

CHAPTER 6 VILLAGE RESIDENTIAL DISTRICT (VR)

SECTION 6.10 INTENT

A. INTENT

The intent of this zoning district is to accommodate a range of single-family and attached housing types of diverse sizes while maintaining a sense of neighborhood identity, fostering a strong community, and ensuring a more traditional neighborhood design and character. The zoning district also allows for limited civic and recreational uses. VR areas are served by public water and sewer or are within future service areas. The VR district implements the Village Residential concept in the Gaines Charter Township Master Plan where in targeted areas, neighborhoods are encouraged to be designed on traditional grid pattern street systems with shorter blocks and sidewalks.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal buildings and structures.

SECTION 6.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. SINGLE-FAMILY DETACHED DWELLINGS DIMENSIONAL REQUIREMENTS

1. **Lots.** All single-family detached residential lots shall meet the minimum area, dimensional, and width requirements of Table 6.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of single-family detached dwellings shall conform to the minimum dimensional and sizing requirements listed in Table 6.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 6.20 C: VR DISTRICT DIMENSIONAL REQUIREMENTS- SINGLE-FAMILY DETACHED DWELLINGS

Lot Requirements		
Min. Lot Area (see Section 3.30 D)		6,500 s.f.
Min. Lot Width (see Section 3.30 D)		50 ft.
Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Dwelling Unit Area (see Section 3.20 D)	One (1) Story Dwelling	1,080 s.f.
	Two (2) Story Dwelling	650 s.f. first story and 550 s.f. second story
Min. Bldg. Width of any Side (see Section 3.20 E)		22 ft.
Min./Max. Setbacks (see Section 3.40)	Front (front-loaded)	25 ft. min. / 30 ft. max.
	Front (rear or alley-loaded)	10 ft. min. / 20 ft. max.
	Street Side	10 ft. min. / 20 ft. max.
	Side	8 ft. min.
	Rear	25. min.

D. SINGLE-FAMILY ATTACHED DWELLINGS DIMENSIONAL REQUIREMENTS

1. **Lots.** All single-family attached residential lots shall meet the minimum area, dimensional, and width requirements of Table 6.20 D. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of single-family attached dwellings shall conform to the minimum dimensional and sizing requirements listed in Table 6.20 D.
3. **Accessory Buildings.** See Section 18.20.

TABLE 6.20 D: VR DISTRICT DIMENSIONAL REQUIREMENTS- SINGLE-FAMILY ATTACHED DWELLINGS

Lot Requirements		
Min. Lot Area (see Section 3.30 D)		3,630 s.f. per dwelling unit
Min. Lot Width (see Section 3.30 D)		N/A
Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Dwelling Unit Area (see Section 3.20 D)		720 s.f.
Min. Bldg. Width of any Side (see Section 3.20 E)		20 ft.
Max. Number of Units per Building		8
Min./Max. Setbacks (see Section 3.40)	Front (front-loaded)	25 ft. min. / 30 ft. max.
	Front (rear or alley-loaded)	10 ft. min. / 20 ft. max.
	Street Side	10 ft. min. / 20 ft. max.
	Side	8 ft. min.
	Rear	25. min.

E. NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS

1. **Lots.** All non-residential lots shall meet the minimum area, dimensional, and width requirements of Table 6.20 E. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of non-residential buildings shall conform to the minimum dimensional and sizing requirements listed in Table 6.20 E.
3. **Accessory Buildings.** See Section 18.20.

TABLE 6.20 E: VR DISTRICT DIMENSIONAL REQUIREMENTS- NON-RESIDENTIAL BUILDINGS

Lot Requirements		
Min. Lot Area (see Section 3.30 D)		21,780 s.f.
Min. Lot Width (see Section 3.30 D)		100 ft.
Non-Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	30 ft.
	Street Side	30 ft.
	Side	20 ft.
	Rear	25 ft.

SECTION 6.30 DEVELOPMENT MIX FOR VR DEVELOPMENTS

See Section 16.50 E.

SECTION 6.40 REQUIRED OPEN SPACE FOR VR DEVELOPMENTS

A. REQUIREMENT

In a multi-unit development, active recreational open space is considered a necessary part of community infrastructure. Open space will be maintained by an entity other than the Township unless agreed via resolution by the Township Board. Open space does not include undevelopable land (e.g. wetlands, steep slopes, setbacks, dedicated easements or right-of-way) but may include the following:

1. One (1) acre or greater stands of preserved mature trees in a 1:1 to 1:3 width-to-depth ratio.
2. Maintained portions of paved trail systems or boardwalks, even if they pass through otherwise undevelopable areas.
3. Areas or structures maintained for the enjoyment of otherwise undevelopable land that have recreational or aesthetic qualities (e.g. dock or boat launch on a waterbody).

B. USABLE OPEN SPACE

Residential developments with 11 or more units shall include at least 1,100 square feet of common usable open space per dwelling unit.