

Zoning District	Zoning Symbol	Lot Requirements			Minimum Yard Requirements			Maximum Building Height Requirements		Minimum Transition Strip Requirements	Remarks
		Minimum Areas	Minimum Width	Maximum Coverage	Front	Side	Rear	Principal	Accessory		
Primary Agricultural	AG-1	1 acre	200 ft	10%	60 ft	10 ft	25 ft	2½ Story or 35 ft	80 ft	None	See 4.11.7 for maximum density regulations
Low Density Single Family	R-1	10,000 ft <sup>2</sup>	100 ft	30%	35 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Single family detached units with central sewer
		15,000 ft <sup>2</sup>	120 ft	30%	35 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Single family detached units without central sewer
		1 acre	120 ft	30%	35 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	All other uses
High Density Single Family	R-2	7,500 ft <sup>2</sup>	60 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Single family detached units with central sewer
		15,000 ft <sup>2</sup>	120 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Single family detached units without central sewer
		1 acre	120 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	All other uses
Two Family Townhouse	R-3	7,500 ft <sup>2</sup>	60 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Single family detached dwellings
		15,000 ft <sup>2</sup>	90 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Two family dwellings
		17,000 ft <sup>2</sup>	120 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Three family dwellings with central sewer
		19,000 ft <sup>2</sup>	120 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	Four family dwellings with central sewer
		½ acre	120 ft	30%	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	2½ Story or 35 ft	25 ft	None	All other uses
Multiple Family	R-4	7,500 ft <sup>2</sup>	60 ft	N/A	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	3 Story or 42 ft	25 ft	None	Single family detached dwellings
		10,000 ft <sup>2</sup>	80 ft	N/A	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	3 Story or 42 ft	25 ft	None	Two family detached dwellings
		15,000 ft <sup>2</sup>	120 ft	N/A	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	3 Story or 42 ft	25 ft	None	15,000 ft <sup>2</sup> first 3 units; 2,000 ft <sup>2</sup> each additional unit
		½ acre	120 ft	N/A	25 ft	10 ft / 35 ft <sup>α</sup>	25 ft	3 Story or 42 ft	25 ft	None	All other uses with central sewer
Mobile Home	R-5	10 acres	35 ft	15%	8 ft / 20 ft total	10 ft / 25 ft total	8 ft / 20 ft total	1 Story or 15 ft	15 ft	See R-5 District	Minimum site size of a MHP (with central sewer)
		5,000 ft <sup>2</sup>		15%	8 ft / 20 ft total	10 ft / 25 ft total	8 ft / 20 ft total	1 Story or 15 ft	15 ft	See R-5 District	Mobile home site in a MHP
Local Neighborhood Commercial	C-1	10,000 ft <sup>2</sup>	80 ft	25%	35 ft	20 ft / 35 ft <sup>α</sup>	35 ft	25 ft	25 ft	Fence, wall or hedge 4 to 6 ft, 15 ft wide if abutting a residential district	With central sewer
		15,000 ft <sup>2</sup>	100 ft	25%	35 ft	20 ft / 35 ft <sup>α</sup>	35 ft	25 ft	25 ft	Fence, wall or hedge 4 to 6 ft, 15 ft wide if abutting a residential district	Without central sewer
General Highway Commercial	C-2	10,000 ft <sup>2</sup>	80 ft	25%	35 ft	10 ft / 35 ft <sup>α</sup>	20 ft	35 ft	35 ft	Fence, wall or hedge 4 to 6 ft, 15 ft wide if abutting a residential district	With central sewer
		15,000 ft <sup>2</sup>	100 ft	25%	35 ft	10 ft / 35 ft <sup>α</sup>	20 ft	35 ft	35 ft	Fence, wall or hedge 4 to 6 ft, 15 ft wide if abutting a residential district	Without central sewer
Light Industrial	I-1	20,000 ft <sup>2</sup>	100 ft	25%	35 ft	20 ft / 35 ft <sup>α</sup>	20 ft	35 ft	35 ft	Buffer strip 5 ft wide and a solid masonry wall or fence not less than 6 ft but not greater than 8 ft in height if abutting a residential or commercial district	None
General Industrial	I-2	3 acres	300 ft	25%	50 ft	60 ft	20 ft	35 ft	35 ft	Buffer strip 5 ft wide and a solid masonry wall or fence not less than 6 ft but not greater than 8 ft in height if abutting a residential or commercial district	None

<sup>α</sup>Corner lots

SECTION 4.11 AREA, YARD, HEIGHT AND BULK REGULATIONS

#### 4.11 AREA, YARD, HEIGHT AND BULK REGULATIONS

##### 4.11.1 *Compliance with Regulations.*

- A. No building or structure shall hereafter be erected or altered to exceed the height; to occupy a greater percentage of lot area; to have narrower or smaller rear yards, front yards, side yards, or other open spaces than prescribed for the district in which the building or structure is located.
- B. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth for the districts in which the yard or lot is located. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- C. No part of a yard or other open space required for or in connection with, any structure for the purpose of complying with this Ordinance, shall be included as part of a yard or open space similarly required for any other structure.

##### 4.11.2 *Yard Measurements.*

- A. Lots which abut on more than one (1) street shall provide the required front yards along every street.
- B. All front, side, and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections not exceeding three (3) feet in length from the structure wall.

4.11.3 *Lot Width.* Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width, except in the case of lots on the turning circle of cul-de-sacs, where the eighty (80) percent requirements shall not apply.

4.11.4 *Height Exceptions.* Exceptions to the maximum height regulations for each district specified in this Ordinance may be permitted subject to the following provisions:

- A. Height Limitations. The limitations affecting the height of structures shall not apply to the following appurtenant appendages and structures provided they comply with all other provisions of this or any other applicable ordinances. Parapet walls, chimneys, smokestacks, church spires, flagpoles, communication towers, penthouses for mechanical equipment, and water tanks.
- B. Increased Height. Building height in excess of the height above average ground level allowed in any district may be permitted provided all minimum front side, and rear yard depths are increased one (1) foot for each additional one (1) foot of height and provided that adequate fire protection can be demonstrated.

4.11.5 *Utility Exemption.* Line and structures (not including buildings) of public utility companies shall be exempt from the area, placement, and height regulations of this Section.

##### 4.11.5 *Accessory Structures.*

- A. No detached accessory building or structure shall be located closer than ten (10) feet to any other building or structure.
- B. All detached accessory structures in any district shall be subject to the same dimensional requirements affecting the principal structure, except, however, such accessory structure may be placed not less than six (6) feet from any rear lot line or the rear yard portion of any side lot line; and shall not exceed twelve (12) feet in height.

4.11.6 *Distance Between Grouped Buildings.* In addition to the required setback lines provided elsewhere in this Ordinance, in group dwellings (including semi-detached and multiple dwellings) the following minimum distances shall be required between each said dwelling.

- A. Where buildings are front to front or front to rear, three (3) times the height of the taller building, but not less than seventy (70) feet.
- B. Where buildings are side to side, one (1) times the height of the taller building but not less than twenty (20) feet.
- C. Where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than forty-five (45) feet.

4.11.7 *Schedule of Density Table for Use in the Agricultural District.*

- A. The following sliding scale density table shall be applied for land zoned AG-1, Agricultural:

<u>Area of Lot of Record</u>	<u>Maximum Number of Additional Lots/Condominium Units Permitted</u>
0 to 19.99 Acres. ....	4
20 Acres. ....	5
30 Acres. ....	6
40 Acres. ....	7
50 Acres. ....	8
60 Acres. ....	9
70 Acres. ....	10
80 Acres. ....	11
90 Acres. ....	12
100 Acres. ....	13
110 Acres. ....	14
120 Acres. ....	15
160 Acres. ....	16
200 Acres. ....	17
240 Acres. ....	18
280 Acres. ....	19
320 Acres. ....	20
360 Acres. ....	21
400 Acres. ....	22
440 Acres. ....	23

480 Acres. ....	24
520 Acres. ....	25
560 Acres. ....	26
600 Acres. ....	27
640 Acres. ....	28

Each Added 40 Acres Add 1 lot.

At no time shall any additional lots/condominium units be permitted beyond those set forth above.

- B. Where livestock is raised or kept, any structure for housing of livestock, or any storage of hay, feed, or manure, shall be located not less than fifty (50) feet from any property line.
- C. The maximum height of farm structures shall be eighty (80) feet.
- D. Except for household pets, the rearing and housing of farm animals is prohibited on areas of less than three (3) acres, provided, however, that the Board of Appeals may grant permission to rear and house farm animals, for non-commercial purposes for limited periods of time.
- E. See the Michigan State Plat Act (Act 288) for additional regulations regarding division of lots.