

ARTICLE 400.14 Regulations for building placement and size area, height, bulk and placement regulations

District	Maximum Floor Area & Accessory Bldg floor area in % Of Lot Area	Minimum required setbacks				Maximum Building Height		Minimum Lot Size		Minimum Floor Area
		Front Yard	Side Yards		Rear Yard	In Feet	In Stories	Area in Square feet	Width in Feet	Area in Square Feet
			Least One	Tot of two						
R1A Shore Front Residence	25%	50	15	30	50	35	2 ½	43,560	100	1,000
R1B Single Family Residence	35%	25	7 ½	15	30	35	2 ½	7,000	60	850
R1C Planned Residential	35%	25	15	30	30	35	2 ½	12,000	100	1,000
R2A General Single Family Residence	35%	25	7 ½	15	25	35	2 ½	6,000	60	800
R3A Multi-Family Residential	For One Two-Family Dwelling on a Single Lot									
	35%	25	7 ½	15	30	35	2 ½	6,000	60	1,200
	For One Multi-Family Dwelling on a Single Lot									
	40%	25	7 ½	15	35	35	2 ½	Lot area per dwelling unit: 1 BR 2,000 sf 2 BR 2,900 sf 3 BR 3,400 sf	60	EFF 375 1BR 550 2 BR 650 3 BR 750
R4A Mobile Home Park	Conformity with Michigan Mobile Home Commission Regulations									
LC Limited Commercial	Determined By Required Parking Setback	25	10	20	25	35	2 ½	5,000	50	N/A
	No building shall be closer than 25 feet to any residential district boundary									
C-1 Old Town Business District	Pre-existing or New – 2,000 sq. ft.	Pre-existing or new 25	Pre-existing or new 7 ½	Pre-existing or new 15	Pre-existing or new 25	Pre-existing or new 35	2 ½	Pre-existing or new 6,000	Pre-existing or new 60	N/A
C-2 General Retail	Determined By Required Parking Setback	No Building shall be closer than 25 ft to any residential district boundary.				35	2 ½	Minimum lot Size for drive-in Restaurants 20,000 sf	For Drive-In restaurants 150 ft. width & 100 ft depth	N/A
CBD Central Business	500 %	No Building shall be closer than 25 feet to any residential district boundary.				75	N/A	N/A	N/A	N/A
M-1 Wholesale and Light Industry	Determined by Required Parking Setback	25	25	50	25	50	3	N/A	N/A	N/A
M-2 Heavy Industry	100%	No Building shall be closer than 25 ft to any residential district boundary				60	N/A	N/A	N/A	N/A
P Parking	500%	No building or parking structure shall be closer than 25 feet to any residential district boundary.				60	N/A	N/A	N/A	N/A
M-R Motel/Resort	Motels 50% - all other uses determined by Required Parking and Setback	25% of width of abutting street right of way, but not less than 25 ft. No building shall be closer than 25 ft to any residential district boundary.				35	2 ½	10,000	100 FT. WIDTH 100 FT. DEPTH	N/A
G-1 Gov't Service	DR OFFICES ARE SLU. SEE HEIGHT ETC IN SLU PROVISIONS									
W Waterfront	Governed by Setback and parking requirements	10 ft from any street 15 ft from high water mark				35				
							N/A			
								Lot area per dwelling unit: 1 BR 2,000 sq ft 2 BR 2,900 sq ft 3 BR 3,400 sq ft	N/A	Eff 375 1 BR 550 2 BR 650 3 BR 750
			7 ½ FT	15 FT	7 ½ FT					

WCB Waterfront Central Business	Governed by Setback and parking requirements	10 ft from any Street				45	N/A	30 Units per acre for residential	N/A	Determined by building codes
		10 ft	10 ft	20 ft	10 ft					
WM 1 Waterfront Maritime	Governed by Setback and parking requirements	10 ft from any street 25 ft from high water mark				45	N/A	30 Units per acre for residential	N/A	Determined by building codes
		10 ft	10 ft	20 ft	10 ft					
WM 2 Waterfront Maritime	Governed by Setback and parking requirements	10 ft from any street 25 ft from high water mark				35	N/A	30 Units per acre for residential	N/A	Determined by building codes
		10 ft	10 ft	20 ft	10 ft					
<p>*****HOWEVER, NO SIGN OR BUILDING HEIGHT SHALL BE GREATER THAN ON-HALF THE HORIZONTAL DISTANCE TO THE NEAREST RESIDENTIAL DISTRICT BOUNDARY.</p>										