

## ARTICLE 12

### **CR-1 COMMERCIAL/RESIDENTIAL DISTRICT**

12.01 INTENT AND PURPOSE. It is the purpose of this district to accommodate both residential and commercial uses **that utilizes existing buildings and creates opportunities for new buildings that enhance the neighborhood form to the CRT-1 District. Structures in the CR-1 District include a range of building type and architectural style. It is this diversity and eclectic architecture that the CR-1 is designed to preserve and enhance.** ~~in a way that maintains the established character of the community. Structures in this district should be designed to be compatible with the architectural character of the existing buildings with respect to building placement and building height, materials of construction, roofline slope, porches and windows, and pedestrian and vehicular access locations.~~ This area is not conducive to automobile-dependent commercial operations. Drive-thrus, large size formula based operations, and uses that require a large amount of parking ~~should~~**are** not be permitted in this district.

12.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a CR-1 District:

1. Standard single-family dwellings
2. Public parks, public playgrounds
3. **Libraries**
4. **Museums**
5. Home occupations as defined in Article 2
6. Two-family dwellings
7. **Accessory Dwelling Units (ADUs) under 1,000 sq. ft.**
8. Retail whose principal activity is the sale of notions, souvenirs, gifts, antiques, artwork, books, confections, flowers or plants, and clothing
9. Office building for any of the following occupations: attorneys, architects, engineers, accountants, insurance agents, artists, doctors, dentists and similar professionals
10. **Mixed-use buildings containing residential and commercial components. There shall be a minimum of one parking space per residential unit. Parking for the commercial use shall meet the requirements listed in Section 5.04, Schedule of Parking Requirements.**
11. State licensed residential facility
12. Home child day care facilities for six (6) or fewer children licensed by the State of Michigan

13. Customary Accessory Uses to any of the permitted uses listed in the CR- 1 District and as defined in Article 2

12.03 USES PERMITTED UNDER SPECIAL USE PERMIT. The following uses of land and buildings may be permitted by obtaining a Special Use Permit in accordance with the provisions cited in Article 17. All commercial uses whether they are housed in a converted residential structure or in a new structure shall be further judged, by the Zoning Board of Appeals, on the basis of their architectural and aesthetic compatibility with the surrounding uses and buildings.

1. Art and craft demonstration establishments
2. Family or group day care centers
3. Bed and breakfasts
4. ~~Living quarters above a principal structure subject to the following conditions:~~
  - ~~a. The principal use is a business.~~
  - ~~b. The living quarters shall be designed to be compatible with the architectural style and character of the principal business in terms of materials of construction and roofline slope.~~
1. Restaurants, taverns and other eating or drinking establishments that provide food and/or drink and/or entertainment on the premises. "Drive-in" establishments and similar uses are not allowed in this district.
2. Buildings with a minimum floor area (measured from the outside walls of the first floor) of 5,000 square feet or more.
3. **Accessory Dwelling Units (ADUs) over 1,000 sq. ft.**

12.04 DIMENSIONAL REQUIREMENTS.

1. Lot Area. There shall be a lot area of at least ~~15,000~~ **7,500** square feet with a minimum lot width of ~~100~~ **40** feet.
2. Front Yard. ~~Each lot shall have a minimum front yard setback requirement of twenty (20) feet. Shall match the average front yard setback of existing buildings on the block. When the block Street wall exception: where existing buildings within 100 feet on either side of a proposed building establish a street wall,~~ **New buildings shall maintain and continue the average setback of the existing buildings within 100 feet on either side of a proposed building**
3. Side Yard. Each lot shall have a total side yard setback requirement of at least ~~ten (10) feet~~ **twenty (20) feet** with a minimum of ~~five (5) feet~~ **eight (8)** feet on one side.

4. Rear Yard. Each lot shall have a minimum rear yard setback ~~of 15 feet-requirement of thirty (30) feet.~~
5. Building Height. No building shall exceed thirty-five (35) feet in height.
6. Lot Coverage. No more than ~~thirty-five (35%)~~ Sixty (60%) of the lot shall be covered by impervious surfaces ~~buildings.~~
7. Commercial Building Size. The minimum floor area for all principal buildings shall be 600 square feet, measured from the outside walls of the first floor. This provision is designed to encourage compatible building design, to preserve the unique ~~architectural~~ character of the Village ~~and to preserve neighboring property values.~~

12.05 OUTDOOR STORAGE. No outdoor storage of supplies, materials, equipment, or merchandise, other than for temporary sidewalk sales shall be permitted.

12.06 ARCHITECTURAL DESIGN STANDARDS. For all new commercial construction and renovation, the Village of Northport Architectural Design Standards for architectural features, materials, colors and signage shall apply. A copy of the Village of Northport Architectural Design Standards is available at the Village Office.