

CHAPTER 12 DISTRICT REGULATIONS

SECTION 12.1 SCHEDULE OF REGULATIONS

Unless expressly specified otherwise elsewhere in this Ordinance, all lots, uses, structures and buildings shall conform to the following Schedule of Regulations and the accompanying footnotes shown on the following pages. No lot shall be created which does not meet the following application requirements.

SCHEDULE OF REGULATIONS*

DISTRICTS	AREA (a) (SQ. FT.)	WIDTH (FT.)	YARD SETBACKS (FT.) (b)				HEIGHT		COVERAGE (%)
			Front	One Side	Both Sides	Rear	Feet	Stories	
R-1, Rural-Agricultural Residential	87,120	165	50	20	50	25	35	2 ½	20
R-2, Low Density Residential	54,450	165	30	15	35	25	35	2 ½	35
R-3, Medium Density Residential	43,560 (c, d, e)	100 (c, d, e)	20 (e)	6(e)	20(e)	25 (e)	35	2 ½	40
R-4, Manufactured Home Park	See Chapter 7								
C-1, General Commercial	15,000	80	70 (g)	(f)	none	25(f)	35	2	none
C-2, Highway Commercial	20,000	80	70 (g)	(f)	none	25(f)	25	2	none
I, Industrial	43,560	100	40 (g)	15(f)	30	40(f)	40	3	none

*Footnotes are an integral part of these District Regulations and should be read in conjunction with above schedule.

SECTION 12.2. FOOTNOTES TO DISTRICT REGULATIONS

(a) All dwellings shall contain a minimum floor area in accordance with the following:

Single family: 800 sq. ft., with at least 600 sq. ft. on the ground floor
 Two-family: 750 sq. ft., with at least 400 sq. ft. on the ground floor
 Multi-family: 1 bedroom 500 sq. ft. 2-bedroom 600 sq. ft.

SECTION 12.1 SCHEDULE OF REGULATIONS (continued)

3-bedroom 750 sq. ft.

4-bedroom 900 sq. ft.

- (b) Where a rear yard abuts the side yard of an adjacent lot, the side yard on the street side shall meet the minimum front yard setback requirements.
- (c) Lots served by public sanitary sewer may be reduced to a minimum area of 12,000 sq. ft. and a minimum width of 85 ft. for single family units and a minimum area of 20,000 sq. ft. with a minimum width of 100 ft. for two-family units.
- (d) All two-family dwellings shall have a minimum lot area of 54,450 sq. ft. without public sewer.
- (e) Multiple family dwellings shall have a minimum lot size of (1) acre and be served by public water and sanitary sewer facilities or by a private water and/or sanitary sewer system acceptable to a township authorized engineer and approved by the County Health Department or Michigan Department of Environmental Quality, as applicable. A maximum of four (4) dwelling units per net acre shall be permitted. Net acreage shall be the total site area, exclusive of any dedicated public right-of-way or private easement for either interior or abutting streets. No building shall exceed an overall length of one hundred eighty (180) ft. There shall be a minimum distance between ends of contiguous buildings equal to the height of the taller building or twenty-five (25) ft., whichever is greater. In no case shall the minimum required setback be less than the height of the building.
- (f) Where a die or rear yard abuts a Residential District, a buffer shall be provided in accordance with Sec. 2.16.
- (g) The first twenty (20) ft. of the required front yard shall not be used for parking or aisles and shall be landscaped.