

CHAPTER 2

GENERAL DESCRIPTION OF THE DISTRICTS

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A-1 AGRICULTURAL DISTRICTS

The A-1, Agriculture District, is established for several purposes:

1. To provide for the continued use of land for predominantly agriculture purposes;
2. To preserve underdeveloped areas and with adequate public safeguards of health, safety, etc. . .
3. To restrict development in areas subject to severe flooding until such time as it can be shown that these areas are no longer subject to flooding.

RE-1 RESIDENTIAL ESTATES DISTRICT

The RE-1 Residential Estates District is established to provide for large lot residential development within the incorporated limits to the city. This district may be arranged to provide for housing in areas where public utilities are not available. This district also may be used in situations where there is a need for protection of view and waterfront generally within one thousand (1000) feet of the flowage easement of the Grand River Dam Authority for the Grand Lake "O" the Cherokees.

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

The R-1 Single Family District is established as a district, in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use, which would substantially interfere with the development, or continuation of single-family dwellings in this district. The intent is the further discourage any use in this district, which would generate traffic or create congestion on neighborhood streets other than the normal traffic, which serves the residents in the area. This district further encourages only those uses, which because of character or size would not create additional requirements and costs for public services, which are in excess of such requirements, and costs if the District was not developed solely for single-family dwellings.

Minimum Lot Area is 10,000 square feet, the lot width at the front of the building line to a minimum of 95 feet with no more than four (4) units per acre.

Two-family dwellings (duplexes) are not permitted in R-1 Single Family Zoning. (*Amended R-1 per Ordinance No. 441, 7/20/1999*)

R-1(S) SINGLE FAMILY RESIDENTIAL DISTRICT

The R-1(S) Single-Family Residential District is established as district to provide higher density, single family developments which provide for smaller lot sizes than R-1 classification. The density and yard space requirements are so arranged as provided general capability with the uses found in the R-1 Single Family District. Therefore, this classification may reasonably be placed in positions, which are adjacent to single-family areas or may be used as a transitional zone. The district shall have the same regulations concerning non-residential uses as apply in the R-1 Single Family Residential District.

The lot area minimum is 7,500 square feet, a lot width at the front of the building line to a minimum of 70 feet with no more than five (5) units per acre, a lot coverage maximum percent of 30%, front setback minimum of 25 feet, an adjoining resident district side setback minimum of 5 feet with C limitations (set forth in Chapter 4 District Regulations, p. 4-1), an adjoining non-resident district side setback minimum of 5 feet with C limitations, (set forth in Chapter 4 District Regulations, p. 4-1) an exterior side setback minimum of 15 feet with F limitations (set forth in Chapter 4 District Regulations, p. 4-1) and a maximum of height of 35 feet. *(Added R-1(S) per Ordinance No. 441, 7/20/1999)*

R-2 TWO-FAMILY RESIDENTIAL DISTRICT

This residential district is intended to provide for both low and moderate population density. The R-2 Residential District will consist of two-family dwellings and single-family dwellings. *(Amended R-2 permitting Single-Family Dwellings per Ordinance No. 716, 01/19/2016)*

This classification may reasonably be placed in positions, which are adjacent to single-family areas or may be used as a transitional zone. This district shall have the same restrictions concerning non-residential uses as apply in the R-1 Single-Family Residential District.

Multi-Family Dwellings (more than 2 families) are prohibited from R-2 Residential Zoned Districts.

The lot area minimum of 10,000 square feet, the lot width at that front of the building line to a minimum of 95 feet, and the lot coverage maximum to 45%. *(Amended R-2 per Ordinance No. 441, 7/20/1999)*

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

The R-3 districts are designed to provide areas for medium and high population density. R-3 districts will consist mainly of one (1) areas containing multi-family dwellings, two (2) areas which contain single-family and two-family dwellings, are centrally located, and are appropriate to ultimate multi-family development and three (3) open areas where future multi-family development appears desirable. In addition to the general purposes applying to all residence districts, the regulations for the R-3 districts are designed to encourage the provisions of multi-family accommodations.

RESIDENTIAL MANUFACTURED HOME PARK DISTRICT

A parcel of land, located within a Residential Manufactured Home Park (RMH) zoned district, which is designed, platted, improved, or intended to be used for short or long-term occupancy by Mobile Homes, Manufactured Homes or Recreational Vehicles including camping and travel trailers. Spaces, Mobile Homes, Manufactured Homes or Recreational Vehicles may be rented or purchased. Facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities. *(Amended per Ordinance No. 680, 02/04/2014)*

LFR LAKE FRONT RESORT DISTRICT

The LFR District is established to provide for lakeside developments, which may include a variety of uses including: differing types of housing, facilities catering to recreation and tourism, and a limited number of commercial activities. The protection of the lake frontages while accommodating the mixtures of land

uses will be sought through the Planning Commission review and approval of most uses, and the encouragements of Planned Unit Development.

The LFR District must have at least 200 continuous feet of frontage, elevation 750 feet above sea level on Grand Lake O’The Cherokees. (*Amended per Ordinance 488, 04/02/2002.*)

The majority of the shoreline of property located within the corporate limits of the City of Grove has been identified in the Grand River Dam Authority (GRDA) Shoreline Management Plan as Responsible Growth Areas. There is a minimal amount of property that is identified as Responsible Growth Areas – Wetlands Inventory; as well as a minimal amount of property identified as Municipal/Public Use Areas. To comply with the GRDA Shoreline Management Plan, Lake Front Resort District (LFR) shall be categorized as identified on the ‘City of Grove Shoreline Map and GRDA Shoreline Management Classification Maps’ hereto attached.

(if there are any discrepancies between the two maps, the GRDA Management Classification Map shall prevail)

LFR CATEGORY 1- RESPONSIBLE GROWTH AREA

The purpose of this district is to provide an opportunity for carefully integrated uses adjacent to the shoreline of Grand Lake. The intent of this zoning district is to provide development along the shores of Grand Lake. Views from both land and water should be aesthetically pleasing. Development may include a variety of uses including: differing types of housing, facilities catering to recreation and tourism, and a limited number of commercial activities.

This district does not require the same degree of environmental, recreational and socioeconomic protection afforded by the LFR-2 and LFR-3 Districts.

LFR CATEGORY 2 - RESPONSIBLE GROWTH AREA – WETLANDS INVENTORY

The purpose of this district is to provide public and private uses that are conducive to the protection and enhancement of Grove and Grand Lake’s environmental, recreational and socioeconomic purposes. Development may include a variety of uses including: differing types of housing, facilities catering to recreation and tourism, and a limited number of commercial activities.

Uses in this district are subject to greater scrutiny and may require specific protection, mitigation and/or environmental enhancements. No vegetation management activities may be undertaken in this district without approval by GRDA.

LFR CATEGORY 3 - MUNICIPAL/PUBLIC

This district serves a public purpose or governmental function such as state parks, public beaches, municipal water intake/outflow, transmission/utility line crossings, roads, bridges, and gas/oil pipelines.

Uses in this district are site specific uses that occur distinct from other uses. A degree of separation from other uses may be required for the safe operation and/or delivery of municipal and public uses.

(Categories were added per Ordinance No. 693, 01/20/2015)

C-1 CONVENIENCE COMMERCIAL DISTRICT

This commercial district is intended for a united grouping, in one or more buildings, of retail shops and stores and personal services that provide for the regular needs and are for convenience of the people residing in the adjacent residential neighborhoods. It is intended that the convenience center be

developed as a unit with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening.

C-2 GENERAL COMMERCIAL DISTRICT

This district allows for a wide range of compatible residential, retail and office uses which shall define the central theme of downtown redevelopment of living and working in the urban environment. The district shall offer a variety of housing complemented by entertainment establishments, restaurants, service providers and retail sales. (*Amended C-2 per Ordinance No. 639, 3/20/2012*)

C-3 HIGHWAY COMMERCIAL AND COMMERCIAL RECREATION DISTRICT

This commercial district is established as a district in which the principal use of land is for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments which may serve the entire community but do not and should not locate in the central business district or the convenience district.

C-4 LIMITED COMMERCIAL DISTRICT

This commercial district is established as a district in which the principal use of land is limited for certain types of services and business, including, but not limited to: Physician office, Dental office, Attorney's office, Optician office, Real Estate office, Barber Shop, Small Appliance repair Shop, Mail Order office, Arts and Crafts Studio, Dance Studio, Photography Studio, Beauty Shop, Radio and Television Service Shop, Tailor Shop, Book Store, Shoe Repair Shop, and Key Shop which may service the entire community, but do not and should not located in the central business district or the convenience district. (*Added C-4 per Ordinance No. 419, 9/2/1997*)

I-1 LIGHT INDUSTRIAL DISTRICT

The purpose of the I-1 Industrial District is to provide a location for industries. The intent is to preserve this land especially for industry in locations with access to major streets, as well as locations generally accessible to railroad transportation. Because of possible objectionable influences that may be created in this district, it is necessary to locate I-1 carefully in relation to other districts and provide such features as buffers or setback strips between this district and other zoning districts.

I-2 HEAVY INDUSTRIAL DISTRICT

The purpose of this district is to accommodate a wide range of manufacturing, warehousing, wholesale, and other industrial activities of heavy intensities. The I-2 district regulations are intended to permit such activities, subject to limitations that will protect nearby residential and commercial districts and will insure that permitted uses are compatible with one another.