

ARTICLE 17.00

SCHEDULE OF REGULATIONS

Section 17.01 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Zoning Districts	Lot Minimums		Maximum Building Height ^p		Maximum Coverage of Lot by All Buildings (Percent)	Front Yard ^o	Minimum Setback Measured From Lot Line (Feet) ^{a,b,c,n}		Rear Yard	Waterfront Yard	Minimum Usable Floor Area Per Unit (In Square Feet)
	Area (Sq.Ft.)	Width (Ft.)	In Stories	In Feet			Side Yards				
							Least One	Total of Two			
R-1A Single Family	12,000	90	2	30	30	30 ^o	10 ⁿ	25 ⁿ	35	30	1,000
R-1B Single Family	9,600	80	2	30	30	30 ^o	5 ⁿ	20 ⁿ	35	30	950
RD Two Family	12,000	100	2	30	30	30	5	20	35	30	950
RM-1 & RM-2 Multiple Family	40,000 ^d	200	2 2	30	35 ^d	50 ^{d,e,f}	20 ^{d,e,f}	40 ^{d,e,f}	35 ^{d,e,f}	30	d,e
RM-3 Multiple Family	j	j	j	j	j	j	j	j	j	30	j
O-1 Office	15,000	100	2	25	-	30 ⁱ	10 ^g	20 ^g	20 ^h	30	-
C-1 Neighborhood Commercial	15,000	100	2	30	-	30 ⁱ	10 ^g	20 ^g	20 ^h	30	-
C-2 General Commercial	15,000	100	2	30	-	35 ⁱ	10 ^g	20 ^g	20 ^h	30	-
C-3 Central Business	15,000	50	2	30	-	30 ⁱ	10 ^g	20 ^g	20 ^h	30	-
CS Community Service	15,000	100	2	30	-	30	25	50	25	30	-
I-1 Limited Industrial	15,000	100	2	40	-	50 ⁱ	10 ^g	20 ^g	25 ^h	30	-
P-1 Parking	-	-	1	12	-	10	5	10	10	30	-

See following Section 17.02 for Notes to Schedule of Regulations.

Section 17.02 -- NOTES TO SCHEDULE OF REGULATIONS (amended eff. Feb. 2000)

- (a) Required setbacks shall be measured from the existing right-of-way line, except where a "Setback Measurement Standard" is specified on the adopted Zoning Map, in which case the required setback shall be measured in accordance with said Setback Measurement Standard.
- (b) See Section 21.10 for accessory building regulations.
- (c) See Section 21.07 for corner lot setbacks on side streets.
- (d) The following schedule shows the maximum permissible density and minimum lot area in the RM-1 and RM-2 Districts. The minimum lot area, for each separate development, is 40,000 square feet. The maximum area per unit and maximum density shall be calculated according to the following schedule:

Zoning District	Efficiency & 1 Bedroom Units	Maximum Density*	2 Bedroom Units Minimum Area Per Unit	Maximum Density*	3 or More Bedroom Units	Maximum Density*
	Minimum Area Per Unit				Minimum Area Per Unit	
RM-1	5,000 sq.ft.	8.7	5,500 sq.ft.	7.9	6,000 sq.ft.**	7.2
RM-2	3,800 sq.ft.	11.4	4,300 sq.ft.	10.1	4,800 sq.ft.**	9

* Maximum density in units per acre is based upon number of bedrooms for that particular zoning district. The area used to compute density shall be the total area of the parcel exclusive of dedicated right-of-way.

** An additional five hundred (500) square feet of minimum lot area shall be required for each additional bedroom over three (3). A den, library or any other similar extra room shall count as a bedroom for the purpose of computing minimum lot area.

(e) Multiple Family Building Setback and Minimum Plan Area Required:

All yards in any Multiple Family District abutting any major thoroughfare shall be a minimum of fifty (50) feet in depth and shall be measured from the nearest edge of said right-of-way (see footnote (a)) toward any building. Minimum yard and building standards in the RM-1 and RM-2 districts shall be as follows:

Minimum width of lot: 200 feet

Maximum Building Length: Multiple family buildings shall not exceed one hundred and fifty (150) feet in overall length, measured along the front line of connecting units, inclusive of any architectural features which are attached to or connect the parts of the building together. Buildings which are adjoined by walls, arches, or similar features shall be considered separate, distinct buildings; each such building shall not exceed one hundred and fifty (150) feet in overall length, and the buildings shall be separated the distance specified in Section 17.02(f).

Minimum lot setbacks: front yard: 50 feet
 each side yard: 20 feet
 rear yard: 35 feet

Minimum floor area/unit:	1 bedrooms:	600 square feet
	2 bedrooms:	800 square feet
	3 bedrooms:	1,000 square feet
	4 bedrooms:	1,200 square feet

- (f) **Building Placement Relationship:** Front, side, and rear spacing between any two multiple family buildings shall have the following minimum dimensions:

<u>Relationship of Building to Building</u>	<u>Overall Distance Between Buildings</u>
Front to Front	50 ft.
Front to Rear	50 ft.
Rear to Rear	75 ft.
Rear to Side	50 ft.
Side to Side	50 ft.
Corner to Corner	50 ft.
Side to Corner	50 ft.

Minimum clear open space for any principal building shall be measured horizontally and perpendicular from the exterior wall of said building in a direction away from such exterior wall and shall not be less than twenty-five (25) feet and shall not be used for off-street parking.

- (g) Within the O-1, C-1, C-2, C-3, and I-1 zoning districts, the minimum side yard setback as listed in the Schedule of Regulations shall be at least ten (10) feet on each side of the principal building provided, however, that the side yard may be reduced to zero (0) where there is a party wall construction if such party walls are composed of fire proof materials and further that such party walls contain no windows and/or doors. The side yard may be reduced to zero (0) only where the adjoining property is zoned O-1, C-1, C-2, C-3, or I-1.
- (h) Dumpsters and dumpster enclosures shall comply with the setback requirements in Section 21.39.
- (i) Setback requirements for off-street parking are set forth in Section 19.01, sub-section (k).
- (j) See Article 7.00, Section 7.04, for area, height, bulk and placement requirements in the RM-3 District.
- (k) See Section 21.45 for permitted projections into required yard areas.
- (l) The required front setback within the Old Downtown and along portions of Pontiac Trail and Maple Road delineated on the Downtown Overlay District Setback Map shall be as follows:

	<u>Old Downtown</u>	<u>Pontiac Trail & Maple Road¹</u>
Minimum Front	Zero ²	15 ft.
Maximum Front	5 ft.	None Established

¹ See Downtown Overlay District Setback Map.

² On corner parcel buildings shall be set back a sufficient distance to provide adequate sight distance for drivers.

- (m) **Impervious Surface in Single Family Districts.** A maximum of thirty-five percent (35%) of the parcel shall be covered by impervious surfaces in the R-1A and R-1B districts.

(n) **(amended Feb. 2000)** Lots of record with widths between 65' and 74' may have a side yard total of 15' with 5' being the least, and lots of record less than 65' in width may have a side yard total of 12.5', with the least side being 3.5'.

(o) **Front Setback in Single Family Districts. (amended 2002)** The minimum front setback shall be based on the Established Residential Building Pattern (ERBP), or the minimum setback specified in the Schedule of Regulations (Section 17.01), whichever is less.

The ERBP setback shall be equal to the average of the front setbacks of the immediately adjacent dwellings on each side of the subject parcel on the same side of the road and in the same zoning district as the subject parcel, subject to the following requirements:

1. In the event that one of the adjacent parcels is vacant, then the minimum setback specified in Section 17.01 shall be used for that parcel in calculating the ERBP.
 2. In the event that the subject parcel is on a corner, then the minimum setback specified in Section 17.01 shall be used in the ERBP calculations as the adjacent setback figure for the side of the parcel that adjoins a street.
 3. The front setback of each adjacent structure shall be measured at the shortest distance between the structure's exterior surface and the front lot line.
- (p) To minimize impacts on contiguous, developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first-floor elevation height of new structures shall be consistent with the finished first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance.