

SECTION 6.8 SCHEDULE OF REGULATIONS (REVISED BY AMENDMENT 91)(AMENDMENT 107D) (AMENDMENT 204)

The Regulations contained herein shall govern the Height, Bulk, and Density of Structures and Land Area by Zoning Dist.

Width in Zoning District	Minimum Zoning Lot Size Per Dwelling Unit		Maximum Height of Structures Feet (c)	Minimum Yard Setback Per Lot in Feet from Each			Normal High Water Mark	Maximum % of lot area Covered by All Structures	Minimal Elevational Width of a Principal Structure
	Area	Feet		Front	Side	Rear			
R-1A, Rural & Hillside	1 Acre	150 (b)	38	30 (j)	15 (j)	30 (j)	60 (d)	15	24'
R-1A, PUD; R-1B PUD	(e)	(e)	38	30 (e)	15 (e)	30 (e)	60 (d)	15	24'
R-1C, PUD; R-1D PUD	(e)	(e)	38	30 (e)	15 (e)	30 (e)	60 (d)	15	24'
R-1B, Coastal Zone									
Single and Two-Family	25,000	100 (b)	38	30 (j)	15 (j)	30 (j)	60 (d)	15	24'
R-1C, Suburban Residential									
Single and Two-Family	20,000	100 (b)	38	25 (j)	15 (j)	30 (j)	60 (d)	25	24'
R-1D, Community Residential									
Single and Two-Family	15,000	100 (b)	38	25 (j)	15 (j)	30 (j)	60 (d)	30	24'
C-1 Commercial	25,000	150	38	35	10	30	60 (d)	35	
A-1, Agricultural	5 A.	330 (g,h,i)	38	35 (j)	50 (f,j)	50 (f,j)	60 (d)		

Section 6.8.1 Schedule Limiting Height, Bulk, Density, and Area by Zoning District. Footnotes -- Additional Requirements

- (b) In the case where a curvilinear street pattern produces irregularly shaped lots with nonparallel side lot lines, a lesser frontage width at the street line may be permitted provided that the lot width at the building line is equal to the lot width for that district.
- (c) Allowable height variations are subject to the provisions of Article VII, Section 7.3
- (d) Does not include fishing, boating or swimming docks, open decks, and boat hoists as provided in Section 6.2.2(2) (c) and 6.2.2(2) (d).
- (e) As approved under Section 8.3.
- (f) The minimum setback for other than residential structures shall be fifteen (15) feet. PROVIDED, HOWEVER, the minimum side yard setbacks for residences shall be fifteen (15) feet on lots of record with lot widths of one hundred ninety-nine (199) feet or less that were recorded prior to the adoption of Amendment No. 91 by the Township Board on June 9, 1992. **(REVISED BY AMENDMENT 108)**
- (g) Where a lot in the Agricultural District has its access on a public road, the lot shall have a minimum lot width and frontage width of 330 feet. Where a lot in the Agricultural District has as its access a frontage road, that lot shall have a minimum lot width and frontage width of 100 feet and if the lot also abuts a public road, the lot shall also have a width of not less than 330 feet on the public roadside of the lot. Where a lot has been created by Planned Unit Development, the minimum frontage width shall be that which is approved by the Township Board.
- (h) **REQUIRED LOT SHAPE** A lot in the Agricultural District shall be of such shape that a square measuring 210 feet on a side can be located within the parcel. The square has no relevance to structure location or setbacks. **(REVISED BY 107D)**
- (i) Access to residential building sites on farmland subject to a recorded Conservation Easement consistent with the intent of Ordinance No. 23 shall be regulated by the provisions of Section 6.7.5. **(ADDED BY AMENDMENT 117B)**
- (j) See Section 7.7.1.1 for required setbacks of residences adjacent to agricultural lands. **(ADDED BY AMENDMENT 138A)**