

## ARTICLE 16.00

### SCHEDULE OF REGULATIONS

#### Section 16.01 Schedule of Regulations

Districts	Min. Lot Area (in square feet or acres)	Min. Lot Width (in linear feet)	Minimum Yard Requirements <sup>11</sup> (in linear feet)			Maximum Height <sup>9,10</sup>		Minimum Dwelling Unit Size
			Front <sup>1</sup>	Side <sup>18</sup>	Rear	Stories	Feet	
<b>R-1 Single Family Residential</b> <sup>12</sup>								
Single Family Dwelling	12,000 sq. ft. <sup>2</sup>	80 feet	25 <sup>6</sup>	8	40	2 ½	35	1,200 <sup>20</sup>
<b>R-2 Single Family Residential</b> <sup>12</sup>								
Single Family Dwelling	10,400 sq. ft. <sup>2</sup>	70 feet	25 <sup>6</sup>	8	40	2 ½	35	1,200 <sup>20</sup>
<b>R-3 Single Family Residential</b> <sup>12</sup>								
Single Family Dwelling	9,600 sq. ft. <sup>2</sup>	70 feet	25 <sup>6</sup>	8	40	2 ½	35	1,200 <sup>20</sup>
<b>RM-1 Multiple Family Residential</b> <sup>13, 19</sup>								
Two Family Building	12,000 sq. ft. <sup>2</sup>	100 feet	30	10	40	2 ½	35	<sup>15</sup>
Multiple Family Building <sup>13</sup>	---	---				2 ½	35	<sup>14, 16, 17</sup>
<b>RM-2 Multiple Family Residential</b> <sup>12</sup>								

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			Front <sup>1</sup>	Side <sup>18</sup>	Rear	Stories	Feet	
Two Family Building	12,000 sq. ft. <sup>2</sup>	100 feet	30	10	40	2 ½	35	<sup>15</sup>
Multiple Family Building <sup>13</sup>	---	---				3		14, 16, 17
<b>RM-3 Multiple Family Residential</b> <sup>12</sup>								
Two Family Building	12,000 sq. ft. <sup>2</sup>	100 feet	30	10	40	2 ½	35	<sup>15</sup>
Multiple Family Building <sup>13</sup>	---	---				5		14, 16, 17
<b>RMH Residential Manufactured Home Park</b>								
<b>O-1 Office Service</b>								
	43,560 sq. ft.	150 feet	40 <sup>4,5</sup>	10 <sup>3, 4, 7</sup>	30 <sup>4</sup>	4	50	---
<b>C-1 Neighborhood Commercial</b>								
	20,000 sq. ft.	100 feet	30 <sup>4,5</sup>	20 <sup>3,4</sup>	20 <sup>4</sup>	2	35	---
<b>RC Recreation Commercial</b>								
	40,000 sq. ft.	120 feet	40 <sup>4,5</sup>	20 <sup>3,4</sup>	40 <sup>4</sup>	2	35	---

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			Front <sup>1</sup>	Side <sup>18</sup>	Rear	Stories	Feet	
<b>C-2 General Commercial</b>								
	40,000 sq. ft.	120 feet	40 <sup>4,5</sup>	20 <sup>3,4</sup>	40 <sup>4</sup>	2	35	---
<b>I-1 Light Industrial</b>								
	43,560 sq. ft.	150 feet	50	20 <sup>4, 8</sup>	50 <sup>4</sup>	3	50	---
<b>I-2 General Industrial</b>								
	10 acres	300 feet	100	50 <sup>4</sup>	100 <sup>4</sup>	3	50	---

(amended 9/12/06, 10/10/06, 01/07/08)

**Section 16.02 Footnotes to Schedule of Regulations**

1. Any lot or parcel of land that abuts a lake, pond, stream, or other water body shall provide a setback along such waterfront as well as along every public or private road. The setback adjacent to the waterfront for all principal and accessory structures, including original construction, reconstruction, extensions, enlargements, or other alterations on such waterfront lot shall not extend closer to the water than the waterfront building line established by the location(s) of the principal structures in closest proximity to and adjacent to the lot. In no instance shall the principal structure or any accessory structures be located within forty (40) feet of the waterfront property line or high water mark, whichever is to the structure.
2. The minimum lot area for any lot without municipal sanitary sewer and water shall be one (1) acre in area and subject to Bay County Health Department approval.
3. Side yards shall not be required on lots within the interior of the district, except as may otherwise be required herein or by the Township Building Code. If a structure has walls that contain windows, doors or other openings facing a lot line on the interior of the district, the minimum of 10 side yard setback shall be provided. (amended 01/07/08)
4. Parking may be permitted within the required front yard setback provided, however, that a minimum setback of fifteen (15) feet is maintained between the parking area and the proposed right-of-way line. Such setback area shall be landscaped in accordance with the requirements of Section 19.02. Parking may be permitted in the side and rear yard setbacks. (amended 10/10/06)
5. The Planning Commission may reduce the required front yard setback within any O-1, C-1, RC, or C-2 District when no parking will be located between an existing or proposed structure and the existing or proposed right-of-way. In no case shall the front yard setback be less than twenty (20) feet from the

existing or proposed right-of-way.

6. Where front yard setbacks of lesser depth than specified in the Schedule of Regulations exist in front of existing dwellings on more than sixty (60) percent of the lots of record on one side of the street in any one block, the depth of the front yard for any single family dwelling thereafter erected or placed on any lot in such block need not be greater than the average depth of the front yards of such existing dwellings. In no case shall the front yard setback be less than twenty (20) feet.
7. The required side yard setback adjacent to any R-1, R-2, R-3, RMH, RM-1, RM-2, or RM-3 shall be twenty (20) feet.
8. The required rear yard setback adjacent to any R-1, R-2, R-3, RMH, RM-1, RM-2, or RM-3 shall be fifty (50) feet.
9. Exceptions to height regulations:  
 The following structural appurtenances may be permitted to exceed the height limitations for permitted uses, upon Planning Commission approval:
  - a) Chimneys, church spires, cupolas, domes, towers, flagpoles, pent houses, monuments may be erected to a height not exceeding sixty (60) feet.
  - b) Farm silos and other farm features shall be limited to fifteen (15) feet above the stated height limit for the district such structure is located.
  - c) Any mechanical equipment located on the roof of any building shall not exceed a height of twelve (12) feet above the surrounding roof surface, and shall occupy no more than twenty (20%) percent of the total roof area. All roof top mechanical equipment shall be completely screened on all sides of the building. Such screening shall be architecturally compatible with the building design.
  - d) Structural extensions appropriate to the building design, such as a parapet or cornice, shall be limited to five (5) feet above the stated height limit of the district.
10. Where the maximum height is described in both feet and stories, the maximum height shall be whichever is less.
11. Projections into yards shall be in conformance with Section 5. 08.E.
12. Unless otherwise noted in this Ordinance, all principal structures permitted in each district shall be subject to the area, height and placement regulations given for a single family or two family dwelling.
13. The minimum land area required for each dwelling unit shall be based upon the following standard. Dwelling unit density shall be computed on the basis of the total gross area of the lot or parcel less that portion of surface water, wetlands regulated by the State of Michigan, and other undevelopable areas that exceed twenty five (25) percent of the total gross area of the lot or parcel of land.

<u>District</u>	<u>Land Area Required</u>
RM-1	7,260 square feet
RM-2	4,840 square feet
RM-3	3,630 square feet

14. A maximum of ten (10) percent of the dwelling units in any one development may be of the efficiency or studio unit type. The minimum required floor space per dwelling unit shall be:

<u>Unit Type</u>	<u>Minimum Floor Space Required</u>
Efficiency	400 square feet
One-bedroom	650 square feet
Two-bedroom	850 square feet
Three-bedroom	1,050 square feet

An additional one hundred (100) square feet of floor space shall be required for each additional bedroom in excess of three (3) bedrooms.

15. The minimum required floor space for a two-family dwelling shall be nine hundred sixty (960) square feet per dwelling unit. (amended 10/10/06)
16. Multiple family buildings and structures, including townhouse structures, shall be limited to a maximum length of two hundred (200) feet. The required side yard setback shall be increased two (2) feet for each ten (10) feet or fraction thereof by which a building or structure exceeds forty (40) feet in overall dimension along the adjoining lot line.
17. When two (2) or more multiple family or townhouse dwelling structures are erected on the same lot or parcel, a minimum setback of thirty (30) feet must be maintained between said structures. An additional two (2) feet from each ten (10) feet or fraction thereof shall be provided for the total length of that portion of the two (2) structures lies opposite each other.
18. In all R-1, R-2, and R-3 single-family residential zoning districts, the total of two (2) side yards shall equal not less than twenty (20) feet in width. (amended 9/12/06)
19. Townhouse dwellings are contingent upon the following regulations:
- a. Have common or adjacent walls fully dividing each dwelling unit from any other and extending from the basement or foundation to the roof, and,
  - b. Not exceed eight (8) units in any series or one hundred and eighty (180) feet in overall building length, and,
  - c. Be designed and arranged so that any unit shall adjoin any other unit along the longer dimension of the building (side) if an end unit or both sides, if an interior unit, and,
  - d. Have two separate and private means of ingress and egress, which shall be located at opposite ends of the dwelling unit.
20. The minimum required floor space for a three or more family dwelling shall be eight hundred and fifty (850) square feet per dwelling unit. (amended 10/10/06)