

Article XIV Schedule of Regulations*

District	Minimum Lot Area (f) (d)	Minimum Lot Width (feet)(f) (d)	Maximum Building Height		Minimum Yard Setback Requirements (feet)			Minimum Ground Floor Area per Dwelling (square feet)**(a)
			Stories (g)	Feet (g)	Front (d)	Side	Rear	
Low Density Residential (R-1)	0.5 A	100	3	45	30	(b)	15	600
Low Density Residential (R-2)	12,000 s.f.	80	3	45	30	(b)	15	600
Restricted Residential (R-3)	12,000 s.f.	100	3	45	30 (e)	(b) (e)	15 (e)	750
Forest/ Recreation (FR)	0.5	100	3	45	40	(b)	15	450
Agricultural Resource A/R	Farm 10 A Resid. 0.5A	600 100	3	45	40	(b)	15	600
Neighborhood Business (B-1)	12,000 s.f.	80	3	45	30	(b)	15	600
General Business (B-2)	0.5 A	100	3	45	50	15	15	600
Manufacturing (M-1)	1.0 A	100	None	None	100	25	50	None
Extractive Industry (I-1)	9.5 A	300	None	None	100	50	50	600

** Except as otherwise provided in the ordinance.

** Applies to single-family detached dwellings only. For others see footnote (c).

FOOTNOTES TO SCHEDULE OF REGULATIONS

(a) For dwellings, the minimum ground floor area requirements shall not include areas of basements, utility rooms, breezeways, porches, or attached garages.

(b)The minimum side yard setbacks in this district are as follows:

On lots which do not meet lot width requirements of this Ordinance, and as such are classified as non conforming lots, the minimum side yard setbacks for all structures shall be ten percent (10%) of the lot width, but in no case less than five (5) feet.

On lots conforming to the lot width requirements of this Ordinance, and as such are classified as non-conforming lots, the minimum side yard setback for all structures shall be (10) feet in the R-1, R-2,R-3 and B-1 Districts, and fifteen (15) feet in the FR and AR Districts.

(c) The minimum required floor space per dwelling unit, which is accessory to a principal use, shall be

Efficiency	400 square feet
One-bedroom apartment	500 square feet
Two-bedroom apartment	700 square feet
Three-bedroom apartment	800 square feet

plus an additional eight (80) square feet for each bedroom in excess of three bedrooms in any dwelling.

Minimum floor areas for condominiums , duplexes, multiplexes, patio houses, townhouses, and atrium houses shall be the same as for single- family dwelling units.

(d) The following requirements apply to lots or parcels fronting on Lake Huron, inland lakes, rivers, or streams:

- (1) The waterfront side shall be considered the front yard.
- (2) Minimum lot size for any lot fronting on a lake, river, or stream in any district shall not be less than seventy five (75) feet in width at the building site, and shall not be less than one hundred (100) feet in depth.
- (3) Front yard setback shall be measured from the ordinary high water mark (as defined in Article II) of Lake Huron, inland lake, river, or stream. For High Risk Erosion Areas along Lake Huron as identified by Michigan department of Environmental Quality, the front yard setback shall be measured from the top of the bluffline
- (4) In the R-1, R-2, R-3, and B-1, FR, and AR Districts, for existing lots one hundred (100) feet or less in depth, the front yard setback shall be the same as for other lots in the district.
- (5) In the R-1, R-2, R-3, and B-1 Districts, for existing lots greater than one hundred (100) feet in depth, the front yard setback shall be thirty percent (30%) of the lot depth or fifty feet, whichever is less.
- (6) In the FR and AR Districts, for existing lots greater than on hundred (100) feet in depth, the front yard setback shall be the greater of forty (40) feet or thirty percent (30%) of the lot depth, but need not be greater than fifty (50) feet.

- (7) For new lots in R-1, R-2, R-3, B-1, FR, and AR Districts created after the effective date of this Ordinance, the front yard setback shall be fifty (50) feet from the ordinary high water mark.
- (8) In the B-2 District, the front yard setback shall be fifty (50) feet regardless of lot depth.
- (9) In the M-1 and I-1 Districts, the front yard setback shall be one hundred (100) feet regardless of lot depth.
- (10) On a undeveloped lot, where where existing buildings on both adjacent lots are within one hundred (100) feet of a purposed new building, and the existing buildings do not meet the waterfront setback standards, the waterfront setback for the new building shall be the average setback on the adjacent developed lots, or thirty (30) feet, whichever is greater.
- (11) See also Section 3.14, greenbelts on waterfront Properties.
- (e) In the Restricted Residential (R-3) District, in areas where access is provided to multiple lots by communal lanes, private roads, ingress and egress easements, etc., that run at right angles to US-23, the following applies.
- (1) The minimum side yard setback shall be fifteen (15) feet for a one hundred fifty (150) feet or wider lot. For lots less than one hundred fifty (150) feet in width but greater than fifty (50) feet, the side yard setback shall be ten percent (10%) of the lot width at the building site, but in no case less than five (5) feet. The rear yard setback shall be (10) feet.
- (2) The front yard setback shall be measured from the lot line in the center of the vehicular usable platted communal lane, private road, ingress and egress easement, etc. This includes any lake lots as well as back lots.
- (f) The following requirements apply to all districts:
- (1) These requirements shall not permit the use, in accordance with Section 21.3, Non-conforming lots, of a lot or parcel of land of lesser size, provided the lot or parcel was of legal record before the effective date of this Ordinance. An increase of lot size of an existing non-conforming lot is permissible, even if the newly created lot is still less than the minimum lot area and width requirements for the district where located.
- (2) In all districts, lots or parcels created after the effective date of this Ordinance shall meet the minimum lot area and lot width requirements for the district where located.
- (3) In all districts, the width of any lot, parcel, or land division created after the effective date of this Ordinance shall not be less than twenty five percent (25%) of the lot parcel depth.
- (g) There are no height limitations on agricultural buildings and structures.

3.14 Greenbelts on Waterfront Property. To preserve natural resources, water quality, aesthetics, property values, and recreational values, a greenbelt shall be established and maintained on all property located within thirty (30) feet of the ordinary high water mark of a lake, river, or stream. The greenbelt is required to help stabilize the shoreline, or riverbank, minimize erosion from surface run-off, provide screening of man made elements, and protect fisheries and wildlife habitat. Within the greenbelt, the following development or use restrictions shall apply.

- A.** No structures are allowed, except for boat launching and docking facilities.
- B.** No dredging or filling is allowed except for reasonable sanding of beaches where permitted by state or federal law.
- C.** The use of asphalt, concrete, or other impervious surfaces shall be limited to walkways necessary for water access or boat launch ramps.
- D.** The use of pesticides, herbicides, and fertilizers is prohibited.
- E.** Leaves, grass clippings, and similar yard and garden wastes shall not be burned or stored within the greenbelt.
- F.** Septic tanks and septic system drain fields shall not be located within the greenbelt.
- G.** Natural vegetation cover, including trees, shrubs, and grasses shall be maintained on least sixty percent (60 %) if the water frontage within the greenbelt. Beach sand, gravel, cobblestones, or rock may be substituted for vegetated areas where these materials naturally exist in the greenbelt portion of the site.
- H.** Dead, diseased, unsafe, or fallen trees, shrubs, or noxious plants, including poison sumac, and other plants regarded as common nuisance may be removed.
- I.** Trees and shrubs may be pruned for a filtered view of the water.
- J.** The greenbelt shall be shown on any pot plan or site plan submitted for approval during the process of developing a water frontage lot or parcel.