

120.600 Schedule of Lot, Parcel, Building Site, Yard and Area Requirements.

MINIMUM LOT, PARCEL, BUILDING SITE, FRONTAGE WIDTH (FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Single-Family	132(G)(I)	132(G)(I)	132(G)(I)	132(G)(I)	N/A	N/A	***
Two-Family	132(G)(I)	132(G)(I)	N/A	132(G)(I)	132(G)(I)	132(G)(I)	***
Multiple-Family	N/A	N/A	N/A	N/A	200(A)(I)	300(A)(I)	***

MINIMUM LOT, PARCEL OR BUILDING SITE AREA PER DWELLING UNIT (SQ. FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Single-Family	22.275 (A), (G), (H)	22.275 (A), (G), (H)	22.275 (A), (G), (H)	22.275 (A), (G), (H)	N/A	N/A	***
Two-Family	22.275 (A), (G), (H)	22.275 (A), (G), (H)	N/A	13,500 (A), (G)	13,500 (A), (G)	N/A	
Multiple-Family	N/A	N/A	N/A	N/A	(D)	(D)	

MAXIMUM BUILDING HEIGHT OF RESIDENTIAL STRUCTURE (FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
All Residential Structures	35	35	35	35	35(C)	35	N/A

MAXIMUM BUILDING COVERAGE OF LOT, PARCEL OR BUILDING SITE (%)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Maximum Coverage	10%	15%	15%	20%	30%	30%	N/A

MINIMUM FLOOR AREA PER DWELLING UNIT (ABOVE GRADE) (SQ. FT.)

The minimum ground floor area for a two story dwelling shall be 600 square feet.

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Single-Family	1040 (J)	1040 (J)	1040 (J)	900 (J)	(B)	(B)	***
Two-Family	720 (J)	720 (J)	N/A	720(J)	720 (J)	N/A	N/A
Multiple-Family	N/A	N/A	N/A	N/A	(B)	(B)	N/A

MINIMUM FRONT YARD SETBACK (FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Primary Road	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	***
Secondary Road	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	***

MINIMUM SIDE YARD SETBACK (FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
The Percent of Lot, Parcel or Building Site Width at the Setback Line with a Maximum of 15 ft.	10% or Maximum 15 ft.	10% or Maximum 15 ft.	10% or Maximum 15 ft.	10% or Maximum 15 ft.	15 ft. or ½ building height, whichever is greater	15 ft. or ½ building height, whichever is greater	***

MINIMUM REAR YARD SETBACK (FT.)

<i>Principal Structure</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
All Primary Structures	15 ft.	15 ft.	15 ft.	15 ft.	40 ft. or ¾ building height, whichever is greater	40 ft. or ¾ building height, whichever is greater	***

Accessory buildings and uses shall be subject to the same setback provisions as the principal structures, unless otherwise indicated.

<i>Accessory Structures & Uses</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
Accessory Structures & Uses	F	F	F	F	F	F	F

MINIMUM REAR YARD (FT.)

<i>Accessory Structures & Uses</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
All Accessory Structures & Uses	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

MAXIMUM HEIGHT (FT.)

<i>Accessory Structures & Uses</i>	"A"	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"R-6"
All Accessory Structures & Uses	See Sec. 120.410	See Sec. 120.410	See Sec. 120.410	See Sec. 120.410	See Sec. 120.410	See Sec. 120.410	See Sec. 120.410

****MINIMUM LOT, PARCEL, BUILDING SITE, FRONTAGE WIDTH (FT.)**

<i>Principal Structure</i>	"C-1"	"C-2"	"C-3"	"CBD"	"I-1"	"I-2"	"I-3"
Principal Structure	82.5(I)	82.5(I)	132(I)	82.5(I)	132(I)	132(I)	132(I)

MAXIMUM BUILDING HEIGHT OF STRUCTURE (FT.)

<i>Principal Structure</i>	"C-1"	"C-2"	"C-3"	"CBD"	"I-1"	"I-2"	"I-3"
All Structures	35	35	35	35	35	35	35

MAXIMUM BUILDING COVERAGE OF LOT, PARCEL OR BUILDING SITE (%)

<i>Principal Structure</i>	"C-1"	"C-2"	"C-3"	"CBD"	"I-1"	"I-2"	"I-3"
Maximum Coverage	50%	50%	50%	50%	50%	50%	50%

MINIMUM FRONT YARD SETBACK (FT.)

<i>Principal Structure</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
Primary Road	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Secondary Road	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.

MINIMUM SIDE YARD SETBACK (FT.)

<i>Principal Structure</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Principal Structures	0 ft. (K)	0 ft. (K)	25 ft. (K)	0 ft. (K)	15 ft. (E)	25 ft. (E)	25 ft. (E)

MINIMUM REAR YARD SETBACK (FT.)

<i>Principal Structure</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Principal Structures	0 ft. (K)	0 ft. (K)	75 ft. (K)	0 ft. (K)	15 ft. (E)	25 ft. (E)	25 ft. (E)

Accessory buildings and uses shall be subject to the same setback provisions as the principal structures.

<i>Accessory Structures & Uses</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Accessory Structures & Uses	F	F	F	F	F	F	F

MINIMUM SIDE YARD SETBACK (FT.)

<i>Accessory Structures & Uses</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Accessory Structures & Uses	0 ft. (K)	0 ft. (K)	25 ft. (K)	0 ft. (K)	15 ft. (E)	15 ft. (E)	15 ft. (E)

MINIMUM REAR YARD SETBACK (FT.)

<i>Accessory Structures & Uses</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Accessory Structures & Uses	0 ft. (K)	0 ft. (K)	25 ft.	0 ft. (K)	15 ft. (E)	15 ft. (E)	15 ft. (E)

MAXIMUM HEIGHT (FT.)

<i>Accessory Structures & Uses</i>	<i>"C-1"</i>	<i>"C-2"</i>	<i>"C-3"</i>	<i>"CBD"</i>	<i>"I-1"</i>	<i>"I-2"</i>	<i>"I-3"</i>
All Accessory Structures & Uses	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

** IN NO CASE SHALL THE MINIMUM ROAD FRONTAGE BE LESS THAN 66 FEET.

*** SUBJECT TO ACT NO. 409 OF THE PUBLIC ACTS OF 1976 AND MICHIGAN MOBILE HOME COMMISSION & DEPARTMENT OF PUBLIC HEALTH REGULATIONS.

- (A) Measured from road right-of-way.
- (B) 0 Bedrooms (Efficiency Apartment) – 400 square feet.
1 Bedroom – 500 square feet.
1 or More Bedrooms – 150 square feet for each additional bedroom above one.
- (C) The maximum height shall be two stories excluding basements.
- (D) A multiple dwelling may not cover more than 30% of the ground area of the lot, parcel or building site upon which it is located.
- (E) No building shall be located within 150 feet from the boundaries of any residential district classification. Any building or structure which exceeds 25 feet in height, as measured from the lowest abutting grade level shall be setback one additional foot for each foot of height in excess of 25 feet from all boundary lines of the site.

- (F) Accessory buildings and uses shall be located in the rear of said lot, parcel or building site, unless the lot is equal to or in excess of 2.5 acres in which case the accessory building or use may be located to the side or in front of the principal structure so long as the accessory building is set back a distance equal to twice the minimum front yard setback as set forth in the particular zoning district in which they are located.
- (G) In residential plats, and/or site condominiums, the minimum lot size of building site shall be as provided in the Township Subdivision Control Ordinance or the Township Site Condominium Ordinance, respectively.
- (H) Where the minimum requirements of the Ordinance require a structure larger than a majority of houses in the area, dwelling unit size may be appealed to the Zoning Board of Appeals.
- (I) The minimum lot, parcel or building site frontage shall be continuous uninterrupted lineal footage as measured at the point the lot, parcel or building site abuts the public or private street, road or highway.
- (J) Attached garages shall not exceed the square footage of the ground floor area of the dwelling unit to which they are attached.
- (K) No building shall be erected within 10 feet from the boundaries of any residential district classification or not less than 10% of the frontage of parcel which building will be erected upon, whichever is greater. (Maximum setback requirement is 50 feet unless otherwise specified.)
- (L) Structural additions, such as patios, decks or similar improvements that do not require a building permit, may be located in the front yard, provided such improvement does not extend past one-half the required front yard setback.

[Ord. No. 255, eff 05/26/2020]