

Article X

R-1A AND R-1B ONE FAMILY RESIDENTIAL DISTRICT

Section 10.01 INTENT

This district is designed to encourage a suitable and healthy environment for family life, and to provide residential areas for one family residential densities and other facilities will serve the residents in the district.

Section 10.02 PERMITTED PRINCIPAL USES

- A. Single-family detached dwellings.
- B. Home occupations in accordance with Article III, Section 3.05.
- C. On-site signs in accordance with Article VII, unless specified elsewhere in this Ordinance.
- D. Family day care homes and family foster care homes subject to the following provisions:
 - 1. Such uses shall be duly licensed by the State Department of Social Services.
 - 2. Buildings and lots so used shall conform to all state and local code requirements.
 - 3. A minimum of thirty-five (35) square feet on indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
 - 4. A minimum of one hundred-fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than five thousand (5,000) square feet.
- E. Group foster care or family group homes, subject to the following provisions:

1. Shall not exceed twenty-two (22) residents including resident counselors.
 2. Act 287, Public Acts of Michigan, 1972.
 3. All applicable Dexter City and Washtenaw County codes and ordinances.
 4. Be so constructed, arranged, and maintained as to provide adequately for the health and safety and welfare of all occupants.
 5. The atmosphere and routine shall be such that a resident may spend the majority of his non-sleeping hours outside his bedroom.
 6. A toilet, lavatory and bathing or showering facility shall be provided for each six (6) persons. At least one (1) toilet and lavatory shall be provided on each floor having resident bedrooms.
 7. A toilet, lavatory and bathing or showering facility shall be provided for each six (6) persons. At least one (1) toilet and lavatory shall be provided on each floor having resident bedrooms.
 8. Provide distinct living and sleeping areas. All areas shall be well lighted, heated and ventilated.
 9. Provide a living and dayroom area which affords privacy for use by resident and his visitors.
 10. The living and sleeping areas for each resident shall not be in noncontiguous wings, units or buildings.
- F. Adult family (day care) homes and adult (foster care) homes.
- G. Bed and breakfasts in accordance with Article III, Section 3.26.
- H. Accessory short-term rental housing in accordance with Article III, Section 3.27.
- I. Accessory Dwelling Units, in accordance with Article III, Section 3.30.
- J. Uses and structures accessory to principal permitted uses.

Section 10.03 SPECIAL USES

The following uses shall be permitted upon review by the Planning Commission and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03 and the standards for the specific use listed in Section 8.11.

- A. Accessory apartments within permitted single family homes.
- B. Farms on lots having an area of not less than ten (10) acres of area.
- C. Residential cluster development.

- D. Churches.
- E. Government or community-owned buildings.
- F. Cemeteries.
- G. Vacation rental housing.
- H. Group day care homes.
- I. Essential service building (without storage yards).