

## **ARTICLE 10 ZONING DISTRICTS**

No building, structure or parcel in any Zoning District shall be used or occupied except for uses that are identified in the Zoning District as permitted, permitted subject to special regulations, or permitted by special land use permit.

### **10.1 USES PERMITTED**

Refer to Section 10.6, Table of Uses.

### **10.2 CONDITIONAL USES PERMITTED SUBJECT TO SPECIAL REGULATIONS**

Refer to Section 10.6, Table of Uses, and subject to the provisions of Section 10.5.

### **10.3 USES PERMITTED BY SPECIAL LAND USE PERMIT**

Refer to Section 10.6, Table of Uses, and subject to the provisions of Section 10.5 and Article 11.

### **10.4 REGULATIONS**

Refer to Section 10.7, Table of Dimensional Regulations.

### **10.5 DISTRICT PROVISIONS**

#### **10.5.1 AGRICULTURE AG**

##### **10.5.1.1 Intent**

This district is composed of certain land in outlying areas presently of rural character. Such land is to remain for agricultural use with the intent that agriculture will be the principal land use within the foreseeable future, although the secondary use of recreation is of prime importance. The regulations for this district are designed to stabilize and protect the essential characteristics of the district without unduly restricting its use solely to that of an agricultural nature. To these ends, development is limited to a low concentration and to those uses, which would not be detrimental to future development. Various types of State Recreation Parks could be developed. (see Michigan Park Classification)

**10.5.1.2 Special Regulations**

- A. Hunting Cabin/Weekend Retreat
  1. No structure used as a hunting cabin or weekend retreat shall be permitted to be occupied for more than sixty (60) days in a calendar year.
  2. Ground floor footage shall be a minimum of 300 square feet.
  3. Ground floor footage of greater than 500 square feet shall require special land use approval under Article 11.
  4. On parcels ten (10) acres or larger, such use shall be a permitted land use subject to a minimum setback of 150 feet.
  5. On parcels one (1) acre or larger, such use shall be a special land use subject to the provisions of Article 11.
- B. Mobile Home Park  
Subject to the standards of Section 10.5.6.
- C. See also Article 9.

**10.5.2 RESORT RS****10.5.2.1 Intent**

This district is composed of land on or adjacent to areas attractive to tourism. It is presently partially undeveloped, or existing resorts and tourist attractions give it its character. Scenic parks, roadside turnouts, historic marked areas and private and public recreational developments take place.

**10.5.2.2 Special Regulations**

- A. Single Family Dwellings  
Nothing shall prevent the conversion or alteration of any single family dwelling, in existence on June 10, 1975, into not more than two (2) separate dwelling units, provided that such dwelling units shall conform with the following provisions:
  1. Any single family dwelling converted under the provisions of this section shall be required to have within the enclosed walls of the original structure a total of not less than 1,600 square feet of habitable floor area for two dwelling units.

2. There shall be a minimum habitable floor area of 600 square feet for each separate dwelling unit within any single-family structure, which has been converted to house two families.
3. The provisions of this section shall apply only to the conversion of single-family dwellings and shall not be construed to permit the construction of two family dwellings.

B. Resorts

1. The proposed use shall constitute an expansion of a resort that existed on the date of the adoption of the Clark Township Zoning Ordinance.
2. The existing resort proposed to be expanded shall be, itself, properly zoned for its use as a resort.
3. The proposed expansion will only utilize a parcel or parcels of land either contiguous to the existing resort or lying directly across a public street or road from an existing resort.
4. That any proposed expansion and/or any future expansions from an existing resort shall not occupy a land area exceeding the size of the land area utilized by the resort existing on the date of the adoption of the Clark Township Zoning Ordinance.
5. The applicant for such special land use permit shall submit satisfactory evidence of ownership or other proprietary interest in the property proposed to be used for such expansion.
6. The applicant for such special land use permit shall submit a detailed site plan drawn to scale which shall include at least the following:
  - A. The boundaries of the property proposed to be used for such expansion.
  - B. The boundaries of the property being utilized for the existing resort.
  - C. The size and location of all structures or other land improvements that are both existing and that are proposed for development.
  - D. The size and location of all signs either existing or proposed to be erected.
  - E. The location and type of all existing and proposed exterior lighting.
  - F. A detailed description of all existing and proposed sanitary sewage disposal systems and water supply systems that will service both the existing and proposed resort area.

7. Upon receipt of an application for a special land use permit hereunder, the Planning Commission shall conduct a public hearing on said application and shall reasonably notify such persons as the commission deems appropriate in writing as to the date, time and place that said public hearing shall be held. In deciding whether a special land use permit hereunder shall be granted, the Planning Commission shall consider the following factors:
  - A. Is there a need for increased resort facilities as proposed by the applicant?
  - B. Will the proposed resort expansion adversely affect the residential character of the surrounding neighborhood?
  - C. Will the proposed development be detrimental to the health, safety and general welfare of the Township as a whole and to the surrounding neighborhood in particular?
- C. **Public Utility Buildings and Structures**  
Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
- D. **Hunting Cabin/Weekend Retreat**
  - a. No structure used as a hunting cabin or weekend retreat shall be permitted to be occupied for more than sixty (60) days in a calendar year.
  - b. Ground floor footage shall be a maximum of 600 square feet.
  - c. A minimum parcel size of 10 acres shall apply.
  - d. A minimum setback of 150 feet shall apply.
- E. See Article 9.

### **10.5.3 SINGLE FAMILY RESIDENTIAL R-1**

#### **10.5.3.1 Intent**

This district is composed of medium density single- family residential areas primarily in the towns and villages, where medium density single family residential development has occurred, or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to medium density single family residential use, where adequate facilities and services will be provided. In addition, certain tourist oriented commercial enterprises and multiple family developments are permitted.

#### **10.5.3.2 Special Regulations**

- A. Public Utility Buildings and Structures  
Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
- B. Resorts  
Resorts shall be permitted as special land uses subject to the provisions of Section 10.5.2.2.B.
- C. See also Article 9.

### **10.5.4 RURAL RESIDENTIAL R-2**

#### **10.5.4.1 Intent**

This district is composed of certain land in outlying areas presently of a rural residential character where low-density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to low density single family residential use consistent with limited rural type facilities and service.

**10.5.4.2 Special Regulations**

- A. **Single Family Dwellings**  
Nothing shall prevent the conversion or alteration of any single family dwelling, in existence on June 10, 1975, into not more than two (2) separate dwelling units, provided that such dwelling units shall conform with the following provisions:  
Any single family dwelling converted under the provisions of this section shall be required to have within the enclosed walls of the original structure a total of not less than 1,200 square feet of habitable floor area for two dwelling units.  
There shall be a minimum habitable floor area of 600 square feet for each separate dwelling unit within any single-family structure, which has been converted to house two families.  
The provisions of this section shall apply only to the conversion of single- family dwellings and shall not be construed to permit the construction of two family dwellings.
- B. **Mobile Home Park**  
Subject to the standards of Section 10.5.6.
- D. **Hunting Cabin/Weekend Retreat**  
a. No structure used as a hunting cabin or weekend retreat shall be permitted to be occupied for more than sixty (60) days in a calendar year.  
b. Ground floor footage shall be a maximum of 600 square feet.  
c. A minimum parcel size of 10 acres shall apply.  
d. A minimum setback of 150 feet shall apply.
- E. **Public Utility Buildings and Structures**  
Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
- F. See also Article 9.

**10.5.5 ISLAND RESIDENTIAL R-3****10.5.5.1 Intent**

This district is composed of those islands not connected to the mainland by way of roads or a bridge capable of providing vehicular access. These areas are presently of a vacation residential character where low-density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for continued recreational use. To these ends, development is restricted to low density single family residential use consistent with limited facilities and service.

**10.5.5.2 Special Regulations**

- A. None

**10.5.6 MOBILE HOME PARK MH****10.5.6.1 Intent**

This district is designed solely for mobile home parks and such accessory structures and uses normally associated thereto, in accordance with those regulations specified by the State of Michigan Mobile Home Park Act 243, Public Acts of 1959, as amended, and in accordance with the area requirements specified herein and shall further comply with all codes and ordinances of the Township.

**10.5.6.2 Special Regulations**

- A. Mobile Home Park
1. Mobile homes used for habitation shall be confined to Mobile Home Parks or other designated districts.
  2. Mobile Home Park Districts shall have access (Minimum 50 ft.) to a primary or major county street, or similarly adequate thoroughfare or state trunkline.
  3. Mobile Home Park Districts shall not be less than five acres in size.
  4. The owner of every mobile home park which lies immediately adjacent to a residential district shall provide a suitable screen. The screen shall be in the form of either a wall, fence, or evergreen planting which is compact and maintained in good condition at all times. The height of the screen shall not be less than

five except where the screen would interfere with traffic safety, in which case it may be reduced in height to, but not less than three feet in height. Adequate landscaping shall also be provided by the owner of the Mobile Home Park, within the front yard setback area, between the mobile home sites and any public street so as to provide an attractive frontage upon said street.

5. Each mobile home site shall contain an area of not less than 2,000 square feet and have a width of not less than 30 feet.
6. No mobile home within a park shall be within 35 feet of a residential district boundary.

B. See Article 9.

### **10.5.7 COMMERCIAL C**

#### **10.5.7.1 Intent**

This district is designed for the convenience of shopping of persons residing in the surrounding residential neighborhood and for the visiting tourists. The regulations are designed to permit development of the enumerated functions as limited to protect the abutting and surrounding residential properties. The single most important reasons for the creation of a Commercial District is to protect the residential way of life of this Township from rampant commercial expansion -- while still providing suitable commercial outlets for the residents. Businesses shall be in compliance with all governmental regulations and licensing requirements.

#### **10.5.7.2 Special Regulations**

- A. **Single Family Dwelling**  
Single family dwellings shall be subject to the dimensional standards and requirements of the Single Family Residential R-1 District.
- B. **Automobile Sales Agency**  
No dismantling or storage of dismantled cars shall take place outdoors, including used car lots.
- C. **Sawmills**
  - a. The minimum parcel size shall be ten (10) acres.
  - b. Screening of adjacent land uses, to the satisfaction of the Planning Commission, shall be required.

- D. **Public Utility Buildings and Structures**  
Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
- E. See also Article 9.

### **10.5.8 INDUSTRIAL M**

#### **10.5.8.1 Intent**

The Industrial District is limited to large tracts located along State Highways, major county thoroughfares and railroad rights-of-way and/or commercial area. These regulations are intended to provide standards of external effects or amenities compatible with the surrounding or abutting residential districts. To these ends, development is limited to a low concentration, external effects are limited and uses are limited to those industrial activities which can be operated in a clean and quiet manner and which will be least objectionable to adjoining residential districts.

#### **10.5.8.2 Special Regulations**

- A. **Single Family Dwelling**  
Single family dwellings shall be subject to the dimensional standards and requirements of the Rural Residential R-2 District.
- B. **Special Uses**
  - 1. A determination of the Planning Commission established under State Statute and this ordinance shall be conclusive on any question of nuisance, or objectionableness of any business or operation under the terms of this section.
  - 2. Special Land Use permits for the Industrial District will be at the discretion of the Planning Commission. The burden of proving that the project being applied for will have limited damage to the surrounding environment is upon the party(ies) seeking the special land use. Special Land use hearings on projects under the Industrial District shall be given Township-wide notification, so that any resident of the Township can attend, review the information, and voice his/her opinion on the matter. The Planning Commission may, in place of making a difficult decision, and after a public meeting, send the matter to a vote of the

Township population. The Referendum shall take place no sooner than 60 days following the decision to send the matter to a public vote, and no longer than 120 days after deciding to send the matter to a public vote. The referendum shall pass if 51% of all voters who vote in the Township approve. There shall be no appeal to the Township Zoning Board of Appeals as to any result of an Industrial Zoned District Referendum.

F. See also Article 9.

### **10.5.9 LIGHT INDUSTRIAL LM**

#### **10.5.9.1 Intent**

The Light Industrial District is limited to larger tracts of land comprised of smaller tracts of land located along county or state thoroughfares. These regulations are designed to permit development of the uses compatible with the surrounding or abutting districts. Development of use shall be limited to industrial activities, which can be operated in a clean and quiet manner and which will be least objectionable to adjoining districts.

#### **10.5.9.2 Special Regulations**

- A. **Single Family Dwelling**  
Single family dwellings shall be subject to the dimensional standards and requirements of the Rural Residential R-2 District.
- B. **Outside Storage**
1. No outside storage shall be permitted in any required front, side or rear yard.
  2. Outside storage shall be screened with fence or trees from the view of all surrounding properties.
- C. **Sawmills**
1. The minimum parcel size shall be 75,000 square feet.
  2. The minimum parcel frontage shall be 200 feet.
  3. Screening of adjacent land uses, to the satisfaction of the Planning Commission, shall be required.

D. All Industrial Uses

An industrial use which meets the intent and the purpose of this district where all work is carried on within an enclosed building, and which does not emanate noise, vibration, odor, smoke, liquid wastes, or light to such an extent as to be objectionable to surrounding properties.

E. Special Uses

1. A determination of the Planning Commission established under state statute and this ordinance shall be conclusive on any question of nuisance, or objectionableness of any business or operation under the terms of this section.
2. Special Land Use permits for the Light Industrial District will be at the discretion of the Planning Commission. The burden of proving that the project being applied for will have limited damage to the surrounding environment is upon the party(ies) seeking the special land use. Special Land use hearings on projects under the Light Industrial District shall be given Township-wide notification, so that any resident of the Township can attend, review the information, and voice his/her opinion on the matter. The Planning Commission may, in place of making a difficult decision, and after a public meeting and proper hearings, send the matter to a vote of the Township population. The Referendum shall take place no sooner than 60 days following the decision to send the matter to a public vote, and no longer than 120 days after deciding to send the matter to a public vote. The referendum shall pass if 51% of all voters who vote in the Township approve. There shall be no appeal to the Township Zoning Board of Appeals as to any result of a Light Industrial Zoned District Referendum.

F. See Article 9.

**10.5.10 PARKING P****10.5.10.1 Intent**

The Parking District applies to lands identified for or utilized solely for parking purposes. This District shall be applied only to those parcels intended to provide long term parking in service of the Commercial C District uses or to provide secured parking for uses within the Island Residential R-3 District.

**10.5.10.2 Special Regulations**

A. None.

**10.5.11 PUBLIC AND QUASI-PUBLIC DISTRICT Q****10.5.11.1 Intent**

This district applies to lands set aside for the development of governmental, public recreation, education and similar functions. Partially so used at present and partially proposed, proposed districts unless purchased or donated for public use at the time of the development shall be rezoned for private development. Thus, these districts depict the community's desire only. The rezoning of these districts for private uses to follow the procedures for rezoning (amendments) as set forth in this ordinance.

**10.5.11.2 Special Regulations**

A. See Article 9.

**10.5.12 SHORE STRIP SS**

**10.5.12.1 Intent**

This district is located between the lakeshore and street. The natural character is to be retained, especially where beaches occur. No structures other than auxiliary to the use of the lake as a natural area are to be erected.

**10.5.5.2 Special Regulations**

- A. Lake Oriented Activities  
All uses in connection with lake oriented activities such as landing piers, small shelters, and boathouses shall be allowed provided they meet the standards established in Article IX, Section 903
- B. Parking  
Off street parking only as an adjunct to the permitted uses. No commercial parking lots permitted.
- C. See also Article 9.

**10.6 Table of Uses**

See following pages

**10.7 Table of Regulations**

See following pages

**10.6 TABLE OF USES**

USES	DISTRICTS											
	AG	RS	R-1	R-2	R-3	MH	C	M	LM	P	Q	SS
<b>Residential Uses</b>												
Dwelling, single family	P	CU	P	CU	P		CU	SU	CU			
Dwelling, two family	P		SU	SU								
Dwelling, multiple family and apartments		SU	SU	SU								
Dwelling within a commercial or industrial structure							SU	SU	P			
Home occupation	See Section 6.15											
Mobile home park	SU			SU			CU					
Mobile home park condominium							P					
Mobile home subdivision							P					
Open space preservation development	P	See Article 12										
Planned residential development	SU	See Article 12										
Residential care facility	See Section 6.16											
Site condominium subdivision	See Article 13											
Hunting cabin/weekend retreat	CU/ SU	SU		SU								
<b>Public and Institutional Uses</b>												
Campgrounds	SU	SU										
Cemeteries	SU	SU	SU	SU							P	
Charitable organizations	SU	SU	SU	SU							P	
Civic and social organizations	SU										P	
Community buildings	P	P	P	P			P					
Emergency services	P	P	P	P	P	P	P	P	P	P	P	P
Funeral establishments							P					
Library							P				P	
Museum	SU						P				P	
Parking and public parking structures							SU			SU	SU	SU
Parks and playgrounds	P	P	P	P			P				P	
Philanthropic institution	SU	SU	SU	SU							SU	

**P=Permitted Use, CU=Conditional Use, SU = Use Permitted only after Special Land Use Approval**

<b>USES</b>	<b>AG</b>	<b>RS</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>C</b>	<b>M</b>	<b>LM</b>	<b>P</b>	<b>Q</b>	<b>SS</b>
<b>Public and Institutional Uses (continued)</b>												
Place of worship	SU	SU	SU	SU			SU					
Public administration	P	P	P	P			P				P	
Publicly owned and operated buildings	P	P	P	P			P				P	
Public recreation facility	P	P	P	P			P				P	
Public utility buildings and structures	SU	SU	SU	SU			SU				SU	
Retirement home/assisted living/nursing home							SU				SU	
School	SU	SU	SU	SU							P	
State approved campsites	SU	SU										
<b>Commercial Uses</b>												
Art gallery							P					
Automobile sales agency							SU					
Automobile repair garage							SU	SU	SU			
Automotive washing facility							SU					
Bakery and dairy products							P					
Bar, tavern and night club							SU					
Barber and beauty shops							P					
Bed and breakfast	SU	SU	SU	SU	SU		SU					
Boat and equipment structures and activities, including sales and service, necessary to serve the boating public		SU					P					
Books, stationery and newspapers							P					
Bus or truck terminal							SU					
Clothing and dry goods							P					
Commercial recreation enterprises such as theaters, bowling alleys, skating rinks							SU					
Dock fabrications							SU	P	P			
Drugs and pharmaceuticals							P					
<b>P=Permitted Use, CU=Conditional Use, SU = Use Permitted only after Special Land Use Approval</b>												

USES	AG	RS	R-1	R-2	R-3	MH	C	M	LM	P	Q	SS
<b>Commercial Uses (continued)</b>												
Equipment rental establishment							SU	P	P			
Financial institution							P					
Florists and garden shops							P					
Furniture & household furnishings including carpets							P					
Gasoline service station							SU					
Greenhouses and nurseries	SU						SU					
Groceries and food stuff, including party stores							P					
Golf course	SU	SU	SU	SU								
Hardware, hobby shop, household appliances							P					
Hospital or medical clinic				SU			P					
Motels, hotels		SU	SU	SU			SU					
Kennel	P			SU			SU					
Laundromat, laundry and dry cleaning pick-up station							P					
Mobile home sales							SU					
Music, arts and dancing schools							P					
Office							P					
Package liquor sales							SU					
Personal services		SU					P					
Photography store							P					
Private and commercial recreation facilities							SU					
Radio and television sales and service							P					
Resorts		SU	SU	SU								
Restaurant							P					
Restaurant, drive-in							SU					
Retail nurseries, lawn and garden supply stores	SU						SU					
Retail store							P					
Riding stables, racetrack (commercial)	SU											

**P=Permitted Use, CU=Conditional Use, SU = Use Permitted only after Special Land Use Approval**

USES	AG	RS	R-1	R-2	R-3	MH	C	M	LM	P	Q	SS
<b>Commercial Uses (continued)</b>												
Shoe sales and repair							P					
Signs	See Article 8											
Tailoring and dressmaking							P					
Variety store, antiques, gifts							P					
Veterinary hospital/clinic							SU					
Video rental/sales							P					
Wireless communication facility	See Section 4.33											
<b>Agricultural Uses</b>												
Agriculture	P							P				
Fishery		SU										
Sale of farm or dairy produce which has been raised on the farm from which it is being sold	P											
<b>Industrial Uses</b>												
Assembly of merchandise such as electrical appliances, electronics or precision instruments and articles of a similar nature								P	P			
Boat building and repair							SU	P	P			
Building material, storage and sale							SU	P				
Bulk fuel stations	SU											
Concrete and asphalt plants								SU				
Dump								SU				
Earth removal, excavations, commercial (gravel pits)	SU							SU				
Gravel processing and quarrying, extraction and processing or non-metallic minerals, combined with the disposition of waste materials, tailings and related uses and facilities								SU				
<b>P=Permitted Use, CU=Conditional Use, SU = Use Permitted only after Special Land Use Approval</b>												

USES	AG	RS	R-1	R-2	R-3	MH	C	M	LM	P	Q	SS
<b>Industrial Uses (continued)</b>												
Junk yards, building material salvage yards, scrap and waste materials								SU				
Manufacturing								P	P			
Manufacturing of cutting tools							SU					
Manufacturing of furniture and laminated wood products								P	P			
Mini-warehouse/storage	SU						SU	P	P			
Packaging of previously prepared materials								P	P			
Printing, lithographic, blueprinting and similar uses							P	P	P			
Processing or compounding commodities such as drugs, cosmetics, pottery, plastics and food products								P	P			
Public utility activities of an industrial character such as repair and maintenance yards and storage facilities								P	P			
Sale of goods manufactured or assembled on the premises								P	P			
Saw mills and related wood product processing	SU						SU	SU	SU			
Slaughter house								SU				
Storage buildings for boats, cars, rv's and equipment, including storage for hire or rent	SU	SU					SU	P	P			
Storage buildings for raw materials or for the storage of materials being used for work in progress or for the storage of finished goods or products							SU	P	P			
Storage, outside								CU	CU			
Temporary gravel processing and quarrying – road contractors	SU											
<b>Other Uses</b>												
Lake oriented activities												P
Planned unit development	See Article 12											
Other similar uses as determined by the Planning Commission							SU	SU	SU			
<b>P=Permitted Use, CU=Conditional Use, SU = Use Permitted only after Special Land Use Approval</b>												

**10.7 TABLE OF DIMENSIONAL REGULATIONS**

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Setback See Notes A, B & C				Maximum Building Height See Notes D & E	Maximum Building Coverage (% of lot)
			Front	Sides	Rear	Water's Edge		
<b>Agriculture AG</b>	1 acre	See Note G	35'	10'	30'	See Note K	35'	None
<b>Resort RS</b>	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
<b>Single Family Residential R-1</b>	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
<b>Rural Residential R-2</b>	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
<b>Island Residential R-3</b>	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
<b>Mobile Home MH</b>	All dimensional standards under the Michigan Department of Consumer and Industry Services' Manufactured Housing Commission rules (adopted February 12, 1998 or as amended or replaced with alternative rules) shall be observed.							
<b>Commercial C</b>	None	None	10'	See Note J	10'	See Note K	35'	None
<b>Industrial M</b>	50,000 sq ft	See Note I	60'	50'	25'	See Note K	35'	30%
<b>Light Industrial LM</b>	None	See Note I	60'	50'	10'	See Note K	35'	30%
<b>Parking P</b>	None							
<b>Public and Quasi-Public Q</b>	None							
<b>Shore Strip SS</b>	None							

**Footnotes to the Table of Dimensional Regulations**

**GENERAL NOTES APPLICABLE TO ALL DISTRICTS**

- Note 1: Existing Parcels  
All existing parcels legally created of any size may be developed for uses permitted in the zoning district. Unless otherwise stated in this Ordinance, setbacks of the district shall apply to all parcels in this District, even those with nonconforming width or area.
  
- Note 2: Accessory Buildings and Structures  
Accessory buildings and structures are subject to the provisions of Section 6.11. Unless otherwise stated, the provisions of this table shall not apply to such accessory buildings or structures.
  
- Note 3: Alternative Development Choices  
For alternative development choices, refer to Article 12.

- Note 4:        Minimum Dwelling Unit Area  
The minimum dwelling unit area shall be:  
500 square feet for any dwelling unit in the AG District  
600 square feet for any dwelling unit in the RS and R-2 Districts  
800 square feet for a mobile home or single family dwelling in the R-1 and R-3 Districts  
700 square feet per unit for a two family dwelling in the R-1 District  
600 square feet per unit for a multiple family or apartment unit in the R-1 District
- A mobile home located in a licensed mobile home park is not subject to this standard.
- Note 5:        The minimum distance between multiple family dwellings within a single project area shall be as follows:
- A.        Where buildings are front to front or front to rear; two times the height of the taller building but not less than fifty feet.
  - B.        Where buildings are side to side, if there are no windows on the side- walls; a distance equal to the height of the taller building but not less than twenty feet. Where buildings are front to side or rear to side, if there are no windows on the side walls, one and one-half times the height of the taller building but not less than thirty feet.
  - C.        Where buildings are rear to rear and side to side with windows on the side walls; one and one-half times the height on the taller building but not less than forty feet.
  - D.        When a roadway is located between two buildings the width of the roadway shall be in addition to the above minimum distance between buildings.
- Note 6:        Where the majority of the frontage along one side of the street within 500 feet of a vacant lot had been built upon as of June 10, 1975, the set-back of any building hereafter erected on said vacant lot shall not be required to be greater than nor shall it be less than, the average set-back of the improved properties.
- Note 7:        No yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as a yard or open space for any other building.
- Note 8:        Every dwelling structure shall be built upon a lot with frontage upon a street or lake, except that any one lot of record created before the effective date of this ordinance without any frontage on a street but provided with an easement or other right-of-way of no less than twenty feet wide, may be granted a building permit providing all other requirements of this ordinance can be met.
- Note 9:        The General Provisions of Article 6 shall apply in addition to the standards of this section.

SPECIFIC NOTES (REFERENCED IN TABLE 10.7 ABOVE)

Note A: **Corner Lots**  
 On corner lots, the width of the side yard adjacent to the side street shall be equal to the front yard set-back of the lot adjoining the rear of said corner lot. When the lot adjoining said corner lot along the rear line, does not front on the side street of the corner lot, the side yard shall not be less than 2/3 of the front yard set-back required for that district.

Note B: **Through Lots**  
 When the rear yard of a lot abuts a street the minimum rear yard set-back shall not be less than the front yard set-back for the district had the lot fronted on the street.

Note C: **Minimum Highway Setback**  
 The minimum setback along highways M-129 and M-134 shall be 50 feet .

Note D: **Exemptions from Height Provisions**  
 For exemptions from the height provisions of this table, refer to Section 6.7.

Note E: **Height Variation**  
 Any building or structure or part thereof may be erected or altered to any height if approved by the Board of Appeals, pursuant to its power to grant variances, or by the Planning Commission in connection with a Special Use Permit application approval.

Note F: **Minimum lot areas when connected to public sanitary sewer services shall be determined by use, as follows:**

Mobile Home	10,000 square feet
Single Family Dwelling	10,000 square feet
Two Family Dwelling	15,000 square feet
Apartment or Multiple Family Dwelling dwelling unit	4,000 square feet per
Other Principal or Primary Buildings	15,000 square feet

When public sanitary sewer services are not available, the minimum lot area shall be 1 acre.

Note G: **Minimum lot widths (frontage) shall be:**  
 200 feet for all lots 5 acres or less in area  
 330 feet for all lots from 5.01 to 10 acres in area  
 660 feet for all lots 10.1 acres or greater in area  
 330 for multiple family dwellings and apartments

- Note H: Minimum lot widths (frontage) shall be:
- |                                       |                    |
|---------------------------------------|--------------------|
| Mobile Home                           | 100 feet           |
| Single Family Dwelling                | 100 feet           |
| Two Family Dwelling                   | 150 feet           |
| Apartment or Multiple Family Dwelling | 300 feet           |
| Other Principal or Primary Buildings  | 15,000 square feet |
- Note I: Lots fronting on M-134 or M-129 shall have a minimum lot width of 100 feet. All other lots shall have a minimum lot width of 150 ft in the M District and 100 feet in the LM District.
- Note J: Side yard setbacks in the Commercial District shall be 10 feet, unless the building is connected to another commercial structure on an adjoining lot in which case the side yard setback shall not apply.
- Note K: Any building constructed on a lot abutting a lake, pond, stream, or river shall be set back at least 100 feet from the high-water line, except:
- A. Those buildings in existence on June 10, 1975.
  - B. Where the majority of the property abutting said water line within 500 feet of a vacant lot had been built upon as of June 10, 1975 the set-back of any building hereafter erected on said vacant lot shall not be required to be greater than, nor shall it be less than, the average set-back of the improved properties.
  - C. One- story boathouses used exclusively for boating and bathing facilities and docks, together with temporary boat shelters, which are dismantled during the winter months, may be constructed out into the lake beyond the said high-water shore- line. In the event of a controversy concerning the location of the high-water shore- line for the purposes set forth herein, the determination of the Zoning Board of Appeals established under the statute and this ordinance, shall be conclusive on such question.
  - D. Where the lot elevation is three feet or more above the high-water line, such building shall not be closer than 35 feet from such high-water line except as provided in this Section, Paragraph B.