

ARTICLE 5.0 SCHEDULE OF REGULATIONS

Section 5.101 Table of Dimensional Standards by District.

Dimensional Standards		Districts															Additional Standards and Exceptions		
		Rural				Residential						Business				Other			
		AG	AG with sewer	SF	SF with sewer	R-1	R-1 with sewer	R-2	R-3	RT	RM	RMH	C-1	C-2	C-3	LI		PR	
Maximum Building Height	Feet	35		35		25		25	25	30	35	25	35	35	35	45	45	Section 5.202	
	Stories	3		3		2		2	2	2	3	2					3		
Lot Standards	Minimum Lot Width (feet)	130		130		130	100	80	60									Section 5.203	
	Minimum Lot Depth (feet)	180		180		180	180												
	Minimum Lot Area (square-feet per unit)	43,560	32,670	43,560	32,670	43,560	20,000	10,400	7,200	7,200	7,200	5,500							
Yard/ Setback Standards (feet)	Minimum Front Yard		50		50		40		30	25	25	25	25	20	20	20	30	20	Section 5.204
	Minimum Side Yard	One Side Yard	25		25		10		10	5	10	10	10	10	10	10	20	20	
		Total of Two	50		50		25		20	15	20	20	30	20	20	20	40	40	
	Minimum Rear Yard		50		50		50		40	35	35	35	10	20	20	20	20	20	
Maximum Lot Coverage		25%		25%		25%		35%	35%	40%	40%								
Minimum Floor Area per Dwelling Unit (square-feet per unit)		750		750		750		750	720	720	720							Section 8.10	
Maximum Net Dwelling Unit Density (units per acre)		1.0	1.3	1.0	1.3	1.0	2.0	4.0	5.0	7.0	10.0							Section 5.203	

Type of District	Zoning District Name	Symbol
Rural Districts	Agricultural District	AG
	Rural Small Farm District	SF
Residential Districts	Single-Family Residential Districts	R-1, R-2, R-3
	Two-Family Residential District	RT
	Multiple-Family Residential District	RM
	Manufactured Housing Park District	RMH
Business Districts	Neighborhood Commercial District	C-1
	Community Commercial District	C-2
	General Commercial District	C-3
	Light Industrial District	LI
Other Districts	Public/Recreational District	PR

SECTION 5.200 ADDITIONAL STANDARDS AND EXCEPTIONS

Section 5.201 General Standards.

The following additional standards and exceptions shall apply in the specified zoning districts:

1. **Residential Districts.** Residential developments and new RESIDENTIAL USES in the following zoning districts shall be served by publicly-owned and operated sanitary sewerage and potable water systems:
 - a. R-2 and R-3 (Single-Family Residential) Districts.
 - b. RT (Two-Family Residential) District.
 - c. RM (Multiple-Family Residential) District.
2. **Manufactured Housing Park (RMH) District.** Manufactured housing park developments and individual dwelling unit sites within such parks are subject to the requirements and standards of Section 8.08 (Manufactured Housing Parks). The dimensional standards of this Article shall apply to detached dwellings or other permitted uses not located within a manufactured housing park.
3. **Planned Unit Development (PUD) District.** The requirements and standards of the Planned Unit Development (PUD) district shall be as specified in Article 20.0 (Planned Unit Development District).

Section 5.202 Height Standards and Exceptions.

The following additional standards and exceptions shall apply in the specified zoning districts:

A. Building Heights Above 35 Feet.

For fire protection purposes, a portion of permitted buildings exceeding 35 feet in height shall be stepped down in height to meet Fire Department roof access requirements, or other means of access shall be provided to the Township Fire Chief's satisfaction.

B. Height Exceptions.

The following exceptions to maximum height standards of this Article shall be permitted:

1. **Dwellings.** Where all side yard setbacks are maintained at not less than 25 feet, the maximum height of a principal dwelling in the R-1 and R-2 (Single-Family Residential) Districts may be increased to three (3) stories and 35 feet.
2. **Flagpoles.** Flagpoles, flags, and pennants shall be subject to the maximum height standards of Section 13.03D (Flags and Pennants).
3. **Farm structures.** The height of farm buildings, as defined in Section 25.03 (Definitions) shall be exempt from the requirements of this Ordinance where otherwise regulated by the Right to Farm Act.
4. **Wireless communication towers.** Wireless communication towers and antennae shall be subject to the maximum height standards of Section 16.08 (Wireless Communication Facilities).

5. **Wind energy conversion systems (WECS).** Wind energy conversion systems (WECS) shall be subject to the maximum height standards of Section 16.07 (Wind Energy Conversion Systems).
6. **Institutional uses.** The maximum height of buildings and appurtenances occupied or intended to be occupied by institutional uses, as defined in Section 25.03 (Definitions) shall be subject to the provisions of this Article and Section 9.06 (Institutional Uses).
7. **Exempt structures.** Public utility structures in any zoning district shall be exempt from the height standards of this Ordinance.
8. **Limited exceptions.** Chimneys, elevator towers, stage scenery lofts, false façades and parapet walls harmonious with the lower building structure, mechanical equipment, and similar structures and appurtenances shall not be included in calculating the height of a principal building, provided that the total area covered by such structures and appurtenances shall not exceed twenty percent (20%) of the roof area of the building.

Section 5.203 Lot and Dwelling Unit Density Standards.

The following additional standards and exceptions apply to the lot and dwelling unit density provisions of this Article:

A. Residential Density Calculations.

The following shall be excluded from the total acreage used in calculating the net density of dwelling units in Rural Districts or Residential Districts, or any planned unit development that includes RESIDENTIAL USES:

1. Existing road rights-of-way and easements;
2. Floodplains, wetlands, bodies of water, watercourses, and drainageways;
3. Steep slopes, as defined in Section 25.03 (Definitions); and
4. Any other unbuildable lands.

B. Maximum Residential Density.

The maximum net density of any residential development subject to development plan or subdivision plat approval in accordance with Article 17.0 (Site Plan Review), Article 19.0 (Condominium Regulations), or the Land Division Act and any Township subdivision regulations shall not exceed the maximum net dwelling unit density for the zoning district, as specified in Section 5.101 (Table of Dimensional Standards by District). The maximum net residential density for any planned unit development shall be subject to the standards of Article 20.0 (Planned Unit Development District).

C. Minimum Lot Area.

The minimum lot area for residential dwellings in any Rural District or Residential District not served by a municipal sanitary sewerage system and a municipal water system shall be not less than one (1) acre, and shall satisfy all applicable Bay County Environmental Health Division requirements for use of private septic systems.

D. Measurement of Lot Depth.

Where this Article requires a minimum lot depth for new lots in the zoning district, the required depth shall be measured from the rear lot boundary to the centerline of the road right-of-way.

E. Minimum Land Area for Attached Residential Dwellings.

The minimum land area required for two-family and multiple-family dwelling units, as permitted in the applicable zoning district, shall be:

Minimum Land Area (square feet)		
Size of Unit	Multiple-Family Dwellings and Apartments	Townhouses, Duplexes, and Stacked Flats
Efficiency, one-bedroom unit	3,000	4,200
Two-bedroom unit	4,200	5,100
Three-bedroom unit	5,100	5,700
Four or more bedroom units	5,700	6,000

Section 5.204 Yard Standards.

The following additional provisions apply to the yard and setback requirements of this Article:

A. Front Yard Standards.

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures and improvements shall be maintained within the required front yard, except for porches, fences, permitted signs, landscaping, pedestrian and vehicle access ways, and other structures and improvements permitted by this Ordinance. Front yards shall be further subject to the following:

1. With the exception of lots with direct frontage on the Saginaw River, all yards abutting a public or private road shall be considered to be a front yard for purposes of this Article and Ordinance. The yard abutting the Saginaw River of a waterfront lot shall be considered to be the front yard, with the yard opposite or abutting a public or private road right-of-way considered to be the rear yard for purposes of this Article and Ordinance.
2. In any Residential District or Business District where the Zoning Administrator has determined that a front yard of lesser depth than the minimum required by this Article exists in front of principal buildings on more than sixty percent (60%) of the lots of record on one (1) side of a road in any one (1) block, the depth of front yard for any new principal building erected or placed on a lot in such block need not be greater than the average depth of front yards for the existing buildings on the block.
3. Front yards accessory to single-family and two-family dwellings shall be further subject to the requirements of Section 8.10 (Single-Family and Two-Family Dwellings).

B. Side Yard Standards.

In the C-1 (Neighborhood Commercial), C-2 (Community Commercial), and C-3 (General Commercial) Districts, a minimum side yard of 20 feet shall be required on all corner lots and whenever the lot is adjacent to or across a road right-of-way from a Residential District. Side yards are not required in these districts along interior side lot lines where the principal building walls are of fireproof masonry construction and are not pierced by windows or similar openings.

C. Corner and Double Frontage Lots.

Structures on corner lots shall comply with minimum front yard setback requirements from all road rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance.

A double frontage lot is any lot, other than a corner lot, that has road frontage on two (2) or more public or private road rights-of-way. Such lots shall be deemed to have two (2) front yards for the purposes of this Ordinance. The primary front yard shall be established on the road frontage that provides the primary entry into the lot. A minimum required front yard setback area shall be provided from all other road frontages, with any non-required yard area treated as a rear yard or side yard for purposes of this Ordinance.

D. Transition Buffer.

For a land use in any of the following use groups [as defined in Article 6.0 (Land Use Table)] subject to site plan approval per Article 17.0 (Site Plan Review) and as otherwise required by this Ordinance, a transition buffer shall be provided in accordance with this subsection (see "Transition Buffers and Landscape Strips" illustration):

Transition Buffer Standards		
Zoning District or Use Group	Abutting Zoning District or Use Group	Minimum Transition Strip Width
RM (Multiple-Family Residential) District, or a Multiple-family residential building or development	RURAL USES, Single-Family Residential Districts, or a Single-family detached dwelling or development	10 feet
OFFICE, SERVICE, AND COMMUNITY USES	RURAL USES,	10 feet
COMMERCIAL USES	RESIDENTIAL USES,	20 feet
INDUSTRIAL, RESEARCH, AND LABORATORY USES	Rural Districts, or Residential Districts	40 feet

1. The transition buffer shall be provided along every lot line, except front lot lines, that is contiguous to or across the street from a lot in such district.
2. No road, driveway, parking area, sidewalk or similar improvement shall be located in the transition buffer area, except to cross in a more or less perpendicular direction for the purpose of providing access to the property from an adjacent road right-of-way.

3. The transition buffer and adjacent side yard setback area shall be improved with screening elements and plantings per Section 16.10D (Methods of Screening).
4. Where a required transition buffer abuts or overlaps a lot boundary, all required building and yard setbacks for the lot shall be measured from the nearest boundary of the transition buffer.
5. The Planning Commission may require an expanded transition buffer of up to one hundred fifty percent (150%) of the minimum required width upon determination that additional buffering or separation is required in an area to ensure compatibility between land uses or development of differing intensities.

E. Landscaping Strip.

For any use subject to site plan approval per Article 17.0 (Site Plan Review) and as otherwise required by this Ordinance, a landscape strip at least 20 feet wide shall be provided along and adjacent to the front property line, along all street frontages, and shall extend across the entire width of the lot, subject to the following (see "Transition Buffers and Landscape Strips" illustration):

1. The landscape strip may overlap the required front yard setback area for the zoning district.
2. No road, driveway, parking area, sidewalk or similar improvement shall be located in this strip, except to cross in a more or less perpendicular direction for the purpose of providing access to the lot from an adjacent road right-of-way.
3. The landscape strip and required front yard setback area shall be improved with greenbelt buffer plantings per Section 16.10D (Methods of Screening).
4. Where RESIDENTIAL USES are proposed adjacent to a road right-of-way, the landscape strip shall not be part of any individual lot, but rather shall be part of the common land area for the development.

Section 5.205 Permitted Yard Encroachments.

Architectural features, chimneys, and other building projections and attached structures shall be considered part of the primary building for purposes of determining yard and setback requirements. Limited projections into certain required yards shall be permitted as follows:

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Access drives and sidewalks	All	None
Egress window wells	All	May project up to three (3) feet into any required yard
Handicapped access ramps	All	None

Projection	Yard	Restrictions
Hydrants, laundry drying equipment, mailboxes, trellises, recreation equipment, outdoor cooking equipment, and plant materials	All	None
Personal home heating propane tanks	Rear, Side	Not permitted in any required front yard. Units located within any required rear yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Accessory structures	See Section 3.07 (Accessory Structures)	
Fences	See Section 3.06 (Fences and Walls)	
Flagpoles	See Section 13.03D (Flags and Pennants).	
Off-street parking lots	See Article 14.0 (Off-Street Parking and Loading)	
Signs	See Article 13.0 (Signs)	

Section 5.206 Number of Principal Dwellings per Lot.

Not more than one (1) principal, non-farm single-family dwelling shall be located on a lot, nor shall a single-family dwelling be located on the same lot with any other principal building or use. For single-family condominium developments, not more than one (1) principal detached dwelling shall be placed on each condominium lot, as defined in Section 25.03 (Definitions).

Section 5.207 Frontage and Access Required.

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved existing public or private road with a dedicated and recorded road right-of-way of 66 feet, unless a lesser width has been established and recorded prior to the effective date of adoption or amendment of this Ordinance.

1. Indirect access via a private ingress-egress easement shall not be sufficient to satisfy this requirement.
2. Access via an approved private road that has been constructed, and maintained in accordance with the applicable private road design and construction standards or ordinances of the Township shall be sufficient to satisfy this requirement.
3. Every structure erected or relocated after the effective date of adoption or amendment of this Ordinance shall be so located on the lot as to provide safe and convenient access for emergency vehicles and any required off-street parking and loading areas.

Section 5.208 Corner Clearance Areas.

On a corner lot in any zoning district, no, fence, wall, hedge, structure, sign, screening element, planting or other obstruction to visibility shall be permitted between two (2) feet and six (6) feet above the existing centerline road grade within a triangular area formed by the intersection of two (2) road right-of-way lines connected by a diagonal across the interior of such lines at the following distances from the point of intersection (see "Corner Clearance Area" illustration):

Type of Road Intersection	Minimum Corner Clearance Distance along Rights-of-Way
Any intersection of a paved public road and a state highway	50 feet
Any intersection of local or neighborhood streets or private roads	15 feet
All other road intersections	25 feet

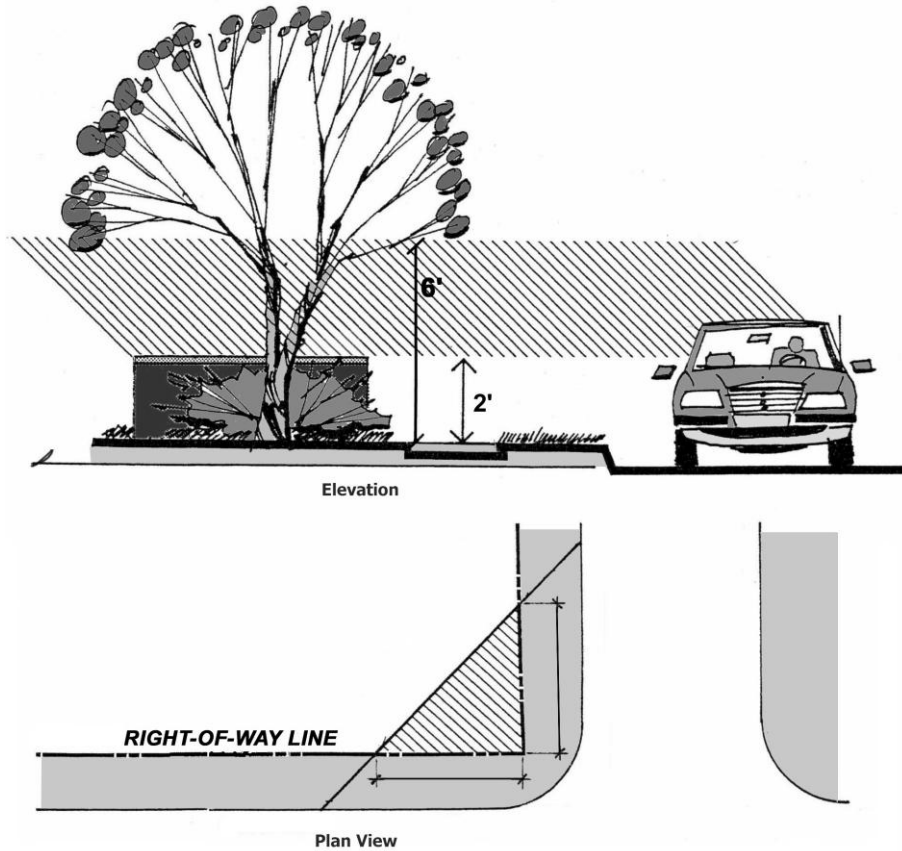
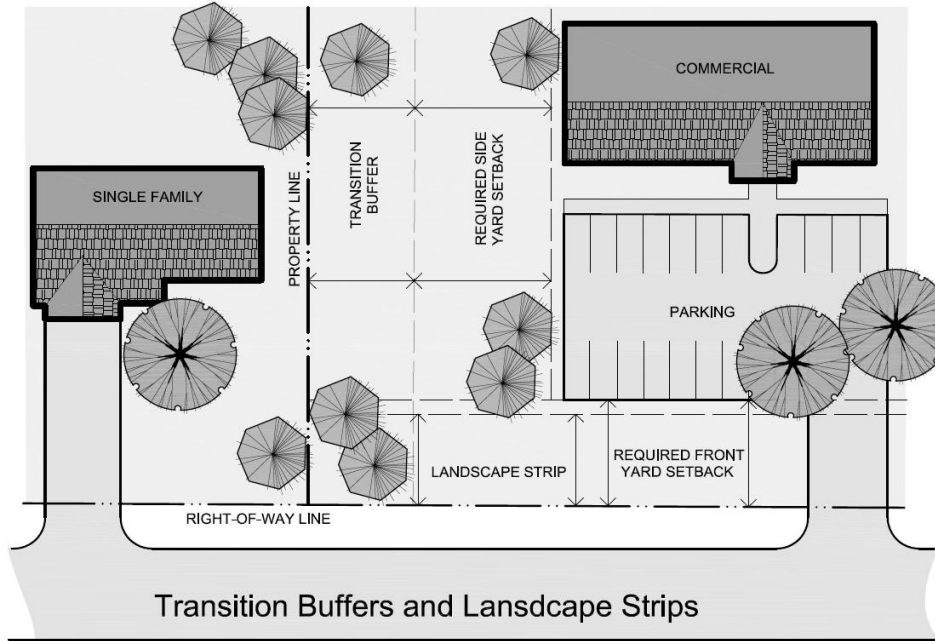
Trees shall be permitted within a corner clearance area, provided that limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard.

Section 5.209 Compliance with Dimensional Standards.

New lots created, new structures erected, and alterations to existing structures after the effective date of adoption or amendment of this Ordinance shall comply with all applicable dimensional standards of this Ordinance.

1. No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. Existing yard setbacks shall not be reduced below the minimum requirements of this Ordinance.

ILLUSTRATIONS



Corner Clearance Area