ARTICLE 10: VILLAGE MIXED USE (VMU) DISTRICT

SECTION 10.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide areas within the Township where traditional village-style development may occur through the development of a variety of complementary uses.

SECTION 10.2 PERMITTED USES

The following uses shall be permitted by right in the VMU District:

- A. Single-family dwellings.
- **B.** Duplex dwellings.
- **C.** Townhome dwellings.
- **D.** Licensed Family Day Care Home
- **E.** Open Air Businesses.
- **F.** Outdoor furnaces.
- **G.** Mobile Food Vendors.
- H. Parks.
- **I.** Public or private schools.
- J. Libraries.
- **K.** Banks and other lending institutions without drive-through facilities.
- **L.** Offices and personal service establishments.
- M. Restaurants, without drive-through facilities.
- N. Retail stores.
- O. Small Solar Energy Systems.

SECTION 10.3 SPECIAL USES

The following uses are permitted upon securing both a special use permit and site plan review approval:

- **A.** Multiple family dwellings
- **B.** Bed-and-breakfast establishments.
- C. Churches.
- **D.** Dry-cleaning and laundry facilities.

- **E.** Contractors' establishments.
- **F.** Licensed Group Day Care Home
- G. Licensed Commercial Day Care
- **H.** Drive-through businesses.
- I. Hotels.
- J. Motels.
- **K.** Indoor recreation establishments.
- L. Funeral homes.
- **M.** Taverns, bars, and similar establishments known for serving as a social gathering place in which the general public is invited to congregate for purposes of socializing, which typically sell or furnish alcohol.
- N. Theaters.
- **O.** Planned unit developments.

SECTION 10.4 DEVELOPMENT STANDARDS

- **A.** Area Requirements
 - 1. Residential Uses Other than Multi-Family Dwellings.
 - **a.** Minimum parcel size: 10,000 square feet.
 - **b.** Minimum lot width at front yard setback line: 50 feet.
 - **c.** Minimum lot depth: 75 feet.
 - **d.** Minimum yard dimensions:
 - i. Front yard 25 feet.
 - ii. Side yard: 7.5 feet.
 - iii. Rear yard: 25 feet.
 - e. Build-to line:
 - i. On M-55: 50 feet.
 - **ii.** On side streets: 25 feet, unless otherwise specified in the regulating site plan or approved street sections.
 - **f.** Maximum building height: 30 feet.

- **g.** Maximum impervious area: 50%.
- **h.** Maximum building lot coverage: 60%.
- **i.** Two stories preferred; first finished floor level must be a minimum of 2 feet above sidewalk grade.
- **j.** Rear yard parking preferred, service drive optional.
- 2. Commercial and mixed-use buildings, including multi-family dwellings, are subject to the setbacks applicable to the Commercial District, except for commercial uses along M-55. Those uses shall be permitted to maintain a front setback of 25 feet, but otherwise shall satisfy the setbacks of the Commercial District.
- **3.** Notwithstanding the above, setbacks on waterfront lots shall be 25 feet for the front and rear yards.
- **4.** Accessory buildings are regulated by Section 13.3 of this Ordinance.

5. Performance Standards

- **a.** Although a variety of uses are permitted in this district, those uses shall be arranged in such a way so as to prevent a nuisance. Commercial uses shall be situated along public roads, while residential uses shall be located in residential clusters designed to promote uniform uses throughout the district.
- **b.** All commercial and industrial activities and operations shall be carried on within an enclosed structure unless such activities are customarily conducted in the open air pursuant to a special use permit.
- c. Any non-residential use adjacent to a roadway or other public right-of-way shall provide a sidewalk or bike path for public use. Residential users shall be required to maintain existing sidewalks and bike paths within each residence's boundaries. New residential developments shall be required to install new sidewalks or bike paths as part of initial construction.
- **d.** Residential lots abutting a lake or canal shall have, at minimum, front and rear yards of at least 25 feet in length as measured from the primary residence on the property to the lot line immediately opposite the front or rear side of that residence.
- **e.** The following standards shall be used to measure Village Mixed Use District projects:
 - i. Sewerage: adequate facilities to handle the total build-out proposed and not endanger area groundwater quality or be a risk to the water quality of Houghton Lake. Monitor wells may be required by the Planning Commission upon recommendation by the appropriate health authorities or a qualified engineer. Any use adjacent to a roadway or other public right-of-way shall provide a sidewalk or bike path for public use.

- **ii.** Water: adequate facilities to handle total build-out proposed and not endanger area groundwater quality.
- **iii.** Traffic: proposed project will not cause the service at proposed entryways or nearby intersections to fall below Level C or Level D at peak times of the day in accordance with the Institute of Transportation Engineers standards of current adoption.
- **iv.** Drainage: storm drainage resulting from a project shall be handled on site or in conformance with an approved area plan and with the county regulations governing storm drainage.
- **v.** Physical conditions and natural features: local prominent features and attributes, such as streams, wood lots, and ridges, shall be preserved or enhanced where appropriate.