

Article 19

Schedule of Regulations

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Section 19.00 Limiting Height, Bulk, Density and Area by Land Use

DISTRICTS	Minimum Lot Size per Unit or Use		Maximum Height of Structure in Feet	Minimum Yard Setback in Feet			Maximum Percent of Lot Coverage by the Area of all Buildings (1)	Dwelling Unit Minimum Floor Area in Square Feet
	Area	Width in Feet		Front (4)	Sides (4)	Rear (2,4)		
R-1 Residential	½ acre (a)	100 (a)	30 (f, h)	30 (e, g ,i)	10 (d, g, i)	25 (i)	30%	560
R-2 General Residential	- (c)	100	30 (f, h)	30 (b, e, g, i)	20 (b, d, g, i)	35 (b, i)	35%	none
RR Recreation Residential	½ acre	100	30 (f, h)	40 (e, g, i, j)	10 (d, g, i)	35 (i, j)	30%	560
SR Scenic Resource	30,000 Sq. ft.	150	30 (f, h)	40 (e, g, i)	15 (d, g, i)	40 (i)	30%	720
B-1 Local Tourist Business	none	100	30 (f, h)	25 (e)	10 (d)	20	none	none
B-2 General Business	none	100	30 (f, h)	25 (e)	10 (d)	20	none	none
I Industrial	none	100	30 (f, h)	30 (e)	10 (d)	20	none	none
FF-1 Farm Forest	1 acre	150	30 (f, h)	40 (e, g, i)	20 (d, g, i)	35 (i)	35%	560
FF-2 Farm Forest	2 acres	200	30 (f, h)	40 (e, g, i)	20 (d, g, i)	35 (i)	35%	560
FR Forest Recreation	40 acres	300	30 (f, h)	40 (e, g)	20 (d, g)	35	35%	560
PUD	SEE ARTICLES 16 & 17							
(1) These provisions shall not apply to structures four (4) feet in height or less. (2) Refer to Section 22.11 for Minimum Waterfront Setback. FOR RESIDENCES ONLY: Setback sixty (60) feet from the 1986 High Water Mark. (Lake Michigan = IGLD 582.35’, 10/86) (3) Repealed. (4) Outside stairways, fire escapes, vestibules, balconies, bay windows, eaves and similar projections from the face of a building extending more than four (4) feet above the established grade shall be considered part of the building and shall not extend into any required yard or open space. (a)-(j) See notes to Section 19.00, on the pages following.								

Section 19.01 Notes to Section 19.00

- a. If a municipal or community water system or public sewage treatment system serves the parcel, the minimum lot area may be reduced to 9,600 square feet and in R-1 minimum lot width may be reduced to 60 feet.
- b. For the purpose of applying yard regulations, multiple dwellings shall be considered as one building occupying one lot. When more than one multiple dwelling building occupies one lot, the two or more structures must be separated by at least 20 feet when end to end and fifty feet when face to face or back to back for structures up to two stories. These isolation distances shall be increased by eight feet for each story above the first two stories.
- c. Multiple family buildings, shall not exceed a density expressed in dwelling units per acre as follows:

MULTIPLE FAMILY DENSITY SCHEDULES:

Multiple Family Dwelling Density Table				
		WITHOUT PUBLIC SEWER	WITH PUBLIC SEWER	
		Net Density in Units per Acre		Net Density in Units Per Acre
		7.5		12.0

DENSITY NOTES:

Unless the construction plans include tying into an existing municipal or community sewer and/or water system, the on-site services to be constructed shall be designed so that central collection/distribution points are installed in anticipation of future tie-ins with a municipal type system. The local sewer/water authority having jurisdiction shall be consulted on matters of service tie-ins and pre-utility plans to minimize site disruption on future tie-in or hook-up projects.

- d. Side yards may be omitted for common walls which abut a side yard, provided the adjoining building is constructed at the same time. Pedestrian access-ways may pass through common walls if constructed to meet all codes. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the Residential District.

For non-residential uses - driveways, sidewalks, parking areas, and loading spaces shall not occupy required side yards and/or rear yards unless the Planning Commission approves a plan for shared parking, shared loading spaces, or shared access.

- e. Parking may be permitted in the front yard, provided there is at least a ten (10) foot buffer area between the road right-of-way and the off-street parking lot.

- f. Subject to a Public Hearing and the conditions outlined in this Note, the Zoning Board of Appeals may approve controlled height increases above the maximum in all districts. The conditions for approving taller structures are as follows:
- 1) It is determined that the added height will not significantly interfere with line-of-sight views.
 - 2) The density of the use shall not exceed the maximum allowable density as stated in the Schedule of Regulations.
 - 3) The percent of lot coverage for all buildings, parking lots and other impervious surfaces, shall not exceed fifty (50%) percent.
 - 4) If Applicable, the added height will keep or establish more open space areas for wildlife habitat, wetlands, woodlands, farmlands, shore lands and other resource features or will involve the reconstruction, duplication or restoration of historic buildings as so recognized by local historical authorities.
 - 5) The applicant can demonstrate that the added height will result in more ground level open space through the lot toward the scenic view to compensate for higher structures or otherwise demonstrate to the Zoning Board of Appeals that the added height will result in a better use of the premises from the standpoint of the arrangement of parking areas, buildings, open spaces and relationship to adjacent buildings and uses.
- g. On nonconforming lots measuring 60 feet in width, or less, one side yard setback may be reduced to five (5) feet for one detached accessory residential building.

On nonconforming lots measuring 100 feet or less in width, where two or more primary residences, or accessory buildings with more than 200 square feet of ground floor area, are on the same side of the road and located in the same block (or within 200 feet) and have less than the required front yard depth, then the front setback need not be greater than the average depth of the front yards of such buildings, but no such front yard shall be less than 15 feet. (Front yard does not include waterfront.)

- h. Structural appurtenances (architectural features) shall be permitted to exceed the building height limitations provided the structures are not used for human occupancy and can only be accessed for maintenance purposes – as follows:
- 1) Ornamental – Superstructures, e.g. church steeples, public monuments, belfries, cupolas, domes, ornamental towers, and spires if the structural elements do not exceed twenty (20) percent of the gross roof area.
 - 2) Mechanical and Structural functions – Building elements, e.g., chimney and smoke stacks, water tanks, elevator and stairwell, ventilators, bulkheads, aerials, fire and hose towers, cooling towers, solar panels, utility screens, or farm silos.

i. For residential lots:

- 1) With less than 100 feet of width, architectural features such as, but not limited to window sills, cornices, eaves and bay windows may extend or project into a required side yard not more than four (4) inches for each one (1) foot of width of such side yard; and may project or extend into a required front yard or rear yard not more than three (3) feet. Architectural features shall not include those details which are normally de-mountable.
- 2) Unenclosed paved areas, patios, and other surfaced areas may occupy a required yard, if such surface is accessory to a residential use.

j. On a lot located within the Critical Dune Area regulated by the State of Michigan, in a recorded plat, fronting a private road, the minimum front yard setback standard shall be fifteen (15) feet. The rear yard setback of such lot may be reduced to 15 feet if the lot abuts property within the same plat.