

**ARTICLE XIV**  
**SCHEDULE OF REGULATIONS**  
LIMITING HEIGHT AND BULK  
OF BUILDINGS AND AREA BY LAND USE

Districts	Minimum Lot Size Per Unit			Minimum Yard Setback Feet (k)				Minimum Floor Area		Maximum Height of Buildings	
	Area	Width in Feet	Depth in Feet	Front (a)(b)(c)	Least	Total	Rear	Square Feet	Percent Maximum	Stories	Feet
Multi-Family(RM)	1 acre (i)	150	250	50	15	30 (g)	35 (g)	(h)	30	2%	35
Commercial (C)	1 acre	100	300	50	5 (d)	10 (d)	10	--	40	2	28
Industrial (I) by special app.	1 acre 5 acres		300 600	50 100	20 40	40 80	20 40	-- --	30 30	3 3	40 (f) 40
Flood Plain (FP)	UI	--	--	--	--	--	--	--	--	--	--

Amended 3/06

**FOOTNOTES TO TABLE SECTION 14.2**

(a) **Front Setback Measured from Right-of-way:** In determining the required front yard setbacks in any zoning district, it shall be the distance between the structure parallel to the roadway and the right-of-way line. For lots located on the county functional roadway classification plan being of a minor collector or higher the yard setback shall be measured from the future right-of-way as follows:

- Section or Half-section roads -- 86 feet
- Local roads or subdivisions roads -66 feet

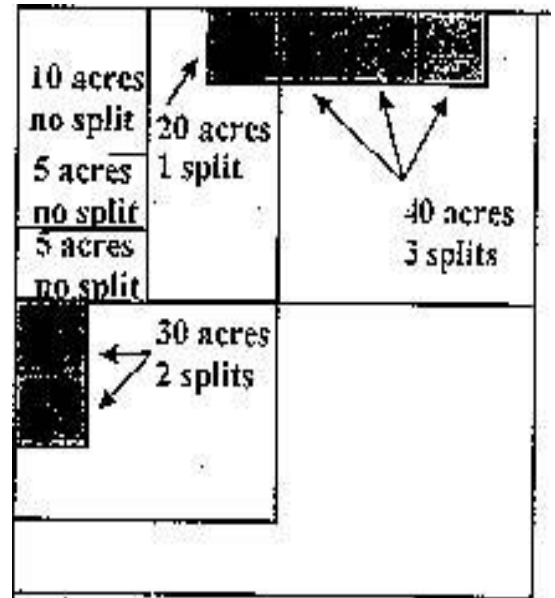
(b) **Corner Lot Setback:** In all residential districts the width of the side yards which abut upon a street, on the same side of which other residential lots front, shall not be less than the required front yard setback for said homes. All buildings, structures, and accessory uses shall maintain such required yard space.

(c) **Front Setback, Built-up Blocks:** When twenty-five (25) percent or more of all the buildings in the same block at the time of passage of this Ordinance has been built up with buildings having more or less setback than herein provided, no building hereafter erected or altered shall project beyond the minimum setback line so established.

(d) **Zero Side Yard Setback:** In the Commercial District, where the walls facing side lot lines are of fireproof masonry construction and have no openings, and no side yard setback of any limit shall be required.

(e) **Permitted lots in AG- 1 Agriculture District.** The minimum lot area in the AG-1 District shall be forty (40) acres; provided divisions of less than forty (40) acres may be allowed as follows:

- (1) For each parcel of twenty (20) acres, one additional lot may be created. **(Ord. 4-04-01 - 4/27/04)**
- (2) An additional lot may be created for each ten (10) acres beyond the original twenty (20) acres. **(Ord. 04- 04-01 - 4/27/04)**
- (3) Parcel less than twenty (20) acres shall not be permitted to create additional lots.



Any lot created according to the above requirements shall be at least two (2) acre m area and shall have a mm1mum of one-hundred and ninety (190) feet of public road frontage. Where there are existing residential lots with areas less than twenty (20) acres adjacent to the parent parcel, the lots to be split shall be adjacent to sue existing residential lots. The lots shall meet county health department requirements for well and sanitary septic systems. Lots shall meet the dimensional requirements for homesteads in the AG District.

- (f) **Height Limit in Industrial:** May be higher upon approval of the Township Board of Appeals as being within the firefighting facilities of the Township, as recommended by the Township fire chief. Consideration will be given upon written application by the owner to the Township Board of Appeals.
- (g) **Two Family Units in RM Multi-Family District:** When a two-family unit is constructed it must conform to the residential "A" requirements for height, bulk and area.
- (h) **Minimum floor Area in RM Multi-Family District:** The floor area for multi-family units shall be as follows:
- Efficiency unit - 400 square feet
  - One-bedroom unit - 620 square feet
- (i) **Density in RM Multi-Family District:** The minimum land area required is one acre. To determine density of land per unit the following factors will be applied:
- Efficiency unit - 2,000 square feet of land/unit
  - One-bedroom unit - 2,500 square feet of land/unit
  - Additional unit - 500 square feet of land/unit
- U) **Flood Plain District:** Height, bulk and area requirements cannot be adequately specified in the Schedule of Regulations for the Flood Plain District because of the variety of uses which may be permitted upon special approval in the district. However, consideration of appropriate height, bulk and area regulations is required for approval of the uses as specified in Section 13.02.
- (k) **Natural Features Setback:** A twenty five (25) foot natural feature setback shall be maintained in relation to the ordinary high water mark of any pond, river or channel, and to the edge of any drainage way or regulated wetland. The Board of Zoning Appeals may modify this requirement based upon the standards of section 22.6.6.
- (l) **Residential Agriculture Buffers:** Where residential lots adjoin a lot zoned AG Agriculture, a fifty (50) foot setback shall be maintained between the principal dwelling and the boundary of the AG District. The principal dwelling shall also comply with the setback requirement from a brain required under section 7.2.3.