

**ARTICLE XX: SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS**

<b>PRINCIPLE BUILDING/STRUCTURE</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-6</b>	<b>R-7</b>
Min. Lot Frontage/Lot Width (Ft.)*	1/	1/					9/	
Single Family	165'	220'	220'	165'	132'	—		80'
Two Family	—	—	—	—	132'	—		—
Multiple Family	—	—	—	—	—	150		—
Min. Lot Area Per Dwelling Unit (Acre or Sq. Ft.)	1/	1/						
Single Family	60,000	3 ac.	3 ac.	60,000	15,000	—		13,000
Two Family	—	—	—	—	7,500	—		—
Multiple Family	—	—	—	—	—	5,000		—
Min. Dwelling Structure Width (Ft.)	24'	24'	24'	24'	24'	24'		24'
Max. Building or Structure (Peak) Height (Ft.) 2/	40'	40'	40'	40'	40'	40'		40'
Max. Building Coverage (% of Lot)	—	10	5	10	20	30		20
Min. Gross Floor Area Per Dwelling Unit (Sq. Ft.)								
Single Family	1,000	1,000	1,000	1,000	1,000	—		1,000
Two Family	—	—	—	—	800	—		—
Multiple Family	—	—	—	—	—	600		—
Min. Front Yard Setback (Ft.) 3/, 4/, 8/	50'	50'	40'	40'	35'	35'		35'
Min. Side Yard Setback (Ft.) 3/, 4/, 8/	20'	20'	15'	10'	10'	10'		10'
Min. Rear Yard Setback (Ft.) 3/, 4/, 8/	40'	40'	40'	35'	30'	30'		30'
<b>ACCESSORY BUILDINGS/STRUCTURES</b>								
Min. Front Yard Setback (Ft.) 3/, 4/, 8/	See Section 22.1.3 of this Ordinance							
Min. Side Yard Setback (Ft.) 3/, 4/, 8/	20'	20'	15'	10'	10'	10'		10'
Min. Rear Yard Setback (Ft.) 3/, 4/, 8/	40'	40'	25'	20'	20'	20'		20'
Max. Building or Structure (Peak) Height (Ft.) 2/, 11/	—	—	6/	6/	6/	6/		6/
Max. Building or Structure (Eave) Height (Ft.) 2/	—	—	7/	7/	7/	7/		7/
Max. Building Coverage of Lot 10/	—	5/	5/	5/	5/	5/		5/

\*In addition, the depth of a lot shall not exceed four times the frontage/width of the lot.

**SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS (Cont.)**

<b>PRINCIPLE BUILDING/STRUCTURE</b>	<b>C-1</b>	<b>C-4</b>	<b>R-1P</b>	<b>I-1</b>
Min. Lot Frontage/Lot Width (Ft.)*	150'	150'	250'	200'
Min. Lot Area (Sq. Ft.)	20,000	40,000	87,120	50,000
Max. Building or Structure (Peak) Height (Ft.) 2/	40'	40'	13/	40'
Max. Building Coverage (% of Lot)	40	40	14/	40
Min. Front Yard Setback (Ft.) 3/ 4/ 8/	40'	50'	15/	50'
Min. Side Yard Setback (Ft.) 3/ 4/ 8/	20'	25'	25'	50'
Min. Rear Yard Setback (Ft.) 3/ 4/ 8/	20'	25'	50'	50'
<b>ACCESSORY BUILDING/STRUCTURE</b>				
Min. Front Yard Setback (Ft.) 3/ 4/ 8/	See Section 22.1.3 of this Ordinance			
Min. Side Yard Setback (Ft.) 3/ 4/ 8/	10'	10'	20'	20'
Min. Rear Yard Setback (Ft.) 3/ 4/ 8/	20'	20'	20'	20'
Max. Building or Structure (Peak) Height (Ft.) 2/ 11/	20'	20'	20'	20'
Max. Building or Structure (Eave) Height (Ft.) 2/	15'	15'	15'	15'
Max. Building Coverage of Lot 10/	10	10	25	10

\*In addition, the depth of a lot shall not exceed four times the frontage/width of the lot.

**FOOTNOTES**  
**SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS**

- 1/ Notwithstanding the generally applicable minimum lot frontage/lot width requirements, in the AG Districts a buildable lot may be created without the required frontage on a public street if all of the following conditions are met:
  - a. The lot has at least 66 feet of frontage on a public street (or is served by a recorded easement dedicating at least 66 feet of frontage on a public street for ingress and egress purposes to the lot).
  - b. The building line is at least 250 feet from the public street (straight line measurement).
  - c. The lot width as measured at the building line complies with the minimum lot width requirement of Article XX.
  - d. The lot has the minimum lot area required by Article XX, not including the area of that portion of the lot/easement providing ingress and egress to the public street.
  - e. The portion of the lot/easement providing ingress and egress to the public street is maintained exclusively for such ingress and egress purposes.
- 2/ See Section 5.11 for exceptions to general height requirements.
- 3/ Notwithstanding any provision of this Ordinance to the contrary, on property contiguous to any primary county paved road or I-94, all buildings or structures shall be at least 75' from the nearest right-of-way line.
- 4/ Buildings and structures on a double frontage lot or corner lot shall comply with the minimum front yard setback requirement on each adjoining street.
- 5/ Unless specifically provided for otherwise in this Ordinance the total floor area of all allowed accessory buildings located upon any lot in the "AG-2" General Agriculture District or in any Residential District shall not exceed 50% of the square footage of the ground coverage of the principle building, or 3% of the lot area, whichever is greater.
- 6/ Unless specifically provided for otherwise in this Ordinance the maximum accessory building/structure roof height in any Residential District shall be determined based on the location of the accessory building/structure on the lot, as follows:
  - a. Rear yard location --- 30 feet maximum roof height
  - b. Front yard and/or side yard location --- 20 feet maximum roof height

7/ Unless specifically provided for otherwise in this Ordinance the maximum accessory building/structure eave height in any Residential District shall be determined based on the location of the accessory building/structure on the lot, as follows:

- a. Rear yard location --- same as maximum roof height
- b. Front yard and/or side yard location --- 12 feet maximum eave height

8/ See Section 5.16.3 for special setback requirements applicable to septic systems, buildings, and structures on lots fronting on a watercourse.

9/ The lot, yard and area requirements for principal buildings/structures, accessory buildings/structures and private garages in a mobile home park are the applicable requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto, and the applicable regulations promulgated thereunder by the Michigan Mobile Home Commission or the Michigan Department of Public Health, which are hereby incorporated by reference.

The lot, yard and area requirements for all principal buildings/structures, accessory buildings/structures and private garages not situated in a mobile home park are the pertinent requirements set forth in this Ordinance for the "R-3" Single Family and Two Family Residential zoning district, which are hereby incorporated by reference.

10/ See Section 5.16.4 for the special accessory building size (lot coverage) requirements applicable to accessory buildings on all lake lots.

11/ See Section 5.16.4 for the special accessory building height requirements applicable to accessory buildings on all lake lots.

12/ (deleted)

13/ Principal buildings and structures in the "R-IP" Research and Industrial Park District shall have a maximum eave height of 30 feet and a maximum peak height of 40 feet; provided that buildings and structures located at least 300 feet from any Residential District and at least 300 feet from any property used for residential purposes shall be allowed an additional one foot of building height for each 10 feet beyond said 300 foot distance, up to a maximum possible peak height of 50 feet.

14/ Principal buildings and structures in the "R-IP" Research and Industrial Park District shall be subject to a maximum lot coverage of 25%; provided that where principal buildings or structures are located at least 300 feet from any Residential District or any property used for residential purposes the principal building/structure coverage of such lot shall not exceed 40%.

- 15/ Principal buildings and structures in the "R-IP" Research and Industrial Park District shall have a minimum front yard setback of 75 feet, or 2.0 times the peak height of the tallest principal building/structure on the lot, whichever is greater.

**Pages 108 & 109 reserved for expansion**