

**Sec. 3.15. Residential Occupancy Regulations.**

**A.** Intent. This section is intended to reasonably regulate the occupancy of dwelling units. The Township finds that occupancy regulations are needed to provide density control, preserve and enhance residential neighborhoods as stable, quiet places for citizens to live and raise children and protect safety and welfare of township citizens. Such regulations are also needed to ensure that there are adequate public and private facilities including off-street parking, utilities, and lot size to accommodate the residents of each dwelling unit. This section is also intended to accommodate alternative living arrangements.

**B.** A dwelling unit may be occupied only by one of the following household living arrangements.

1. One person, in all districts where residential use is allowed by ordinance.
2. Two persons living as a single housekeeping unit, in all districts where residential use is allowed by ordinance.
3. Three persons living as a single housekeeping unit in the R-3 and R-4 zoning districts. In the case of multiple housekeeping units, on the same property and within the same development, the occupancy of three persons living as a single housekeeping unit shall be computed collectively so that as a total the occupancy shall never be greater than three when dividing the number of

occupants by the number of housekeeping units within the development.

4. Two or more persons all related by blood, marriage, adoption, or guardianship living as a single housekeeping unit, in all districts where residential use is allowed by ordinance.
5. Group Housing if the property is in the R-4 zoning district and is also in the group housing overlay district and following the procedure for Special Land Use in Article 20. The occupancy not to exceed two persons per bedroom but no to exceed the maximum occupancy permitted under the building code.
6. A functional family living as a single housekeeping unit, as a special use in the agricultural or any residential zoning district.

An owner occupied dwelling occupied by a household described in 1. or 4. above may also include two additional persons as boarders, exchange students, or similar temporary residents.

- C.** In this section, "offspring" means descendants, including natural offspring, adopted children, foster children and legal wards.
- D.** In this section "functional family" means a group of people plus their offspring, if any, having a relationship which is functionally equivalent to a family. The relationship be must of a permanent and distinct character with a demonstrable and recognizable bond

characteristic of a cohesive unit. Functional family does not include any society, club, fraternity, sorority, association, lodge, organization or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary, such as during a school year or series of school years. Occupancy of a structure by a functional family shall not exceed the occupancy limits of the Building Code, as amended, as adopted from time to time by Township Ordinance, or a limit of two persons per bedroom, whichever is less.

- E.** In this section "group housing overlay zone" means all property in an area described as follows: Section 25 and the south 1/2 of Section 24, T7N, R14W, and Section 30 and the south 1/2 of Section 19, T7N, R13W.
- F.** Where such uses are permitted elsewhere in this ordinance, the occupancy limits of this section do not apply to rooming or boarding houses, fraternity or sorority houses, student cooperatives, emergency shelters, convalescent homes, group homes, nursing homes, tourist homes, or agricultural labor housing approved by an agency of the State of Michigan.
- G.** The conversion of an existing single family dwelling into group housing or occupancy as permitted by Section 3.15B4 shall be permitted only if a special use permit for such conversion has been approved by the Planning Commission.