

ARTICLE 4
SINGLE-FAMILY RESIDENTIAL DISTRICTS
RURAL DENSITY (RDR), LOW DENSITY (LDR),
LOW-MEDIUM DENSITY (LMR), AND MEDIUM DENSITY (MDR)

Sec. 4.01 Purpose

- a. The Rural Density Residential District (RDR) is intended to be the lowest density single-family residential district. The intent of the district is to provide a low density environment of predominantly single-family dwellings along with other residentially related facilities which serve the residents in the district.
- b. The Low Density Residential District (LDR) is intended to be a low density single-family residential district. The intent of the district is to provide a low density environment of predominantly single-family dwellings along with other residentially related facilities which serve the residents in the district.
- c. The Low-Medium Density Residential District (LMR) is intended to be a low to medium density single-family residential district. The intent of the district is to provide a low to medium density environment of predominantly single-family dwellings along with other residentially related facilities which serve the residents in the district.
- d. The Medium Density Residential District (MDR) is intended to be a medium density single-family residential district. The intent of the district is to provide a medium density environment of predominantly single-family dwellings along with other residentially related facilities which serve the residents in the district.

Sec. 4.02 Permitted Uses

In the RDR, LDR, LMR, and MDR Districts, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*. A notation of "--" indicates that the use is not permitted within the district.

Permitted Uses in the Single Family Residential Districts				
	RDR	LDR	LMR	MDR
Agricultural				
Farms, Private Stables, & Public or Commercial Stables	P	--	--	--
Residential				
Home Occupations	S	S	S	S
Senior Housing, including Congregate, Nursing & Convalescent Homes	--	--	--	S
Single-Family Detached Dwellings (single-family subdivisions shall meet the standards of the <i>City of Fenton Subdivision Control Ordinance</i> ; condominiums & condominium subdivisions shall meet the standards of <i>ARTICLE 18 CONDOMINIUM DEVELOPMENT STANDARDS</i>)	P	P	P	P
Care Facilities				

CITY OF FENTON ZONING ORDINANCE

Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities.</i>	P & S	P & S	P & S	P & S
Entertainment & Recreational				
Golf Courses	S	S	S	S
Private Parks & Recreation Facilities, Owned & Operated by Homeowner or Condo Associations	S	S	S	S
Recreation Facilities Public	S	S	S	S
Service & Retail Trade				
Bed & Breakfast Inns	S	S	S	S
Kennels	S	--	--	--
Public, Institutional, & Utilities				
Cemeteries, lawfully occupied at the adoption of Ordinance	P	P	P	P
Churches, Temples, & other Places of Worship or Public Assembly w Max. Seating of 500 persons	S	S	S	S
Essential Public Services	P	P	P	P
Public & Quasi-Public Institutional Buildings, Structures & Uses	S	S	S	S
Schools, including Public, Private & Parochial Elementary, Middle & High	S	S	S	S
Accessory				
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P	P	P	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S	S	S	S

Sec. 4.03 Site Development Requirements

All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*