

ARTICLE 5
MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
MEDIUM-HIGH DENSITY (MHR) AND HIGH DENSITY (HDR)

Sec. 5.01 Purpose

- a. The Medium-High Density Residential District (MHR) is intended to be a medium to high density residential district that allows two-family dwellings along with other residentially related facilities which serve the residents in the district. This district also recognizes the existence of older residential areas of the City where larger houses have been or can be converted from single-family to two-family dwellings in order to extend the economic life of these structures and allow owners to justify expenditures for rehabilitation.
- b. The High Density Residential District (HDR) is intended to be the highest density residential district and allow multiple-family dwellings, along with other residentially related facilities which serve the residents in the district. The district will generally serve as a zone of transition between Non-Residential Districts and other Residential Districts.

Sec. 5.02 Permitted Uses

In the MHR and HDR 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 Multiple Family Residential Districts		
	MHR	HDR
Residential		
Home Occupations	S	S
Multiple-Family Dwellings	P	P
Nursing & Convalescent Homes	S	S
Senior Housing, not including Nursing & Convalescent Homes	P	P
Single-Family Attached 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
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
Two-Family Dwellings (Duplexes)	P	P
Care Facilities		
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	P & S	P & S
Entertainment & Recreational		

CITY OF FENTON ZONING ORDINANCE

Golf Courses	S	S
Private Parks & Recreation Facilities, Owned & Operated by Homeowner or Condo Associations	S	S
Recreation Facilities, Private	S	S
Recreation Facilities Public	S	S
Service & Retail Trade		
Bed & Breakfast Inns	S	S
Public, Institutional, & Utilities		
Cemeteries, lawfully occupied at the adoption of Ordinance	P	P
Churches, Temples, & other Places of Worship or Public Assembly w Max. Seating of 750 persons	S	S
Colleges & Universities	S	S
Essential Public Services	P	P
Public & Quasi-Public Institutional Buildings, Structures & Uses	S	S
Schools, including Public, Private & Parochial Elementary, Middle & High	S	S
Accessory		
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S	S

Sec. 5.03 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.*