

# Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning  
**Chapter 1238 – Lake Residential 3**  
 Adopted August 17, 1999 – Ordinance 1999-ZA05  
 Last amended on August 16, 2016 by Ordinance 2016-07

Chapter 1238.01	Purpose
Chapter 1238.03	Conditional Accessory Structures
Chapter 1238.05	Site Development Standards

**1238.01 PURPOSE**

The Lake Residential 3 (LR-3) district is intended to allow detached single-family dwellings, attached single-family dwellings, and limited commercial/business uses. The LR-3 district provides for a mixture of single-family housing options while guiding the development of attached single-family dwelling units in the Village of Lake Isabella. By creating and enforcing design standards and site requirements for the character, nature, placement and proliferation of attached single-family housing, the Village of Lake Isabella desires to promote socio-economic diversity by expanding the options of housing that can be found in the community.

It is further the intent of this chapter to ensure that development of attached single-family housing enhances the neighborhood that such development occurs in. Such neighborhood enhancement includes, but is not limited to, increasing the overall property values while not placing an unsustainable demand on public services to surrounding properties.

**1238.03 CONDITIONAL ACCESSORY STRUCTURES**

The following accessory structures may be conditionally permitted when constructed and used in an accessory and subordinate relationship to a legally existing primary structure(s) and primary use with multiple single-family residential units (*Note this section does not apply to parcels with a primary use of a detached single-family dwelling*):

Allowed with Administrative Review	Allowed with Site Plan Review
Playground Equipment	Assembly Halls
Pavilions & Gazebos	Office & Administrative Buildings
Swimming Pools	Storage Units
Sheds with a footprint of 400' or less	Detached Garages

**1238.05 SITE DEVELOPMENT STANDARDS**

- The table below details parcel requirements in the LR-3 district for various uses and structures:

Type of Structure/Use	Minimum Parcel Size	Minimum Parcel Width
Detached Dwelling	20,000 square feet	100'

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Duplex	22,500 square feet	150'
Triplex	35,000 square feet	225'
Townhouse	43,560 square feet	300'
Non-Residential Special Land Use	43,560 square feet	300'
<p>For developments that feature multiple attached single-family dwelling structures, the minimum parcel size shall be multiplied by the number of structures as detailed by the formula below:</p> <p>Proposed development of 2 duplexes: Minimum Parcel Size 45,000 square feet</p> <p>Proposed development of 3 triplexes: Minimum Parcel Size 105,000 square feet</p>		

2. All driveways, sidewalks, roads, access easements, parking areas, and similar areas for pedestrians or vehicles shall be paved within 1 year of the date of approval unless otherwise delayed or waived by the Planning Commission.
3. In all new structures housing multiple attached single-family dwelling units, the following standards of visitability and universal design shall be incorporated:
  - (1) **Accessible Building Entrances**: An attached single family dwelling must provide at least one building entrance that complies with the State of Michigan Residential Building Code standard for an accessible entrance on an accessible route served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 36 inches.
  - (2) **Building Entrance Location**: The accessible entrance may be at the front, side, or back of a dwelling as long as it is served by an accessible route such as a garage or sidewalk.
  - (3) **Visitable Route**: The required no step entrance shall be accessed via a visitable route that meets the requirements of this ordinance.
  - (4) **Grade**: Sidewalks and ramps that are part of the visitable route shall have a maximum slope and length as follows:
    - Sidewalks.** 1/20 N/L
    - Type 1 Ramp.** 1/8 5' (Max 7.5" rise)
    - Type 2 Ramp.** 1/10 12' (Max 14.5" rise)
    - Type 3 Ramp.** 1/12 30' (Between Landings)
    - Width.** The route shall have a minimum clear width of 36 inches.
    - Landings.** Landings in a visitable route shall be not less than 36" by 36" clear or shall meet the Michigan Accessibility Code whichever is greater.
    - Surfaces.** Surfaces shall be non-slip.
    - Drainage.** Cross slope shall be no greater than 1/50.
  - (5) **Doors/Openings**: Except for a door that provides access to a closet of fewer than 15

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square feet in area, doors located on the first floor of a dwelling unit must have a minimum clear opening of at least 32 inches. Lever door handle hardware is required on the affected doors.

- (6) **Accessible Routes Within the Dwelling Unit:** A dwelling unit must provide an accessible route through the hallways and passageways of the first floor of the dwelling unit. The route must provide a minimum width of 36 inches and be level with ramped or beveled changes at door thresholds.
  - (7) **Wall reinforcement:** First floor bathroom walls of the dwelling unit must be designed and constructed with reinforcements using wood blocking, spacing and grabbars.
  - (8) **Grabbars:** Grabbars must be provided which complies with the State of Michigan Residential Building standard for accessibility.
  - (9) **Light Switches:** The first floor bathroom must have a light switch no higher than 42 inches above the floor which is adjacent to an accessible route.
  - (10) **GFCI Duplex Receptacle:** The bathroom must have at least one duplex receptacle which is at least 18 inches above the ground, and adjacent to an accessible route.
  - (11) **Floor Plan:** All units shall incorporate a full bathroom, kitchen, living space, and at least one bedroom on the floor serviced by the accessible entrance and route.
4. All structures housing multiple single-family dwelling units shall have attached garages with a minimum depth from the vehicle entry door of 24' as required below, unless otherwise waived by the Planning Commission under section 5 below:

Type of Structure/Use	Minimum Attached Garage Size	Maximum Attached Garage Size
Duplex	576'	80% of habitable floor space of the unit the garage is attached to
Triplex	432'	60% of habitable floor space of the unit the garage is attached to
Townhouse	288'	50% of habitable floor space of the unit the garage is attached to

- 5. The requirement for attached garages may be waived by the Planning Commission for Triplexes and Townhouses where assisted-living or direct-care services are provided to long-term residents.
- 6. For structures that house three or more residential units, the maximum linear length of an uninterrupted front and rear structure façade shall be thirty feet (30'). For structures with a length of more than thirty feet (30'), the minimum offset from segment to segment shall be no less than six feet (6'). Minor departures from this requirement may be approved during the approval process provided that the resulting development complies with at least 80% of each of the required offsets.

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7. Façades on all multi-unit single-family structures shall have transparent, clear, or lightly tinted windows. Front and rear façades shall have no less than 20% of the total surface area utilized by transparent, clear, or lightly tinted windows. Reflective or darkly tinted windows, glass block windows, and similar products shall not be deemed to satisfy this requirement. Existing and permitted multi-family dwellings at the date of adoption of this zoning code may be expanded without meeting this requirement on any façade that is not altered.
8. Entries for all multi-unit residential structures shall be clearly defined by at least two of the following:
  - a. Projected or recessed entry.
  - b. Stoop or enclosed or covered porch, provided that any covered porch shall comply with the setback requirements.
  - c. Transom and/or side light window panels framing the opening of the door.
  - d. Other methods, such as unique color treatments or other similar means may be approved as an Administrative Departure, provided that the same effect is achieved and approved by the Planning Commission during Site Plan review.
9. For every residential unit, a minimum of sixty-five square feet (65<sup>2'</sup>) of rear or side yard open space shall be provided on the same parcel as the dwelling unit. This area must be substantially covered with grass, shrubs, plants, trees, or usable outdoor open space features such as patios and walkways. The area of the parcel used to satisfy the rear yard open space requirement shall not contain any accessory structures, drives, or parking lots.
10. Additional landscaping and/or privacy fencing may be added by the Planning Commission during Site Plan review if it finds that such is needed to properly screen multi-unit residential structures from adjacent parcels. As a minimum, the following standards shall be applicable to new developments:
  1. General Landscaping Standards
    - A. All areas not covered by structures, parking areas, drives, sidewalks, plazas, decks, or other impervious surfaces shall be planted with living vegetation.
    - B. All landscape planting areas shall be stabilized and maintained with seed, sod, mulches, or other approved materials to prevent soil erosion.
    - C. All required planting is to occur within 9 months of the date of development approval. In the event that the project is completed during a time of year when planting is impractical, a performance bond or surety shall be provided to the Village.
    - D. Tree wraps, wires, and stakes shall be removed after the first growing season. Nothing contained herein shall prevent the seasonal wrapping of trees and shrubs after the first growing season.
  2. Maintenance
    - A. The property owner shall be responsible for the maintenance of all landscaped areas, including those within the public right-of-way.

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- B. Lawns and landscaped areas shall be maintained in a substantially weed free manner.
- C. Plants shall be controlled by pruning, trimming, or other suitable methods so that they do not interfere with public utilities, restrict pedestrian or vehicular access, or cause a traffic hazard.

3. Plant Requirements

- A. All plant material shall be hardy to the Lake Isabella area.
- B. All plant material shall be free from disease and insects.
- C. Landscaping shall not include more than 33% of any single plant species. At least 75% of new plantings shall be native to Michigan.
- D. The trees listed below are prohibited trees and plant species with respect to meeting landscaping requirements. Under no circumstances shall the following be used or maintained as credit towards the landscaping requirements of this chapter. Ash

- Cottonwood
- English Elm
- American Elm
- Cedar Elm
- Siberian Elm
- Norway Maple
- Lombardy Poplar
- Female Ginkgo
- Russian Olive
- Apple
- Cherry
- Box Elder
- American Beech
- Red Cedar
- Black Walnut

- E. The trees listed below which are native to Michigan should be given priority when selecting landscaping species.

- Black Maple
- Silver Maple
- Sugar Maple
- Yellow Birch
- Paper Birch
- Sassafras
- River Birch
- Kentucky Coffee
- White Spruce
- Jack Pine
- Red Pine
- White Oak
- Red Oak
- Pin Oak
- Black Oak
- Bur Oak
- Honeysuckle
- Honeylocust

- F. Plant size requirements

- Canopy/Shade trees shall have a trunk caliper of at least 2 ½ inches at 48 inches above finished grade at the time of planting
- Ornamental trees shall have a trunk caliper of at least 2 inches at 48 inches above finished grade at the time of planting.
- Evergreen trees shall be at least 60 inches in height above finish grade at the time of planting.

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- Shrubs shall be at least 30 inches in height above finished grade at the time of planting

4. Required Plantings

<b>Street Trees</b>	1 Canopy/Shade trees shall be planted for every 40' of frontage and fraction thereof.
<b>Site Development</b>	For every bedroom developed the following number of trees shall be required to be planted on-site in addition to those used for street trees: <ul style="list-style-type: none"> <li>• 2 Canopy/Shade trees; or,</li> <li>• 1 Canopy/Shade tree and 2 Ornament trees; or,</li> <li>• 1 Canopy/Shade tree and 4 shrubs; or,</li> <li>• 3 Evergreen trees</li> </ul>
<b>Existing Vegetation</b>	Existing healthy, well-formed trees and shrubs may be credited towards the requirements of this section provided such vegetation is identified on the site plan, protected from harm during development, located in appropriate places, and maintained in a healthy growing condition.

11. Required Dwelling & Floor Area Sizes:

- A. Each individual unit in an attached single-family dwelling structure ~~a multi-family~~ residential structure shall contain a minimum of nine hundred square feet (900<sup>2'</sup>). In addition to the minimum square footage requirement, for each additional bedroom in excess of the first bedroom included on the floor plan of the unit, an additional one hundred fifty square feet (150<sup>2'</sup>) of total dwelling space is required.
- B. Each individual unit in a multi-family or apartment structure shall comply with the minimum standards.

Minimum Total Floor Area:

One bedroom unit	600 square feet
Two bedroom unit	800 square feet
Three bedroom unit	1,000 square feet

Minimum Floor Area Width and Size for Living Spaces (Living/Dining/Kitchen):

Unit Size	Minimum Width	Minimum Floor Area
One bedroom unit	10 feet	250 square feet
Two bedroom unit	12 feet	325 square feet
Three bedroom unit	13 feet	375 square feet

Minimum Floor Area Width and Size for Bedrooms:

Unit Size	Minimum Width	Minimum Floor Area Per Bedroom
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Single bedroom	12 feet	150 square feet
Double bedroom	18 feet	225 square feet

Minimum Storage Space Requirements:

One bedroom unit	60 square feet
Two bedroom unit	90 square feet
Three bedroom unit	120 square feet

Minimum Open Space Requirements:

Unit Size	Minimum Open Space Required per Bedroom
Single Bedroom	70 square feet
Double Bedroom	100 square feet

12. For developments that have multiple buildings, each building shall be separated by at least twenty feet (20’).
13. New multiple unit structures shall be of the same architectural style as the existing character of the development near the location, but shall not be repetitive in nature. Such structures shall stagger and alternate features and locations of windows, doors, porches, garages, roof lines, and the like. This shall also apply to multiple structures in the same larger development.
14. All lands within this district which are also within the Waterfront–Shoreland District as defined in Chapter 1252 must meet the site development standards and other provisions outlined in Chapter 1252.
15. The use of land and structures within the Lake Residential 3 District shall meet the dimensional requirements in Chapter 1232.13 and all other applicable regulations of the codified ordinances of the Village of Lake Isabella.