

ARTICLE 20

SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS

No building/structure shall be erected, reconstructed, moved, altered, or enlarged, and no land or building shall be used, designed, built, or arranged, and no open space surrounding any building/structure shall be encroached upon or reduced in any manner, except in conformity with the lot, yard and area regulations hereinafter designated for the zoning district in which such building/structure or land or open space is located.

(See Schedules and footnotes for applicable regulations).

ARTICLE 20: SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS								
<u>Principal Building/Structure</u>	<u>AG-1</u>	<u>AG-2</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4 9/</u>	<u>Reserved for expansion</u>
Min. Lot Frontage/Lot Width (Ft.) 5/								
Single Family	See applicable text in Art. 6	See applicable text in Art. 7	200'	125'	100'	100'		
Two Family	--	--	--	--	125'	125'		
Multiple Family	--	--	--	--	--	125'		
Min. Lot Area Per Dwelling Unit (Gross Acre or Sq. Ft.) 5/								
Single Family	See applicable text in Art. 6	See applicable text in Art. 7	3 acres	20,000	20,000	20,000		
Two Family	--	--	--	--	10,000	10,000		
Multiple Family	--	--	--	--	--	10,000		
Min. Dwelling Structure Width	20'	20'	20'	20'	20'	20'		
Max. Dwelling Structure Width	100'	100'	100'	100'	100'	100'		
Max Building or Structure (Roof) Height (Ft.) 1/	35'	35'	35'	35'	35'	35'		
Max Building Cover (% of Lot)	25	25	25	25	25	25		
Min. Gross Floor Area Per Dwelling Unit (Sq. Ft.)								
Single Family	900	900	900	900	900	900		
Two Family	--	--	--	--	600	600		
Multiple Family	--	--	--	--	--	600		

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<u>Principal Building/Structure</u>	<u>AG-1</u>	<u>AG-2</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u> <u>9/</u>	<u>Reserved for expansion</u>
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'	40'		
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	25'	25'	25'	10'	10'	10'		
Min. Rear Yard Setback (Ft.) 2/, 3/, 8	25'	25'	25'	25'	25'	25'		
<u>Accessory Building/Structure</u>	<u>AG-1</u>	<u>AG-2</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u> <u>9/</u>	
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'	40'		
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	25'	25'	25'	10'	10'	10'		
Min. Rear Yard Setback (Ft.) 2/, 3/, 8/	25'	25'	25'	10'	10'	10'		
Max. Building or Structure (Roof) Height (Ft.) 1/, 11/	--	--	30'	15'	15'	15'		
Max. Building or Structure (Eave) Height (Ft.) 1/	--	--	14'	10'	10'	10'		
Max. Building Coverage of Lot (% of Side Yards and Rear Yard) 6/, 7/, 10/	6/, 7/	6/, 7/	6/, 7/	5	5	5		

ARTICLE 20: SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS (CONTINUED)

<u>Principal Building/Structure</u>	C/R	P/RU	LC	LI	US 131
Min. Lot Frontage/Lot Width (Ft.) 5/	330'	--	150'	200'	150'
Min. Lot Area (Sq. Ft.) 5/	10 acres	--	20,000	50,000	40,000
Max. Building or Structure (Roof) Height (Ft.) 1/	35'	35'	35'	35' 12/	35' 12/
Max Building Coverage (% of Lot)	25	25	--	--	--
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	10'	10'	10'	25'/50' 13/	15'
Min. Rear Yard Setback (Ft.) 2/, 3/, 8/	25'	25'	25'	25'/50' 13/	25'
<u>Accessory Buildings/Structures</u>					
Min. Front Yard Setback (Ft.) 2/, 3/, 8/	40'	40'	40'	40'	40'
Min. Side Yard Setback (Ft.) 2/, 4/, 8/	10'	10'	10'	25'/50' 13/	10'
Min. Rear Yard Setback (Ft.) 2/, 3/, 8/	25'	25'	25'	25'/50' 13/	25'
Max. Building or Structure (Roof) Height (Ft.) 1/, 11/	20'	20'	20'	35' 12/	20' 12/
Max. Building or Structure (Eave) Height (Ft.) 1/	15'	15'	12'	15'	12'
Max. Building Coverage (% of Lot) 10/	5	5	--	--	--

FOOTNOTES TO ARTICLE 20:
SCHEDULE OF LOT, YARD AND AREA REQUIREMENTS

- 1/ See Section 4.12 for exceptions to general height requirements.
- 2/ Notwithstanding any provision of this ordinance to the contrary, on property contiguous to the following roadways, all buildings or structures shall be at least 75' from the nearest right-of-way line: "U" Avenue, "VW" Avenue, "W" Avenue, "XY" Avenue, US 131, 20th Street (Portage Road), 24th Street (Silver Street), and Shaver Road.
- 3/ Buildings and structures on a double frontage lot shall comply with the minimum front yard setback requirement on each adjoining street.
- 4/ Buildings and structures on a corner lot shall comply with the minimum front yard setback requirement on each adjoining street.
- 5/ The specified requirements are applicable to development on unplatted land. See the Schoolcraft Township Subdivision Development Ordinance (Ordinance No. 208, as amended) for the requirements applicable to development of platted lots.
- 6/ Notwithstanding the designated percentages, unless specifically provided for otherwise in this Ordinance the total floor area of an accessory building located upon any lot in any of the Residential zoning districts (except the RR Rural Residential District), or any lot of less than three acres in area in any of the Agricultural Districts, shall not exceed the lesser of:
 - (a) The ground floor area of the principal structure on that lot or on any contiguous lot under common ownership; or
 - (b) 1,050 square feet.

Unless specifically provided for otherwise in this Ordinance the total floor area of all accessory building(s) located upon any lot in the Rural Residential District shall be determined based on lot size, as follows:

- (a) For parcels of at least three acres in area but less than five acres in area --- a total of 2,400 square feet.
- (b) For parcels of at least five acres in area but less than 10 acres in area --- a total of 3,600 square feet.
- (c) For parcels of at least 10 acres in area but less than 20 acres in area --- a total of 5,400 square feet.
- (d) For parcels of 20 acres or more in area --- a total of 8,400 square feet.

- (e) For a lawful nonconforming lot of record (less than 3 acres in area and/or less than 200 feet of lot frontage/width)---1,050 square feet, or the ground floor area of the principal structure on that lot or on any contiguous lot under common ownership, whichever is less.

In addition to the preceding limits for accessory buildings, animal shelter accessory structures with not more than 3 enclosed sides shall be allowed in conjunction with livestock lawfully situated upon a lot in the Rural Residential District pursuant to Section 8.2, subsection 6, of this Ordinance; provided that no such shelter shall exceed 12 feet in height; and further provided that such shelter(s) shall not exceed a total of 150 square feet of area for each animal lawfully on the premises pursuant to the animal density requirements set forth in Section 8.2, subsection 6.A.-C., of this Ordinance, with no single such structure to exceed 750 square feet in area in any event.

- 7/ The total floor area of an accessory building located on any lot of three acres or more in area in any of the Agricultural Districts shall be determined based on the size of the property in accordance with the following:
 - (a) For lots of at least three acres in area but less than five acres in area --- 2,400 square feet
 - (b) For lots of at least five acres in area but less than ten acres in area --- 3,600 square feet.
 - (c) For lots of at least ten acres in area but less than twenty acres in area --- 5,400 square feet.
 - (d) For lots of at least twenty acres in area but less than forty acres in area --- 8,400 square feet.
 - (e) For lots of more than forty acres in area --- no limitation.
- 8/ See Section 5.4 for additional setback rules governing all waterfront lots (frontage on a lake, river, stream, pond or other natural or artificial watercourse).
- 9/ The lot, yard and area requirements for principal buildings/structures, accessory buildings/structures and private garages in a mobile home park are the applicable requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto, and the applicable regulations promulgated thereunder by the Michigan Mobile Home Commission or the Michigan Department of Public Health, which are hereby incorporated by reference.

The lot, yard and area requirements for any principal buildings/structures, accessory buildings/structures and private garages not situated in a mobile home park are the pertinent requirements set forth in this ordinance for the R-3 Medium Density Residential District, which are hereby incorporated by reference.

- 10/ Notwithstanding the generally applicable accessory building size (lot coverage) requirements specified in this Schedule, or elsewhere in this Ordinance, an accessory building in the rear yard (lake side) of a lake lot shall not exceed 100 square feet in size.
- 11/ Notwithstanding the generally applicable accessory building height requirements specified in this Schedule, or elsewhere in this Ordinance, an accessory building in the rear yard (lake side) of a lake lot shall not exceed 8'6" in roof height (peak).
- 12/ In this District the Planning Commission may allow buildings and structures associated with industrial uses to exceed the specified building or structure height maximum where the building/structure is proposed to have an additional 3' of setback beyond the required minimum front/side/rear yard setback for each additional 1' of building/structure height in excess of the specified maximum.
- 13/ In this District the generally applicable minimum required side yard and rear yard setback is 25', but this minimum required setback is increased to 50' on any lot adjacent to a Residential District or a conforming residential use.