
Sec. 36-429. Cottage Housing Opportunity Planned Unit Development; intent.

- (a) It is the intent of this section and sections 36-430 to 36-433 to offer an alternative to traditional single-family detached or attached housing developments through the use of planned unit development legislation as authorized by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended for the purpose of:
 - (1) Encouraging the construction of more attainable single-family residential detached or attached dwelling units utilizing public sewer and common water supply systems;
 - (3) Offering an alternative to multifamily residential developments in order to provide attainable housing in a small scale, less dense neighborhood setting;
 - (5) Encouraging the clustering of detached or attached single-family dwelling units to promote the safety and security of the residents.
- (b) This section is not intended as a device for circumventing the zoning regulations of the Township, the standards set forth therein, nor the planning concepts upon which this chapter has been based.
- (c) These regulations are intended to result in a specific development substantially consistent with zoning ordinance standards yet allow for modifications from the general standards.

(Zoning Ord. 2020, § 14.2.1, 1-5-2021)

Sec. 36-430. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cottage Housing Opportunity community means land occupied or to be occupied by units and accessory buildings permitted herein, together with such open spaces as are required under this chapter and having its principal frontage upon a street.

Cottage Housing Opportunity *unit* means a single-family residential dwelling unit with full facilities for residential self-sufficiency in each individual dwelling unit.

(Zoning Ord. 2020, § 14.2.2, 1-5-2021)

Sec. 36-431. Zoning.

A Cottage Housing Opportunity community may be located in the following zoning districts: RA, RB, PPRF, NS, CS, VC, VR, or MD, or WFR provided the development does not have riparian rights (i.e., does not have shoreline along a lake or river).

(Zoning Ord. 2020, § 14.2.3, 1-5-2021)

Sec. 36-432. Development design standards.

Cottage Housing Opportunity community housing shall meet the following criteria:

- (1) *On-site public sewage disposal and common water supply.* On-site public sewer and common water must be approved by the Livingston County Health Department.
- (2) *Cottage Housing Opportunity community size.* No fewer than four units nor more than 20 units shall be permitted per community.

- (3) *Acreage and density requirements.* Cottage Housing Opportunity community development may be approved upon any residentially zoned land with density as permitted below:

<i>District</i>	<i>Minimum Acreage</i>	<i>Minimum Density determination for Cottage Housing Opportunity community.</i>
RA * (Special Use Permit)	2 acres	10,000 square feet
RB	2 acres	5,000 square feet
WFR * (Special Use Permit)	2 acres	10,000 square feet
CS	1 acre	5,000 square feet
PPRF	1 acre	5,000 square feet
VR	1 acre	5,000 square feet
VC	1 acre	5,000 square feet
MD	1 acre	5,000 square feet
NS	1 acre	5,000 square feet

- (4) *Unified control.* The Cottage Housing Opportunity community shall be initially under single ownership or control, so there is a single person, entity or condominium having proprietary responsibility for the development of the Cottage Housing Opportunity community as evidenced by a title company licensed to do business in Michigan. In the event, all or any portion of the development changes ownership or control prior to completion of the project, the terms and conditions of this Planned Unit Development shall be binding on any successor owner of all or any portion of the property.
- (25) *Guarantee of open/common space.* At least 15 percent of the total site area shall be reserved as open space. This open space shall be held in common ownership by all residents of the Cottage Housing Opportunity community. This open space shall be utilized for recreation facilities such as picnic areas, walking trails or other open space uses which provide residents the opportunity to enjoy the natural features of the site. The open space shall be configured to be integrated with the individual units and maximize the proximity of each housing unit to natural open space. If the open space is close and accessible for residents of all individual units, it need not be owned in common. A guarantee to the satisfaction of the Township Planning Commission that all open/common space portions of the development will be maintained in the manner approved shall be provided. Documents shall be presented that bind all successors and future owners in fee title to commitments made as a part of the proposal. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township and the land uses continue as approved in the Cottage Housing Opportunity community plan.
- (6) *Area, height, bulk and layout regulations.*

Minimum unit floor area:	400 square feet
Maximum unit floor area:	980 square feet
Maximum building height:	1.5 story
Required roof pitch:	4:12 or greater
Minimum building width, any dimension:	14 feet
Distance between buildings:	10 feet
Handicap ramps:	May encroach into any setback space

Basement:	Optional
Shed:	Optional
Garage:	Optional
Covered parking:	Optional
Minimum setbacks:	10 feet from street or private road right-of-way 20 feet from shared/adjacent parcel lines

- (7) *Attached units.* No more than four units shall be attached in a single structure.
- (8) *Garages.* Detached garages can be located no more than 100 feet of walking distance from the unit which it serves.
- (9) *Porches.* Each unit shall have at least one covered porch.
- (10) *Common area.* Each Cottage Housing Opportunity community which contains five or more units shall have a common area.
- (11) *Storage sheds.* Any storage sheds shall be so designed as to have the same roof pitch and architectural style as the units in the development. Storage sheds may be linked so as to have common walls; however, each shed must have its own private, lockable access door. The dimensions of any shed servicing a unit shall conform to other size provisions of this chapter.
- (12) *Roads.* The Cottage Housing Opportunity community shall have paved access designed and constructed to AASHTO standards and shall provide adequate access for emergency vehicles.
- (13) *Parking requirements.* The parking standards for a community shall be two spaces per unit. Each parking space shall have a minimum size of 162 square feet (nine feet by 18 feet) and may be located on-site.
- (14) *Construction drawings required.* Scaled floor plan and building elevation drawings shall be presented for each unit within the community that has a different interior layout and square footage of living space.
- (15) *Sidewalks and access ramps.* All pedestrian circulation walkways and sidewalks shall be hard-surfaced with either asphalt, concrete or brick paving.
- (16) *Design compatibility.* The exterior of each unit shall be compatible in terms of architectural design, materials and color with the residential structures in the immediate neighborhood within 300 feet of the development parcel or lot. However, all housing units shall be a minimum of 14 feet wide at their least horizontal dimension and attached to a permanent foundation. The roof pitch of a unit shall be at least a 4:12 pitch. Accessory buildings for a unit, such as a detached garage and shed, shall also conform to the minimum roof pitch and be architecturally compatible with the design and style of the unit. Compatibility of design shall be decided by the planning commission.
- (17) *Waiver of standards.* The planning commission is hereby empowered to waive site design standards and development area requirements if public health and safety are not compromised. The planning commission is further empowered to specify conditions in issuing any special use permits as may be required.

(Zoning Ord. 2020, § 14.2.4, 1-5-2021)

Sec. 36-433. Project standards.

In considering any application for approval of an Cottage Housing Opportunity community site plan, the planning commission shall make their determinations on the basis of the standards for site plan approval set forth in article III of this chapter, as well as the following standards and requirements:

- (1) Compliance with the Cottage Housing Opportunity concept. The overall design and land uses proposed in connection with an Cottage Housing Opportunity community shall be consistent with the intent of the Cottage Housing Opportunity concept, as well as with the specific design standards set forth herein.
- (2) Compatibility with adjacent uses. The proposed Cottage Housing Opportunity community site plan shall set forth in detail, all specifications with respect to height, setbacks, density, parking, circulation, landscaping, views and other design features that exhibit due regard for the relationship of the development to surrounding properties, the character of the site, and the land uses. In determining whether this requirement has been met, consideration shall be given to:
 - a. The bulk, placement, and materials of construction of proposed structures.
 - b. Pedestrian and vehicular circulation.
 - c. The location and screening of vehicular use or parking areas.
 - d. The provision of landscaping and other site amenities.
- (3) Protection of natural environment. The proposed Cottage Housing Opportunity community shall be protective of the natural environment. It shall comply with all applicable environmental protection laws and regulations.
- (4) Common area and unit maintenance. The Cottage Housing Opportunity community shall include in the master deed, community bylaws or covenant provisions, as applicable for the maintenance of the common open space, including landscaping maintenance, snow removal and repairs to building exteriors, in a form approved by the Township Attorney.
- (5) Compliance with applicable regulations. The proposed Cottage Housing Opportunity community shall comply with all applicable federal, state and local regulations.
- (6) The planning commission may base its action on experience with and competition from similar developments in the area.

(Zoning Ord. 2020, § 14.2.5, 1-5-2021)