092 Permitted uses after special approval.

Sec. 502. The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission.

1. All Permitted Uses after Special Approval in the R-1A & R-1B Districts, subject to the terms and conditions therein.
2. The intent of these regulations is to permit, where feasible, owners fronting on major thoroughfares, to carry on a commercial enterprise within their dwellings, and still retain the appearance of a single-family area. Commercial uses should be limited to or similar in nature to the following: antique shops, art galleries, photography studios, dress making or tailoring shops, real estate, accounting, tax, or legal offices, or specialty shops.
3. Dwelling unit conversions subject to the requirements of this section and to the requirements of Section 1635 [15.456].
4. Conversions of vacant lodge, fraternal, or assembly halls to non-residential uses when it is determined that the current condition of the vacant facility is a blighting influence on the neighborhood and furthermore that the following standards be met:
 - a. A site and landscape plan shall be submitted emphasizing how the conversion will aesthetically blend with the adjacent land uses and immediate neighborhood.
 - b. All parking requirements shall be met in accordance with Section 1901 [15.571]; lacking sufficient off-street parking space an alternative plan may be considered, such as lease agreements for parking on nearby properties.
 - c. Outdoor storage shall have buffering so as to effectively screen the storage area from view of adjacent properties. All outdoor storage shall be kept in suitable containers.
 - d. Outdoor advertising shall be limited to one sign not exceeding eight (8)

- square feet in area and having no internal or external lighting.
- e. Light, noise, dust, glare, odors generated by the non-residential use shall be judged not to have a negative impact on the adjacent properties and immediate neighborhood.
 - f. Electrical interference generated by the use and detectable to the residents of adjacent properties shall be prohibited.
 - g. The use will not create traffic congestion, parking shortages, or otherwise adversely affect the pedestrian or vehicular circulation of the area.
 - h. The use is judged to be consistent and compatible with the character of the immediate area.
5. Bed and Breakfast Facilities subject to the requirements of Section 1637 [15.458].
 6. Adult foster care small group home, subject to the following:
 - A. A state licensed adult foster care small group home shall not be located within 1500 feet of another similar state licensed facility.
 - B. One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling unit. The driveway may be used for this purpose.
 - C. The property (buildings and grounds) shall be maintained in a manner that is consistent with the character of the neighborhood.
 7. Three-family or Four-family residential dwelling, subject to the following requirements:
 - a. A minimum lot size of 7,200 square feet for the first unit and an additional 3,500 square feet for each additional unit shall be provided.
 - b. Two on-site parking stalls shall be provided for each dwelling unit.
 - c. A minimum lot width of seventy (70) feet shall be required for all new multiple dwelling unit parcels.
 - d. A site plan in accordance with Section 1636 of this Ordinance shall be provided.
 - e. The use is determined by the Planning Commission to be consistent and compatible with the general character of the immediate area and otherwise meet the requirements of Special Land Use Approval as outlined in Section 1638 of this Ordinance.

(Ord. No. 188, eff. Feb. 25, 1981; amend. by: Ord. No. 233, eff. May 18, 1986; by Ord. No. 241, eff. Jan. 17, 1987; by Ord. No. 283, eff. May 1, 1994; Ord. No. 307, adopt. Mar. 13, 2000; Ord. No. 310, adopt. July 24, 2000)

15.093 Area, height, bulk, and placement requirements.

Sec. 503. Area, Height, Bulk, and Placement Requirements unless otherwise specified

are as provided in Article 15 [15.385], "Schedule of Regulations."
(Ord. No. 188, eff. Feb. 25, 1981)