

ARTICLE XVI

MR MID RISE DISTRICT

PURPOSE

A primary planning goal of Plymouth Township is to provide for a balance and variety of land uses which are compatible with the community as a whole. It is further intended that uses of high intensity shall be located in areas which will not adversely impact the orderly development of existing or future residential areas. Commercial, office, research and testing and residential uses in structures beyond two (2) and two and one-half (2½) stories in height are more urban in nature and therefore could be in conflict with the general character of the Charter Township of Plymouth if not properly regulated in regards to location, relationship to adjacent land uses and development requirements. The MR Mid Rise District is designed to provide for locations for these higher intensity uses, separately or in combination, in areas which will not impact the existing or future land uses of adjacent properties and the community as a whole. It is intended that the MR Mid Rise Zoning District shall be located in association with limited access highway interchanges which provide public access to and from the limited access highway and the community. As a condition of approval of locating a MR Mid Rise District and in addition to other pertinent criteria, the Planning Commission and the Board of Trustees shall find the proposed location for the MR Mid Rise District and its relationship to adjacent land uses, both existing and proposed, meets all of the following criteria:

1. The subject property shall be a minimum of five (5) acres exclusive of all rights-of-way, existing or proposed.
2. The subject property shall be located within a half mile (2,640 feet) from a limited access highway interchange which provides access to and from the limited access highway and the community. The distance shall be measured along a major thoroughfare road only, and shall be the distance from the nearest on/off ramp and the nearest boundary of the proposed MR District.
3. The proposed location shall be compatible with the orderly development of adjacent properties. In no case shall a MR District directly abut properties zoned for single family residential use unless the Future Land Use Plan designates the area for a high intensity use which could be considered compatible with the proposed MR District.
4. The proposed location and relationship to adjacent properties shall be such that traffic to and from the site will not be hazardous or adversely impact abutting properties or conflict with the normal traffic flow of the general area. In reviewing this particular aspect the Commission and the Board shall consider the following:
 - (a) Conflicts with convenient routes for pedestrian traffic, particularly of children.
 - (b) The relationship of the site to major thoroughfares and street intersections.

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5. The intensity of uses associated with this District and such noises, vibrations, odors, glare, reflection of light, heat or other external effects which would normally be a product of this District shall be compatible with the existing land uses of the abutting properties and shall be compatible with the future orderly development of same.
6. The foregoing requirements shall not apply to an existing completed development located in an MR Zoning District and constructed in compliance with all applicable MR zoning district requirements under pre-existing Plymouth Township Zoning Ordinance No. 47.

SEC. 16.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Office uses including the following:
 - (a) Medical and dental offices and clinics excluding veterinary clinics.
 - (b) Professional, administrative, executive and editorial offices.
 - (c) Real estate and other general business offices.
 - (d) Schools for arts and crafts, photography and studios for music or dancing.
2. Commercial uses including the following:
 - (a) Department stores and specialty shops.
 - (b) Retail establishments whose principal activity is the sale of merchandise in an enclosed building; outdoor storage or display is prohibited.
 - (c) Hotels and motels subject to the following:
 - 1) Each unit shall contain not less than two hundred and fifty (250) square feet of floor area.
 - 2) Kitchen or cooking facilities may be provided in new motels or hotels upon demonstration by the applicant that the provisions of all applicable fire prevention and building codes have been met. No existing motel units shall be converted for use of cooking and/or kitchen facilities unless the applicant can demonstrate compliance with all applicable fire prevention and building codes and obtains a certificate of occupancy for each unit being converted.
 - 3) Where a unit is provided as a residence for the owner or the manager, the following minimum floor area requirements shall be provided:

Number of Bedrooms	Minimum Floor Area
1	600 square feet
2	800 square feet
3	1,000 square feet
4 or more	1,200 square feet

3. Research, testing and training uses including the following:
 - (a) Industrial or scientific research, development and testing laboratories and offices.
 - (b) Food research and pharmaceutical research, development and testing laboratories provided there is no emission of odors.
 - (c) Any use approved by the Planning Commission as being in keeping with the spirit and intent of this District, such as those requiring academic or technical training to perform its function.
 - (d) Housing facilities for academic or technical training shall comply with Article 16.1.2(c).

4. Mid Rise Residential uses subject to the following:
 - (a) The overall density of the particular area used for residential shall not exceed twenty-five (25) dwelling units per acre. When an area is proposed which combines uses to include residential units, the Planning Commission upon review of the proposed site layout and the type of office, commercial and research use used in combination with the residential units shall determine the area to be used in computing residential densities.
 - (b) Private Outdoor Living Space: Private outdoor living space shall be provided for each dwelling unit. Such space shall be located adjacent to the unit with direct access from the unit, which it is intended to serve and the total area shall equal or exceed ten (10) percent of the gross floor area of the unit.
 - (c) Outdoor Recreation Space: A minimum of one-tenth (0.1) square foot of land per square foot of gross floor area for the total project shall be provided as common recreation space for the residents. Recreation space shall include areas for passive recreation such as outdoor sitting areas and active recreation such as lawn bowling, shuffleboard and tennis courts. The Planning Commission shall review the proposed location of said recreation areas to insure conformity with the purpose and intent of the Ordinance. If developed in phases, the recreation space improvements shall be completed in proportion to the gross floor area constructed in each phase.

- (d) Retail services associated with residential uses shall be located totally within the principal building.
- 5. Housing for the elderly, including congregate elderly housing, subject to the conditions of Section 28.65.
- 6. Public elementary, secondary, and intermediate schools (excluding child care centers provided for in Section 28.64) provided such uses do not meet the definition of “large-scale institutional uses” and subject to the following requirements:
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
- 7. Accessory structures and uses customarily incidental to the above permitted uses.

SECTION 16.2 SPECIAL LAND USES

- 1. Municipal facilities including park and ride facilities, libraries and community buildings which meet the definition of “large-scale institutional uses”, subject to the conditions of Section 28.63.
- 2. Nursing and convalescent homes subject to the following conditions. Homes that meet the definition of “large-scale institutional uses” shall also be subject to the conditions of Section 28.63.
 - (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.

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3. Churches, temples and similar places of worship, and other facilities incidental thereto, which meet the definition of “large-scale institutional uses” or “large scale churches” subject to the conditions of Section 28.63 and the following requirements:
 - (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.

4. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools (excluding child care or day care facilities provided for in Section 28.64) offering courses in general education, subject to the following conditions. Public, charter and private schools that meet the definition of “large scale institutional uses” shall also be subject to the conditions specified in Sections 28.63.
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.

5. Hospitals which meet the definition of “large-scale institutional uses”, subject to the following conditions and Section 28.63:
 - (a) Hospital sites shall have a minimum gross land area of ten (10) acres.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (c) Minimum setback distances for any two (2) story main or accessory building shall be at least one hundred (100) feet from all property lines or street setback lines. The minimum setback distances shall be increased by twenty (20) feet for each additional story, provided that no such building shall exceed six (6) stories in height.
 - (d) Ambulance and emergency entrance areas shall be screened from adjacent residential districts and uses a six (6) foot decorative masonry wall or other method deemed appropriate by the Planning Commission.

- (e) Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws and regulations.
6. Mortuaries and funeral homes which meet the definition of “large-scale institutional uses” subject to the following conditions and Section 28.63.
- (a) Adequate off-street vehicle assembly space shall be provided for funeral processions and similar activities. This space shall be required in addition to the required off-street parking and loading areas, except where the Planning Commission determines that an alternative arrangement will be adequate to serve the proposed activities.
 - (b) All loading and unloading areas shall be adequately screened from adjacent residential districts or uses and street rights-of-way.
 - (c) A caretaker’s residence may be permitted as an accessory use to a mortuary or funeral home, provided that:
 - 1) The caretaker’s residence shall be contained within the mortuary building or may be provided in an accessory building after review and approval by the Planning Commission.
 - 2) The caretaker’s residence shall be constructed in accordance with the adopted building code, and provided with plumbing, heating, bathroom, and kitchen facilities.
 - 3) In no case shall the caretaker’s residence be used as a permanent single-family dwelling by anyone other than a watchman or caretaker.
7. Child care centers, subject to the standards of Section 28.64.

SEC. 16.2A USES SPECIFICALLY PROHIBITED (added 3/14/10)

No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law.

SEC. 16.3 DEVELOPMENT REQUIREMENTS

All principal permitted uses and uses subject to special conditions shall comply with all applicable provisions of the Zoning Ordinance, including but not limited to the following:

- 1. Site Plan and Development Approval for all uses as specified in Article 29 of this Ordinance.
- 2. Off-street parking for all uses as specified in Article 24 of this Ordinance.
- 3. Off-street loading and unloading as specified in Article 24 of this Ordinance.

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4. Landscaping, screening and land use buffers for all uses as specified in Article 26 of this Ordinance.
5. Signs for all uses as specified in Article 25 of this Ordinance.
6. Special Provisions, as specified in Article 28 of this Ordinance.
7. Height, area, lot coverage and yard regulations as specified in Article 20 of this Ordinance.
8. The following specific requirements shall apply within a MR Mid Rise District:
 - (a) Floor Area Ratio (FAR). The ratio of the floor area of a building to its lot area shall be a minimum one (1) square foot of land area for each one (1) square foot of floor space (FAR = 1.0).
 - (b) Underground utilities shall be provided as required by Section 28.10.
 - (c) Elevators shall be required to serve all floors.
 - (d) The minimum distance between buildings shall equal twenty (20) feet plus four (4) feet for each story of the higher building plus two (2) feet for each ten (10) feet of the length of the facing wall of the higher building, provided that no part of a building shall be less than thirty-five (35) feet from any other building.
 - (e) Yard Grading and Drainage as specified in Section 28.15 of this Ordinance.
 - (f) All structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
 - (g) Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
 - (h) Exterior lighting shall comply with the standards of Section 28.8, Exterior Lighting.
 - (i) The method of trash pick up shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles.
 - (j) All exterior walls of every building hereafter erected, extended or whose exterior is structurally altered, which faces a street or which is adjacent to property zoned or used as residential shall be designed, treated and finished in a uniform manner consistent with the exterior of the front of the building. All such buildings shall comply with Section 28.14, Building Design Standards.

- (k) Fencing. All fencing and/or screening walls required and approved by the Planning Commission as part of site plan approval shall be permitted. No other fencing shall be permitted unless otherwise approved by the Planning Commission.

 - (l) Street trees shall be required.
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