

SCHEDULE OF REGULATIONS

ARTICLE XXIV

SCHEDULE OF REGULATIONS

SECTION 24.00 — AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS — ALL ZONE DISTRICTS

Zoning Districts	Lot Minimums		Maximum Building		Maximum Lot Coverage All Buildings	Minimum Setback Measured from Lot Line (feet) ^{1,(h)}				Minimum Useable Floor Area Per Unit (sq. ft.)	
	Area (sq. ft.)	Width (feet)	Stories	Height (feet)		Front Open Space ^(b)	Side Open Space Least One	Total of Two	Rear Open Space		
NR Residential			See Section 4.08 for Area, Height, Bulk and Placement Requirements								
R-T Townhouse	—	—	2	25		25	10	20	25	1,200 ^(l)	
R-M Multi-Family	^(a)	100	2½	30	30%	30 ^(d)	20 ^(d)	40 ^(d)	30 ^(d)	^(a)	
R-ME Elderly Housing	⁽ⁱ⁾	—	2½	30	30%	30 ^(d)	20 ^(d)	40 ^(d)	30 ^(d)	⁽ⁱ⁾	
R-MH Mobile Home Park ²	—										
P-1 Parking	—	60	1	15	—	10 ^(e)	5 ^(e)	10 ^(e)	10 ^(e)	—	
C-1 Local Business	—	—	1	20	—	25	20 ^(c)	40	25	—	
C-2 General Business	—	—	2	30	—	25 ^{(f),(g)}	10 ^{(c),(g)}	20	25	—	
O-1 Office	—	—	2	30	—	25	20 ^(c)	40	25	—	
M-1 Light Industrial	—	—	1	30	—	25	20	40	25	—	

¹ Refer to Section 15.15 for waterfront setback requirements.

² Refer to Article VI for District Provisions for area and bulk requirements.

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SECTION 24.01 - NOTES TO SCHEDULE OF REGULATIONS

(a) Minimum land area per dwelling unit for R-M District as follows:

Number of Bedrooms	Minimum Land Area per Unit (square feet)	Minimum Floor Area per Unit (square feet)	Maximum Density (dwelling units/acre)	Minimum Lot Width
Efficiency Unit	4,200	600	10.4	Dependent upon site arrangement. However, development of one lot shall meet requirements set forth above.
1-Bedroom Unit	4,200	600	10.4	
2-Bedroom Unit	5,445	800	8.0	
3-Bedroom Unit	6,800	1,000	6.4	

(b) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.

(c) No side yards are required along interior lot lines, except as required by the Building Code, provided that walls so located shall be solid and shall not contain any windows, doors, or any other openings. On exterior lot lines the minimum setbacks shall be maintained.

(d) Spacing of multiple dwellings shall be controlled by the following schedule:

Building Relationship	Overall Distance Between Buildings
Front to Front	50 Feet
Front to Rear	60 Feet
Rear to Rear	60 Feet
Rear to Side	45 Feet
Side to Side	20 Feet
Corner to Corner	15 Feet

Parking may be permitted in up to fifty (50) percent of the required yard provided that there shall be at least 20 feet of yard space between said parking area and the multiple family building.

(e) Side and Rear Yards - Where the P-1 District is contiguous to the side and/or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line.

Front Yards - Where the P-1 District is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of

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thirty-five (35) feet, or whichever is the greater. Such area shall be landscaped and properly maintained.

Parking Space Layout, Standards, Construction and Maintenance: P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the Parking Requirements of Sections 7.01 and 12.02.

No parking structure shall be erected closer than forty (40) feet to any residentially zoned district.

- (f) In order to achieve quality site design, to maintain the continuity of the streetscape in the downtown area of Keego Harbor, to provide adequate views of commercial uses, and to achieve functional pedestrian and vehicular circulation, the front yard setback in the C-2 district along Orchard Lake Road shall be as follows:

Location	Required Setback
CBD and CBD Fringe	55 feet from Cass Lake or Orchard Lake Roads 40 feet from any intersecting side street
<p>1. Front yard setbacks in the CBD and CBD-Fringe areas shall be measured from the centerline of the adjacent right-of-ways.</p> <p>2. The front yard setback may be increased in the CBD-Fringe areas subject to Section 16.09, Procedures and Standards for Principal Uses Permitted Subject to Special Conditions and the following specific criteria;</p> <ul style="list-style-type: none"> (a) A sidewalk no less than 10 feet in width must be maintained along all sides of the building facing a road or parking area. (b) The sidewalk(s) adjacent to the building must be linked to the sidewalk(s) on adjacent properties to maintain the continuity of the pedestrian environment. (c) Decorative and coordinated pedestrian amenities including benches, planters, waste receptacles, and bicycle racks should be provided to encourage pedestrian activities. (d) There may be no more than one, single loaded, aisle of perpendicular parking and no more than one, double loaded aisle of angled or parallel parking located in the front yard. (e) Any parking located in front yard must be separated from the adjacent road with a 10 foot wide median. The median shall be planted with live ground cover and contain either a continuous evergreen hedge a minimum of 30 inches in height at the time of planting or a decorative wall consisting of brick columns and wrought-iron type fencing 36 inches in height. (f) Deciduous trees a minimum of 2.5 inches in caliper must be planted within the median a minimum of every 40 feet of the property frontage. (g) Decorative street lighting consistent with the streetscape elements along the adjacent roads must also be provided within the median (Ord. 386, 03/21/2002). 	

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- (g) On corner lots in the C-2 District, the side yard facing the street shall conform with the minimum side setback requirements as specified, and shall not be required to conform with front yard setback requirements.
- (h) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.
- (i) Minimum land area per dwelling unit for R-ME District as follows:

Number of Bedrooms	Minimum Land Area per Unit (square feet)	Minimum Floor Area per Unit (square feet)	Maximum Density (dwelling units/acre)
Efficiency Unit	4,200	600	10.4
1-Bedroom Unit	4,200	600	10.4
2-Bedroom Unit	5,445	800	8.0

For independent elderly housing, the number of efficiency units shall not exceed fifteen (15) percent of the total number of units.

For dependent elderly housing only, the number of efficiency units shall not be limited to fifteen (15) percent.

- (j) In order to maintain a compatibility of scale within single family residential districts, the maximum allowable floor area ratio shall be limited to forty percent (40%). (Ord. 338, 2/19/1998)
 - (k) In the event the lot width is increased by the acquisition of adjacent property and the least side yard setback is less than 15% in R-1 districts or 20% in R-2 districts of the increased lot width, the combination of the two side yards must total 30% in R-1 districts or 40% in R-2 districts of the increased lot width. (Ord. 338, 2/19/1998)
 - (l) Townhouses must have a minimum floor area of 1,200 square feet per unit. (Ord. 340, 4/16/1998)
- (Ordinance 432, 12/15/11)