

ARTICLE 11

Area, Setback and Height

Section 11.01. COMPLIANCE.

- A. All lots, structures and ponds shall comply with the area, setback, and height requirements of Section 11.02, unless different requirements are specified as a condition for a use permitted after special approval or pursuant to a variance.

Section 11.02. TABLE OF AREA, SETBACK AND HEIGHT REQUIREMENTS.

Zoning District	Minimum Lot Area	Minimum Lot Width (In feet) (a) & (b)	Minimum Front Yard Setback (In feet) (c)	Minimum Side Yard Setback (In feet) (d)	Minimum Rear Yard Setback (In feet) (d)	Minimum Floor Area Per Dwelling (In sq. ft.) (g)	Maximum Building Height (In feet) (e)
AR	2½ acres	300	83	20(f)	50(f)	960	35(k)
R-1	32,500 sq ft	130	83	15(f)	30(f)	960	35(k)
RM	2½ acres (h)	300	83	25	50	500 (i)	35
MHP	(j)	(j)	83	25	50	800	25
C	1 acre	200	83	25	50	-	50
I	1 acre	200	83	25	50	-	50

- (a) Measured at minimum front yard setback.
- (b) In no case shall the width of any parcel be less than one-fifth of the length of the parcel.
- (c) Measured from center of the road right-of-way, except that in the case of a cul de sac frontage, the setback shall be fifty (50) feet from the right-of-way line.
- (d) No building shall be constructed within 83 feet of the centerline of any public or private road.
- (e) Not applicable to farm structures such as barns, silos, or grain elevators, or to church steeples or transmission towers.
- (f) Minimum side and rear yard setbacks for garages and other accessory buildings shall be 10 feet. However, minimum setbacks on certain legal nonconforming lake lots which are less than sixty-five (65) feet in width shall be seven and one-half (7.5) feet for side yards and fifty (50) feet for front yards. This provision shall only apply to lots which front on Bronson, Skinner, Pero, Pleasant, McKeen, and West Lakes. These reduced setbacks shall apply to accessory buildings as well as dwellings.
- (g) A dwelling with two or more levels shall have a minimum floor area of 1,200 square feet.
- (h) In the case of multiple family dwellings, there shall be no less than 4,000 square feet of land area per dwelling unit.
- (i) An additional 150 square feet shall be required for each bedroom beyond the first.
- (j) The minimum size of the mobile home park property shall be 20 acres and the minimum width of the property shall be 600 feet. Internal development within manufactured housing parks is regulated by the Michigan Manufactured Housing Commission. Any land uses in the district other than manufactured housing parks shall meet the requirements for the R-1 zoning district.
- (k) Unattached accessory buildings shall comply with the height limitations of Section 13.20.