

Sec. 18-276. - Table of height, bulk, density and area by land use.

The following is the table of height, bulk, density and area by land use for each zoning district:

LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

USE DISTRICT	Lot Area in Square Feet	Lot Width in Feet	Maximum Height of Building		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum Percentage of Lot Area Covered by All Bldg.
			In Stories	In Feet	Front	Sides	Rear	Total of Two		
AG Agricultural	43,560 (a)	150 (a)	3	40(c,o)	50	20(b)	40	60	1200 (c)	35%
R-1 One-Family Residential	15,000 11,700*	100 90*	3	40(c,o)	30	15(b)	30	40	1200 (c)	35%
R-2 One-Family Residential	12,000 9,100*	90 70*	3	40(c,o)	30	10(b)	20	40	1100 (c)	35%
R-3 One-Family Residential	9,600 7,200*	80 60*	3	40(c,o)	25	10(b)	20	35	1000 (c)	35%
RM-1 Multiple Residential	(d)	(d)	3	40 (o)	25(e)	20(e)	40(e)	35(e)	(f)	30%

RM-2 Multiple Residential	(e,n)	(e,n)	(n)	(n)	(n)	(n)	(n)	(n)	(f)	30%
MH Mobile Home Park	Refer to Article VIII for regulations regarding Mobile Home Park									
B-1 Local Business	—	—	3(g)	40(g,o)	25(h)	5(i)	10(i)	20(j)	—	(m)
B-2 General Business	—	—	3(g)	40(g,o)	25(h)	5(i)	10(i)	20(j)	—	(m)
I-1 Light Industrial	—	—		50(p)	30(h)	10(k,l)	20(k,l)	30(l)	—	(m)
I-2 Heavy Industrial	—	—		75(p)	50(h)	20(k,l)	40(k,l)	50(l)	—	(m)
WM Waterfront Marina	—	—	3(g)	40(g)	25(h)	5(i)	10(i)	20(j)	—	(m)
*with public sewers										

Footnotes to schedule.

- (a) Minimum area of lots in the agricultural district shall be one (1) acre with a minimum frontage of one hundred and fifty (150) feet. Where any raising or boarding of animals is conducted as a source of income, minimum area of lots shall be five (5) acres with a minimum frontage of three hundred (300) feet.
- (b) The side yard abutting upon a street shall not be less than twenty (20) feet in AG, R-1, and R-2 districts, and ten (10) feet in R-3 districts when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.

- (c) The minimum first floor area of any single-family dwelling shall be no less than nine hundred fifty (950) square feet. Where a single-family home is constructed without a basement, an additional one hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to, furnace, hot water, laundry tubs, incinerator and the like.

The minimum width of any side of a single-family dwelling shall be at least twenty (20) feet. The side of the single-family dwelling shall be considered to be the face along the narrowest dimension of the building.

- (d) No multiple or two-family dwelling shall be erected on a lot or parcel of land which has an area of less than twelve thousand (12,000) square feet or has a width of less than eighty (80) feet. The following minimum lot area per dwelling unit type shall be met in RM-1 multiple-family residential districts:

Dwelling Unit Type	1—2 Story Minimum Lot Area Per Unit (Square Feet)	3 Story Minimum Lot Area Per Unit (Square Feet)
Efficiency	3,200	2,800
One-bedroom	3,800	3,400
Two-bedroom	4,200	3,800
Three-bedroom	4,680	4,200
Four-bedroom	5,000	4,600

Plans presented which include a den, library or extra room shall have such extra room counted as a bedroom for purposes of this chapter.

- (e) Yards abutting major thoroughfares in RM-1 and RM-2 districts shall have a minimum depth of fifty (50) feet. For the purpose of yard regulations, multiple-family dwellings shall be considered as one (1) building occupying one (1) lot. Front, side and rear yards relating to the spacing between buildings within RM-1 and RM-2 districts shall have the following minimum overall dimensions:

Building Relationship	Overall Distance Between Buildings (Exclusive of Parking Area) (Feet)

Front to side	45
Front to front	50
Front to rear	60*
Rear to rear	60*
Rear to side	45
Side to side	20
Corner to corner	15

*Parking may be permitted in fifty (50) percent of the required rear yard provided that there shall be at least fifteen (15) feet of yard space between the parking area and the multiple-family building. Minimum distance between buildings in RM-2 districts shall be controlled as outlined in footnote (n).

The front and rear of the multiple-family building shall be considered to be the faces along the longest dimension of the structure. The front of the multiple-family building shall be considered to be the direction faced by the living rooms of the dwelling units in the building; the rear of the multiple-family building shall be considered to be the direction faced by the service entrance of the dwelling units in the building; and the side of the multiple-family building shall be considered to be the face along the narrowest dimension of the building.

Every lot on which a multiple structure is erected shall be provided with a side yard on each side of such lot. Each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof by which length the multiple structure exceeds forty (40) feet in overall dimension along the adjoining plot line provided that no multiple-family structure shall exceed one hundred eighty (180) feet in length along any one (1) face of the building. Any court shall have a width equal to not less than fifty (50) feet for the front yard and sixty (60) feet for the rear yard. The depth of any court shall not be greater than three (3) times the width. Service drives shall have a width of at least twenty-two (22) feet and shall not be located in any required front yard.

(f) Minimum floor areas for apartments shall be as follows:

Efficiency apartments. The term "efficiency apartment" shall mean a dwelling unit containing not over three hundred sixty (360) square feet of floor area, and

consisting of not more than one (1) room in addition to kitchen, dining and necessary sanitary facilities.

One-bedroom unit. The term "one-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least six hundred (600) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining and necessary sanitary facilities.

Two-bedroom unit. The term "two-bedroom unit" shall mean a dwelling unit containing a minimum floor area of at least seven hundred fifty (750) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining and necessary sanitary facilities.

Three- or more bedroom unit. The term "three- or more bedroom unit" shall mean a dwelling unit wherein for each room in addition to the three (3) rooms permitted in a two-bedroom unit, there shall be provided an additional area of one hundred fifty (150) square feet to the minimum floor area of seven hundred fifty (750) square feet.

- (g) Planned developments involving three (3) acres or more under one (1) ownership shall be subject to the approval of the planning commission, after public hearing, regarding modifications with respect to height regulations in B1, B-2 and WM districts.
- (h) Parking may be provided in the front yard after approval of the parking plan layout and points of access by the planning commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines.
- (i) No side yards are required along the interior side lot lines, except as otherwise specified in an applicable building code. On the exterior side yard which borders on a residential district or street, there shall be provided a setback of not less than ten (10) feet on the side abutting the residential district or street.
- (j) Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building, and shall be computed separately from the off-street parking requirements. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.
- (k) No building shall be closer than forty (40) feet to the outer perimeter (property line) of such I-1 and I-2 districts when the property line abuts any residential district.
- (l) The board of appeals may, upon review of the proposed site plan, and after public hearing, modify side and rear yard requirements, upon a finding that (1) adequate ingress and egress for parking, loading and fire and police protection needs are met, and (2) that any building code requirements relative to the relationship between buildings are met.

- (m) The maximum percentage of lot coverage shall be determined by the meeting of yard requirements by actual use, and by the provision of required off-street parking and loading facilities.
- (n) No multiple-family dwelling in an RM-2 district shall be erected on a lot or parcel of land which has an area of less than three (3) acres, or has a width of less than two hundred (200) feet. The following minimum lot area per dwelling unit type, by number of stories in the building, shall be met in RM-2 districts:

Dwelling Unit Type	3 Story Building (Square Feet)	4 Story Building (Square Feet)	5 or More Story Building (Square Feet)
Efficiency	1,800	1,200	600
One-bedroom	2,400	1,800	900
Two-bedroom	3,000	2,400	1,200
Three-bedroom	3,600	3,000	1,500
Four-bedroom	4,000	3,600	1,800

In an RM-2 district, multiple-family buildings of two (2) stories or less in height shall conform to the requirements of the RM-1 district. In an RM-2 district, the minimum distance between the fronts, sides, and rears of any two (2) buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than thirty (30) feet. A minimum distance of thirty (30) feet shall apply to corner-to-corner building relationships. The formula regulating the required minimum distance between the fronts, sides, and rears of any two (2) buildings in the RM-2 district shall be as follows:

$$S = \frac{LA + LB + \frac{2}{3}(HA + HB)}{6}$$

where,

S = Required minimum horizontal distance between any wall of Building A and any wall of Building B or the vertical prolongation of either.

LA = Total length of Building A. The total length of Building A is the length of that portion or portions of a wall or walls of Building A from which, viewed

directly from above, lines drawn perpendicular to Building A will intersect any wall of Building B.

LB = Total length of Building B. The total length of Building B is the length of that portion or portions of a wall or walls of Building B from which, when viewed directly from above, lines drawn perpendicular to Building B will intersect any wall of Building A.

HA = Height of Building A. The height of Building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of Building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

HB = Height of Building B. The height of Building B at any given level is the height above natural grade level of any portion of a wall or walls along the length of Building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

In RM-2 districts, all exterior yards shall be at least equal to the height of the building; except that where a lot line abuts a street, one-half the width of the right-of-way of the street may be considered as yard setback provided that the yard shall not be less than fifty (50) feet in depth. In no instance shall more than thirty (30) percent of any required yard be occupied by parking areas or drives.

Note: Information on any required site plan review, parking, walls, greenbelts, and loading areas may be found as follows:

Parking	Sections 18-306 and 18-307
Walls	Section 18-314
Greenbelts	Section 18-310
Loading areas	Section 18-308
Site plan review	Section 18-316

- (o) Nondwelling structures up to eighty (80) feet in height may be erected upon approval of the township planning commission.
- (p) Structures of greater height may be permitted upon approval of the township planning commission.