

Article XX Schedule of Regulations for Principal Buildings: Residential Districts

DISTRICT	MINIMUM LOT SIZE OR MAXIMUM DENSITY		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK ^{6,7}			MAX LOT COVERAGE BY ALL BLDGS	MINIMUM FLOOR AREA (PER UNIT)
	MIN. LOT AREA, MAX UNITS PER ACRE ¹	WIDTH ²	STORIES	FEET ³	FRONT ^{4,5}	EACH SIDE	REAR		
<i>R-1 Single Family</i>	12,000 sq. ft., 2.7 units/acre ⁸	90 feet ⁸	2	30	30 ⁹	10 ⁹	35 ⁹	25%	See Footnote ¹⁰
<i>R-2 Single Family</i>	9,000 sq. ft., 3.6 units/acre ⁸	75 feet	2	30	25 ⁹	8 ⁹	30 ⁹	25%	See Footnote ¹⁰
<i>R-3 Single Family Detached or Attached</i>	7,200 sq. ft., 4.5 units/acre	65 feet	2	25	25 ⁹	8 ⁹	30 ⁹	25%	See Footnote ¹⁰
<i>R-T Two Family Residential</i>	4,000 sq. ft., 8.0 units/acre 20 units per acre for extended care and nursing care for the elderly	80 feet	2	25	30 ^{9,11}	10 ^{9,11}	35 ^{9,11}	25%	700 sq. ft.
<i>Low Density Multiple Family Residential (LDMF)</i>	Minimum 15,000 sq. ft. lot Maximum six (6) units per acre, maximum 4 units per building	100 feet	2	35	35	16 feet between buildings, 25 feet between every 4th building ¹¹		25%	1 BR = 700 sq. ft. 2 BR = 850 sq. ft. 3 BR = 1,000 sq. ft. 4 BR = 1,150 sq. ft. max 10% efficiencies, max 40% 1 BR unit
<i>High Density Multiple Family Residential (HDMF)</i>	Maximum 12 units per acre, 20 units per acre for extended care and nursing care for the elderly	165 feet	5	50	50 feet from all property lines and between buildings or the height of the building, whichever is greater ¹¹			25%	
<i>Manufactured Housing Park (MHP)</i>	8 units per acre	50 feet per unit	1	14	See Article VII Mobile Home Park District ¹²				
<i>Planned Unit Development (PUD)</i>	minimum 5 acre lot	Same as underlying zoning district		See Article XVIII. Setbacks from perimeter property lines shall be consistent with the underlying zoning dist. for the specific use				25%	Same as underlying zoning district for the specific use

- 1 Maximum density shall be based on 25% calculation for lakes, rivers, streams and land defined as a wetland regulated by the MDNR. Public street rights-of-way for streets within the project can be included.
- 2 Measurement for irregular shaped lots and lots along curvilinear streets. In no case shall frontage measured along the street right-of-way be less than sixty (60) feet. (See Section 321). Narrow deep lots shall be avoided. The depth of a lot generally shall not exceed three (3) times the width as measured at the building line for platted lots and four (4) times the width for unplatted lots.
- 3 Exceptions to Supplementary Height Regulations. The following kinds of structural appurtenances may exceed the height limitations for authorized use, upon approval of the Planning Commission. (a) Schools, churches and other similar institutional buildings may be erected to a height not exceeding sixty (60) feet provided the front, side and rear yards shall not be less than the height of the building wall abutting on such yard; (b) chimneys, church spires, cupolas, domes, towers, flag poles, penthouses, water tanks, radio or television or cellular phone antennae, monuments may be erected to a height not exceeding sixty (60) feet unless approved by the Board of Zoning Appeals. Setbacks or television and cellular phone antennae shall be equal to half the height of the structure; (c) mechanical equipment such as blowers, ventilating fans and air conditioning units, shall be placed no closer than twelve (12) feet to any lot line.
- 4 In the case of corner lots or lots with dual frontage, front setback requirements shall be maintained along all street frontages.
- 5 Exceptions to Front and Side Yard Setbacks: Where fifty (50) percent or more of the aggregate street frontage between two (2) successive intersecting streets is occupied by buildings of the type and use permitted in the district before the effective date of this Ordinance or any amendments thereto, with a front yard setback less than required by this Ordinance, the minimum front yard for new buildings shall be the average setback distance of existing buildings located within two hundred (200) feet on either side of a given lot. However, the depth of the front yard resulting therefrom shall not be less than one-half (1/2) of the dimensions specified in the Schedule of Regulations.
- 6 Architectural features, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and, may extend or project into a required front yard or rear yard not more than three (3) feet. An unenclosed, open and uncovered porch or paved terrace may project into the front yard a maximum of ten (10) feet.
- 7 See Sections 312 through 317 for accessory building and structure setbacks.
- 8 See Section 2000, Average Lot Size Option and Section 2001, Subdivision Open Space Option, regarding flexibility allowances.
- 9 For all permitted and special land uses other than single family residential, the minimum setback shall be equal to the height of the principal building unless a greater setback is specified in the zoning district.
- 10 The following regulations shall govern the minimum floor area required of each residence hereafter erected:

		R-1	R-2	R-3
1 Story		1,400 sq. ft.	1,200 sq. ft.	1,000 sq. ft.
1-1/2 Story	1st Floor	1,200 sq. ft.	1,000 sq. ft.	800 sq. ft.
1-1/2 Story	2nd Floor	500 sq. ft.	450 sq. ft.	350 sq. ft.
2 Story	1st Floor	825 sq. ft.	750 sq. ft.	600 sq. ft.
2 Story	2nd Floor	825 sq. ft.	750 sq. ft.	600 sq. ft.

In one and one-half (1 1/2) story and two (2) story dwelling units, the required square footage of the upper level in each zoning district may be reduced one (1) square foot for each square foot that the lower level exceeds the minimum allowable floor area, provided that in no case shall the square footage of the upper level be less than four hundred and fifty (45) square feet. Also, in no case shall the one and one-half (1 1/2) or two (2) story dwelling have less total square footage than the combined square footage as it relates to one and one-half (1 1/2) or two (2) story dwellings in the schedule above.

- 11 For buildings with multiple dwelling units, a ten (10) foot landscaped setback from all roads, drives, parking areas and adjacent single family residential districts shall be provided.
- 12 All mobile homes shall be setback at least fifty (50) feet from the park property line and arterial street. The 50 foot buffer shall include a landscaped greenbelt as described in Section 2303.