

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		
Agriculture AG	1 acre	See Note G	35'	10'	30'	See Note K	35'	None
Resort RS	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
Single Family Residential R-1	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
Rural Residential R-2	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
Island Residential R-3	See Note F	See Note H	35'	10'	30'	See Note K	35'	None
Mobile Home MH	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.							
Commercial C	None	None	10'	See Note J	10'	See Note K	35'	None
Industrial M	50,000 sq ft	See Note I	60'	50'	25'	See Note K	35'	30%
Light Industrial LM	None	See Note I	60'	50'	10'	See Note K	35'	30%
Parking P	None							
Public and Quasi-Public Q	None							
Shore Strip SS	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.