

ARTICLE 2
ZONING DISTRICTS AND MAP
DIVISION 1
PURPOSE OF DISTRICTS

Section 2.101 Zoning Districts.

For the purpose of this Ordinance, the City of Richmond is hereby divided into districts as follows:

DISTRICT NAME	SYMBOL
Single-Family Residential Districts	R-1, R-2, and R-3
Two-Family Residential District	R-T
Multiple-Family Residential District	RM-1
Manufactured Housing Park District	R-4
Office District	O
Local Business District	B-1
Downtown Business District	B-2
General Business District	B-3
Limited Industrial District	I-1
General Industrial District	I-2
Public/Semi-Public Services District	PSP

Section 2.102 Zoning Map.

The City is hereby divided into districts, with the district areas and boundaries as shown on the Official City Zoning Map, along with all proper notations, references and explanatory matter. The Official Zoning Map shall be adopted by reference and declared to be a part of this Ordinance. This Map shall be identified by the signature of the Mayor and attested by the City Clerk, and bearing the seal of the City under the following words: “This is to certify that this is the Official Zoning Map of the City of Richmond, effective as of _____, the ____ day of _____, _____.”

If in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Map promptly after the amendment has been approved by the City Council. No changes of any nature shall be made on the Official Zoning Map, except in conformity with the amendment procedures set forth in Section 25.03 (Amendments), or in conformity with the procedures set forth in the City and Village Zoning Act (P.A. 207 of 1921, as amended) for adoption of a new Official Zoning Map. The Official Zoning Map shall be kept in the office of the City Clerk, and shall be the final authority as to the current zoning status of land, water areas, and structures in the City.

Section 2.103 Single-Family Residential Districts.

The Single-Family Residential (R-1, R-2, and R-3) Districts are hereby established for the purpose of providing a range of housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, and limiting uses that would adversely impact residential neighborhoods. The intent of these districts is to provide for an environment of predominantly single-family detached dwellings, along with other associated uses and facilities that serve residents in the district (including educational, cultural and religious land uses, parks and playgrounds).

It is the further intent of these districts to prohibit or restrict any land use that would substantially interfere with development or continuation of single-family detached dwellings in the district, would generate traffic on minor or local streets in excess of normal traffic serving the residences on those streets, or would, because of its character or size, create requirements and costs for public services (such as fire and police protection), water supply or sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

Section 2.104 Two-Family Residential District.

The Two-Family Residential (R-T) District is hereby established for the purpose of providing a range of housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, prohibiting uses of land that would adversely impact residential neighborhoods, creating a buffer or transition zone between Single Family Residential Districts and other more intensive land uses, and discouraging uses that would generate traffic on local streets in excess of normal traffic generated by the neighborhood. The intent of the district is to provide for an environment of predominantly detached and attached single-family dwellings and two-family (duplex) dwellings, along with other associated uses and facilities that serve the residents in the district, including but not limited to educational, cultural and religious land uses, parks and playgrounds.

It is further the intent of this district to recognize that some larger houses in certain older neighborhoods have been converted from single-family use into a two-family dwelling to extend the economic life of the structure and allow the owner to justify substantial renovation or modernization costs. The construction of new two-family dwellings and attached single-family dwellings at planned locations in the City shall also be permitted in the district to meet the needs of the different age and family groups.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, privacy and recreation areas). The standards of this district are intended to prevent congestion on public streets, reduce hazards to life and property, provide adequate recreation areas and basic amenities, and ensure compatibility with adjacent single-family residential districts.

Section 2.105 Multiple-Family Residential District.

The Multiple-Family Residential (RM-1) District is hereby established to promote a harmonious mixture of higher density housing options (such as apartments, townhouses, condominiums and stacked flats) at planned locations in the community to meet the needs of the different age and family groups. Associated uses and facilities that serve the residents in the district (including educational, cultural and religious land uses, parks and playgrounds) shall also be provided within a primarily residential environment.

The Multiple Family Residential District is further intended to serve as a transition zone between non-residential districts and lower density residential districts. Uses in this district should be located near

streets with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall be served by public water and sewerage systems and other appropriate urban facilities and services.

Development in the Multiple Family Residential District shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, privacy and recreation areas) that are intended to prevent congestion on public streets, reduce hazards to life and property, provide adequate recreation areas and basic amenities, and ensure compatibility with adjacent single-family residential districts.

Section 2.106 Manufactured Housing Park District.

The Manufactured Housing Park (R-4) District is hereby established to provide for the location and regulation of manufactured housing parks (formerly known as “mobile home parks”), as defined by the Mobile Home Commission Act, P.A. 96 of 1987 (as amended), and the Manufactured Housing Commission General Rules. It is intended that manufactured housing parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district (including educational, cultural and religious land uses, parks and playgrounds) in a setting that provides a high quality of life for residents. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses.

The regulations and rules established by the State of Michigan (Mobile Home Commission Act, P.A. 96 of 1987, as amended) and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the City's residents, and to insure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this Ordinance for comparable residential developments in the City. Further, the district is intended to meet the needs of the different age and family groups in the community, prevent congestion on the public streets, minimize hazards to life and property, and ensure sufficient provisions for light, air, privacy, recreation areas and basic amenities to serve the residents of the district.

Section 2.107 Office (O) District.

The Office (O) District is hereby established for the purpose of accommodating various types of executive, administrative, business, medical, governmental and professional offices, and associated business services. A limited range of convenience retail, restaurant and personal service businesses shall also be permitted for the benefit of office personnel and visitors, provided that offices remain the predominant use within the district. The Office (O) District is intended to be located along major streets, in close proximity to commercial and institutional uses, serving as a transition zone between these more-intensive land uses and less intensive residential uses. Those types of retail uses and other activities that typically generate large traffic volumes, substantial parking requirements, or other impacts shall be prohibited.

Section 2.108 Local Business District.

The Local Business (B-1) District is hereby established to provide for local service and convenience shopping facilities to meet the day-to-day needs of persons residing in nearby residential areas. It is the intent of the Local Business District to encourage concentrations of complementary businesses in a manner harmonious with the character of the neighborhood and surrounding uses, and to the mutual

advantage of neighborhood residents and district merchants. The intended potential customer base for these uses would be the residential neighborhoods immediately adjacent to district.

Uses which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited, and building sizes for permitted uses are limited to promote such appropriately scaled business development in the district. Automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, disrupt the functioning of this district, or create hazards, offensive or loud noises, vibration, smoke, glare or heavy traffic shall also be prohibited.

Section 2.109 Downtown Business District.

The Downtown Business (B-2) District is hereby established for the purpose of promoting the orderly development, expansion and continuation of the City's downtown commercial core, which serves the comparison, convenience, service, and cultural needs of City residents, visitors and surrounding rural areas for convenience and durable goods, personal services, food, entertainment, shopping and related activities. The B-2 District boundaries are intended to include both historic nodes of business activity in the City identified in the Master Plan; the "Richmond Granary District" and the "Historic Richmond Business District."

It is the intent of the Downtown Business District to preserve the existing downtown character, strengthen and extend the historic development pattern, and promote a highly concentrated and pedestrian-accessible mix of complementary retail, restaurant, entertainment, office and service uses. Building owners in the Downtown Business District are encouraged to provide retail or personal service uses at the street level. In buildings without such uses, other active uses of visual interest to pedestrians should be displayed, including office or lobby areas, showrooms, classrooms, kitchens, or similar activities.

These objectives shall be accomplished through land use, site and building layout standards, and careful coordination of vehicular and pedestrian circulation. Uses in the Downtown Business District are encouraged to provide or enhance public spaces, contribute to centralized parking arrangements and develop innovative combinations of permitted uses that allow for the rehabilitation of existing historic structures or the creation of new structures that complement the architectural character and composition of the District's historic buildings.

Parking facilities in the district shall be designed to serve the area rather than individual businesses. Uses which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited, and building sizes for permitted uses are limited to promote such appropriately scaled business development in the district. Automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, disrupt the functioning of this district, or create hazards, offensive or loud noises, vibration, smoke, glare or heavy traffic shall be prohibited.

Section 2.110 General Business District.

The General Business (B-3) District is hereby established to permit a wide range of business and entertainment activities, including uses of a larger size, scale or intensity than those found in other business or office districts (such as "big-box" retail uses). The intended potential customer base for permitted uses in this district would be the entire City, plus surrounding communities in the southeastern Michigan region. This district is further intended to provide opportunities for automobile-related businesses, uses that generate large traffic volumes or require substantial off-street parking facilities, and

other uses incompatible with the pedestrian-oriented character, scale and mix of permitted uses in the Local or Central Business Districts. Accordingly, this district should be generally located near major streets and thoroughfares to prevent potential nuisances and use conflicts.

Because of the types of uses permitted in the General Business District, detailed attention must be focused on relationships with adjacent areas, site layout, building design, and vehicular and pedestrian circulation. Development in the district shall be compatible in design with the overall City character, designed in coordination with adjoining sites, buffered from or located away from residential areas, and served by major streets or thoroughfares.

Section 2.111 Limited Industrial District.

The Limited Industrial (I-1) District is hereby established for the purpose of permitting certain industries of a light manufacturing, research, warehousing or wholesaling character to locate in planned areas of the City where such uses will not have a detrimental impact on surrounding neighborhoods. This district is not intended for the processing of raw materials for bulk shipment or use in industrial operations at other locations.

It is further intended that the Limited Industrial District provide specific use and site development standards designed to promote the creation of high quality office, research, warehousing, wholesaling and manufacturing facilities. To meet the purpose and intent of this district, certain land uses are prohibited, including, but not limited to uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration.

Section 2.112 General Industrial District.

The General Industrial (I-2) District is hereby established for the purpose of permitting a wide range of office, research, industrial and manufacturing uses and facilities in planned areas of the City where such uses and facilities would not have a detrimental impact on surrounding neighborhoods or the City as a whole. The intent of the General Industrial District is to promote the creation of high quality industrial, research and manufacturing jobs, and permit more intensive, large-scale or specialized industrial operations requiring special sites or public and utility services. Reasonable regulations and limitations apply to these more intense uses to minimize any adverse effects on other areas of the City.

The further intent of the General Industrial District is to:

1. Primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district.
2. Provide sufficient space to meet the City's expected future needs for additional research, manufacturing and related industrial uses.
3. Promote manufacturing development that is free from danger of fire, explosions, toxic and noxious matter and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. Protect the character and established pattern of adjacent development, conserve the value of land and structures, and enhance the City's tax base.

Section 2.113 Public/Semi-Public Services (PSP) District.

The Public/Semi-Public Services (PSP) District is hereby established for the purpose of accommodating dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character, including areas for off-street parking as an accessory use to serve an abutting district that has developed without adequate off-street parking facilities.

DIVISION 2

GENERAL REQUIREMENTS AND STANDARDS

Section 2.201 Principal Uses and Special Condition Uses.

In all districts, no structure or land shall be used or occupied, except in conformance with Section 4.02 (Table of Permitted Land Uses by District), and as otherwise provided for in this Ordinance. Uses subject to special conditions may be permitted in accordance with Section 4.02 (Table of Permitted Land Uses by District), subject to a public hearing and approval by the Planning Commission in accordance with the procedures and conditions defined in Article 17 (Special Condition Uses).

Section 2.202 Prohibited Uses.

Uses that are not specifically listed as a principal or special condition use permitted by this Ordinance in a zoning district, or otherwise determined to be similar to a listed and permitted use, shall be prohibited in the district.

Section 2.203 Design and Development Requirements.

All uses shall comply with any applicable requirements of Article 6 (Design Standards for Specific Uses), and all other applicable provisions of this Ordinance and other City Codes and Ordinances. No structure shall be erected, reconstructed, altered or enlarged, nor shall permits or certificates of occupancy be issued, except in conformance with this Ordinance and other City Codes and Ordinances.

Section 2.204 District Boundaries.

The boundaries of zoning districts, as shown on the map accompanying and made a part of this Ordinance, unless otherwise shown, are lot or tract lines or the center lines of streets, roads or alleys, or the extension thereof, railroad right-of-way lines and the corporate limits of the City of Richmond.

Section 2.205 Street, Alley and Railroad Rights-of-Way.

All streets, alleys and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys or railroad rights-of-way. Where the centerline of a street or alley serves as a district boundary, the zoning of such street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

Section 2.206 Zoning of Annexed Areas.

Wherever any area is annexed to the City of Richmond or the boundaries of the City are otherwise extended to include additional land area, zoning classification of the land area shall be subject to the following:

1. The land area shall automatically be classified as an R-A (Single Family Residential) District, until such time as the City Council may adopt a new Official Zoning Map for the land area.
2. The City Council may adopt a new Official Zoning Map for the land area following a public hearing and recommendation from the Planning Commission, per Section 26.03 (Amendments).
3. In making a recommendation to City Council on the zoning classification(s) for such land areas, the Planning Commission shall consider any previous township or county zoning classifications that existed for the land prior to extension of the City boundaries, and adopted Master Plan recommendations and planned future land use designations for the land area or adjacent areas within the City.

Section 2.207 Zoning of Vacated Areas.

Any street, alley, railroad right-of-way or other public way or portion thereof within the City of Richmond not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the parcel(s) to which it attaches.