

The current zoning for the city hall site is R-1B, which is designated as single-family homes. For townhouses the Rivertown zoning code would need to be MHP. This would require approval of a zoning change by Council. Although not included in the zoning code in the back of the book, I have included it here.

“The multiple-family residential district is located adjacent to high traffic generators and major thoroughfares and corridors and can serve as zones of transition between nonresidential districts and neighborhoods. It is designed to allow a multiple-family residential development, rental or owner-occupied, designed specifically for apartments, townhouses, and/or other housing types. It is further designed to insure sound development policies for areas having a concentration of multifamily units, while assuring an adequate supply of multiple-family living units in the housing mix of the City overall. Recreation, service, and retail uses are permissible as special land uses to allow residents to access everyday needs by foot, if they are not already within a quarter-mile walking distance.

“Permissible Uses.

“In the Multiple-family housing (MHP) district, no uses shall be permitted except the following:”

P=Principal, A=Accessory, S=Special Land Use			
USES	MD	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Group Residences	S		Single-family building type only.
Townhomes/rowhomes	P		
Two-Family Dwelling	P		
Multiple Family Dwellings, maximum of 6 units per building	P		Responsible party for management must be on file with the City.
Multiple Family Dwellings, more than 6 units per building	S		Responsible party for management must be on file with the City.
Home Occupation	A		Section 122-527
Family Child Care Home	A	1-6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	S	6-12 children	Section 122-521
Group living with support staff, not licensed by State of Michigan	S	Includes supportive housing, rehabilitation housing, or dormitories.	
Adult foster care family homes	A	1-6 adults, day care and 24 hour care, excludes facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Adult foster care small & group homes, adult congregate facilities	S	7 or more adults, licensed by State of Michigan	Section 122-511
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.	S		
RECREATION, EDUCATION & PUBLIC ASSEMBLY			
Park	P		
Indoor recreation	A		Section 122-529