

ARTICLE 5

ZONING DISTRICTS AND SCHEDULE OF REGULATIONS

SECTION 501 ESTABLISHMENT OF DISTRICTS

A. For the purpose of this Zoning Ordinance (“Ordinance”) the City of Laingsburg (“City”) is hereby divided into the following zoning districts, which shall be known by the following respective titles:

- RO, Residential / Open Space District
- RL, Low-Density Residential District
- RL-1, Low-Density Residential District
- RM, Medium-Density Residential District
- RH, High-Density Residential District
- MH, Manufactured Housing Community District
- C-1, Central Business District
- C-2, General Commercial District
- I, Industrial District
- IN, Institutional District
- PUD, Planned Unit Development

SECTION 502 ZONING DISTRICT MAP

A. The boundaries of the respective districts provided in this Ordinance are defined and established as depicted on the map entitled “OFFICIAL ZONING MAP OF THE CITY OF LAINGSBURG, SHIAWASSEE COUNTY, MICHIGAN” (“Zoning Map”).

1. The Zoning Map, with all notations, references and explanatory matter thereon, is part of this Ordinance, shall be published as part of this Ordinance and shall be of the same force and effect as if the districts shown were fully set forth herein.
2. This Zoning Map and all amendments thereto, shall be filed with the City Clerk for purposes of having an official Zoning Map on file with the City. The Zoning Map held by the City Clerk shall be the sole official Zoning Map and the final authority as to the zoning status for a lot, parcel, area or structure.

- B. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Zoning Map, such changes shall be made on the Zoning Map after an amendment has been approved by the City Council.

SECTION 503 INTERPRETATION OF DISTRICT BOUNDARIES

- A. Where there is an uncertainty, contradiction, or conflict as to the exact location of any zoning district boundaries shown on the Zoning Map, interpretation concerning the location of district boundary lines shall be determined by the Board of Appeals.

- 1. The Board of Appeals, in arriving at a decision on such matters, shall apply the following standards:
 - a. Boundaries indicated as approximately following a street or highway, the center lines of said streets or highways shall be construed to be such boundaries.
 - b. Boundaries indicated as approximately following a section line, quarter section line or other survey line shall be construed as following such lines.
 - c. Boundaries indicated as approximately following lot, parcel or property lines shall be construed as following such lines.
 - d. Boundaries indicated as approximately following a corporate boundary line shall be construed as following such lines.
 - e. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the rails of the tracks, or in the case of multiple tracks, the midway point between the outside rails.
 - f. Boundaries indicated as following the shoreline of a stream, lake, or other body of water shall be construed to follow such shorelines, and in the event of change in the shorelines shall be construed as moving with the actual shorelines.
 - g. Boundaries indicated as following the centerline of a stream, river, regulated drain shall be construed as following such centerline.
 - h. A boundary indicated as parallel to or an extension of a feature indicated in the above rules shall be construed as such.

SECTION 504 ZONING OF VACATED AREAS

Whenever any street, alley or other public right-of-way within the City is vacated by official governmental action, the lands within that vacated area shall attach to and become a part of adjoining lands. Such vacated lands shall automatically without further action by the City acquire and be subject to the same zoning regulations as are applicable to lands to which it is attached and shall be used for those uses as is permitted under this Ordinance.

SECTION 505 ZONING OF ANNEXED LANDS

Whenever any portion of any Township becomes part of the City or whenever any territory is annexed to the City, the then existing zoning regulations for the territory being incorporated into the City shall remain in full force and effect for a period of three (3) months after incorporation or annexation unless the City Council acts otherwise.

SECTION 506 FILL/CREATED LAND

Whenever any fill is placed in any lake or stream, the land created shall automatically and without further formal action by the City shall be subject to the same zoning regulations as are applicable to lands to which the created land shall attach or be adjacent to. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land by which the lake or stream shares boundary with. Such fill shall require approval by appropriate governmental agencies including, but not limited to, the Drain Commissioner with jurisdiction, Michigan Department of Natural Resources and Michigan Department of Environmental Quality.

SECTION 507 ZONING DISTRICT USES

- A. Each district found herein is established for the public, health, safety and welfare of the general public and other intents and purposes as described in Section 103 of this Ordinance. Uses are permitted by-right or by special land use approval. Regulations are to be applied uniformly for each class of land, building, structure or uses within each district.
 - 1. A permitted use shall be permitted by-right only if specifically listed as such under a particular zoning district. Being permitted by-right does not exclude the necessity of a zoning permit, site plan review or other applicable reviews and permits.
 - 2. A special land use shall be permitted only if specifically listed as such under a particular zoning district. Special land uses are subject to public hearing and requirements particular to the use to mitigate possible impacts to adjacent

properties and the community. Uses permitted by Special Land Use are subject to reasonable conditions for similar purposes.

- B. A petitioned use of land, building, or structure not specifically listed under the provisions of any of the zoning districts herein described as a permitted or special land use shall be considered by the Board of Appeals under Section 1005.

SECTION 508 INTENT OF DISTRICTS

- A. The intent and purpose of each district is set forth as follows:
 - 1. RO, Residential / Open Space District- It is the intent and purpose of the RO district to encourage the continuation of open space activities and low density residential uses in areas of the community not served by public sanitary sewers, or that have physical conditions that are not conducive to higher density residential development.
 - 2. RL, Low-Density Residential District- It is the intent and purpose of the RL-1 district to establish and preserve low-density single family detached home neighborhoods free from other uses except those that are both compatible with and convenient to the residents of such a district.
 - 3. RL- 1, Low-Density Residential District- Similar to the above district, it is the intent and purpose of the RL-1 district to establish and preserve low-density single family detached home neighborhoods free from other uses except those that are both compatible with and convenient to the residents of such a district. The RL-1 district, however, allows a higher density through smaller lot sizes than the RL District with the intent to assist in the development of infill properties located throughout the City.
 - 4. RM, Medium-Density Residential District - It is the intent and purpose of the RM district to establish and preserve moderate density neighbors of one and two-family homes, free from other uses except those that are both compatible with and convenient to the residents of such district.
 - 5. RH, High-Density Residential District - It is the intent and purpose of the RH district to establish and preserve a district for high density residential use and associated facilities.
 - 6. MH, Manufactured Housing Community District - It is the intent and purpose of the MH district to establish standards and regulations for the location of neighborhoods comprised of manufactured homes and associated facilities. The district is intended to be located in areas serviced by adequate public utilities and services, such as sewer, water, fire, police, etc. and where such district will not strain existing public utilities and services.

7. C-1, Central Business District - It is the intent and purpose of the C-1 district to preserve the viability and character of downtown commercial and office uses that are convenient to customers, both pedestrian and vehicular. The C-1 district is also intended to provide urban residential opportunities above first-floor commercial and office uses.
8. C-2, General Commercial District - It is the purpose of the C-2 district to establish and preserve general office and commercial areas outside of the downtown area that are convenient to customers, both pedestrian and vehicular, while preserving the general residential character of the community.
9. I, Industrial District - It is the intent and purpose of the I district to establish and preserve areas for general industrial and related uses of such a nature that they do not become a detriment to the community as well as conflict with other kinds of land uses. Provisions should be made for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of employers and employees in these areas.
10. IN, Institutional District - It is the intent and purpose of the IN district to establish and appropriately identify areas publicly owned and used for public purposes, including but not limited to public schools, municipal building and use areas, and City parks and designated open space.
11. PUD, Planned Unit Development - It is the intent and purpose of the PUD district to: encourage the use of the land in accordance with its natural characteristics and adaptability; conserve natural features; manage the expenditure of energy; encourage innovation in land use planning to bring about compatibility in design and of use; provide for usable and functional open space; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the current and future citizens of the City. In that the PUD can be utilized for the development of a variety of uses that are found in other districts, the intents and purposes of other districts are applicable given the proposed uses being presented with a PUD.

SECTION 509

RO, RESIDENTIAL / OPEN SPACE DISTRICT

A. Permitted Uses

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|---|------------------------------------|
| 1. Accessory Use | 6. Home Occupation |
| 2. Adult Foster Care Home | 7. Kennel (Private Breeding) |
| 3. Family Day Care Home | 8. Single-Family Detached Dwelling |
| 4. Essential Services and/or Structures | 9. Public and Private Recreation |
| 5. Government Facilities and Structures | |

B. Special Land Uses

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| 1. Adult Group Home | 7. Accessory Apartment |
| 2. Campground | 8. Private Road |
| 3. Cemetery, Crematories and/or Mausoleums | 9. Home Based Business |
| 4. Group Day Care Home | 10. Golf Course/Country Club |
| 5. Churches and Religious Institutions | 11. Kennels, Commercial |
| 6. Commercial Recreation (Outdoor) | 12. Veterinary Clinic (Large Animal) |
| | 13. Communication Tower |
| | 14. Nursery and Greenhouse |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
RO, Residential /Open Space District	3-acres	200	2.5	35	50	20	35	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 510

RL, LOW-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses

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|---|------------------------------------|
| 1. Accessory Use | 5. Home Occupation |
| 2. Adult Foster Care Home | 6. Single-Family Detached Dwelling |
| 3. Family Day Care Home | 7. Public and Private Recreation |
| 4. Essential Services and/or Structures | |

B. Special Land Uses

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|-------------------------------------|---------------------------------|
| 1. Church and Religious Institution | 3. Golf Course and Country Club |
| 2. Accessory Apartment | |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
RL, Low-Density Residential District	15,000-sf.	100	2.5	35	25	10	35	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 511

RL-1, LOW-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses

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|---|------------------------------------|
| 1. Accessory Use | 5. Home Occupation |
| 2. Adult Foster Care Home | 6. Single-Family Detached Dwelling |
| 3. Family Day Care Home | 7. Public and Private Recreation |
| 4. Essential Services and/or Structures | |

B. Special Land Uses

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|--------------------------------------|---------------------------------|
| 1. Church and Religious Institutions | 2. Accessory Apartment |
| | 3. Golf Course and Country Club |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
RL-1, Low-Density Residential District	12,000-sf.	90	2.5	35	25	10	35	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 512

RM, MEDIUM-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses

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|---|------------------------------------|
| 1. Accessory Use | 5. Home Occupation |
| 2. Adult Foster Care Home | 6. Public and Private Recreation |
| 3. Family Day Care Home | 7. Single-Family Detached Dwelling |
| 4. Essential Services and/or Structures | 8. Two-Family Detached Dwelling |

B. Special Land Uses

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|---|---|
| 1. Adult Group Home | 5. Accessory Apartment |
| 2. Bed & Breakfast | 6. Single-Family Attached Townhouses (Not in Excess of Four (4) Attached Units) |
| 3. Group Day Care Home or Day Care Center | 7. Adult Congregate Convalescent |
| 4. Church and Religious Institutions | 8. Home Based Business |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
RM, Medium-Density Residential District	8,000-sf.	80	2.5	35	25	7	35	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 513

RH, HIGH-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses

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| <ul style="list-style-type: none"> 1. Accessory Use 2. Community/Association Building/Office 3. Essential Services and/or Structures | <ul style="list-style-type: none"> 4. Multiple-Family Dwellings (Three (3) to Six (6) Units Per Structure) 5. Two-Family Detached Dwelling 6. Public and Private Recreation |
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B. Special Land Uses

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| <ul style="list-style-type: none"> 1. Multiple-Family Dwellings (Seven (7) Units or More Per Structure) 2. Day Care Center | <ul style="list-style-type: none"> 3. Adult Congregate Convalescent 4. Recycling Facility (Small Collection) |
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C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
RH, High Density Residential District	5,000-sf.	50	3.0	40	25	7	35	35%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 514

MH, MANUFACTURED HOUSING COMMUNITY DISTRICT

A. Permitted Uses

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| <ul style="list-style-type: none"> 1. Accessory Use 2. Community/Association Building/Office 3. Home Occupation | <ul style="list-style-type: none"> 4. Manufactured Housing Community Park 5. Public and Private Recreation |
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B. Special Land Uses

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| <ul style="list-style-type: none"> 1. Adult Congregate Convalescent Day Care Center | <ul style="list-style-type: none"> 3. Recycling Facility (Small Collection) |
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C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
MH, Manufactured Housing Community District	20-acres Per Community	60	1.0	20	25	7	25	35%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 515

C-1, CENTRAL BUSINESS DISTRICT

A. Permitted Uses

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|---|---|
| 1. Accessory Use | 5. Professional Offices (Doctors, Dentists, Attorneys, Architects, Engineers, Realtors, Etc.) |
| 2. Financial and Business Service Establishment (Banks, Credit Unions, Insurance Offices, Etc.) | 6. Restaurant, Delis and Eateries. |
| 3. Government Facilities and Structures | 7. Retail (Commodity Based Sales in Single Structure/ Building/ Unit) |
| 4. Personal Service (Salon, Barber, Fitness, Etc.) | |

B. Special Land Uses

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|---|---|
| 1. Amusement Center | 8. Open Air Business |
| 2. Bar/Tavern/Club/Lodge | 9. Theater |
| 3. Bed & Breakfast | 10. Vehicle Repair and Service |
| 4. Church and Religious Institution | 11. Vehicle Sales and Rental |
| 5. Day Care Center | 12. Recycling Facility (Small Collection) |
| 6. Drive-Thru in Association with a Permitted or Special Land Use | 13. Motel/Hotel |
| 7. Funeral Home & Associated Facilities. | 14. Private School |
| | 15. Central Business Mixed-Use |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
C-1, Central Business District	No minimum lot size	0	3	35	25	0	20	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 516

C-2, GENERAL COMMERCIAL DISTRICT

A. Permitted Uses

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|---|---|
| 1. Accessory Use | 6. Personal Service (Salon, Barber, Fitness, Etc.) |
| 2. Drive-Thru Establishment | 7. Professional Offices (Doctors, Dentists, Attorneys, Architects, Engineers, Realtors, Etc.) |
| 3. Financial and Business Service Establishment | 8. Restaurant, Delis and Eateries. |
| 4. Funeral Home & Associated Facilities. | 9. Retail (Commodity Based Sales in a Single Structure/ Building/ Unit) |
| 5. Government Facilities and Structures | |

B. Special Land Uses

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| 1. Adult Use | 11. Theater |
| 2. Club/Lodge | 12. Vehicle Repair and Service |
| 3. Church and Religious Institution | 13. Vehicle Sales and Rental |
| 4. Commercial Recreation (Indoor & Outdoor) | 14. Vehicle Fueling Station/Vehicle Wash |
| 5. Contractors Establishment with Screened Outdoor Storage | 15. Communication Tower |
| 6. Day Care Center | 16. Veterinarian Clinic (Small Animal) |
| 7. Kennel, Commercial | 17. Private Road |
| 8. Open Air Business | 18. Recycling Facility (Small Collection) |
| 9. Mini-Storage Facility | 19. Private School |
| 10. Planned Shopping Center | |

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
C-2, General Commercial District	20,000-sf.	80	2	35	35	10	20	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 517

I, INDUSTRIAL DISTRICT

A. Permitted Uses

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| <ol style="list-style-type: none"> 1. Contractors Establishment with Screened Outdoor Storage. 2. Construction Equipment Sales & Rental 3. Government Facilities and Structures 4. Production, processing, cleaning, testing, repair, storage | <ol style="list-style-type: none"> 5. Public Utility Structures/Sub-Station. 6. Warehousing 7. Open Air Business | <p>or distribution of materials, goods, and products without retail activity on the same site.</p> |
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B. Special Land Uses

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| <ol style="list-style-type: none"> 1. Junk and Scrap Yard 2. Vehicle Repair and Service 3. Communication Tower 4. Commercial Recreation (Indoor) 5. Private Road | <ol style="list-style-type: none"> 6. Recycling Facility (Large & Small Collection) 7. Vehicle Fueling Station/Vehicle Wash 8. Mini-Storage Facility |
|---|---|

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
I, Industrial District	30,000-sf.	100	2	35	35	20	50	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 518

IN, INSTITUTIONAL DISTRICT

A. Permitted Uses

1. Federal, State, or Municipal Uses, including Public Schools, Parks, Service Centers, Offices, etc.

B. Special Land Uses

1. Communication Tower

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
PUD, Planned Unit Development District	10,000-sf.	0	2	35	20	5	20	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 519

PUD, PLANNED UNIT DEVELOPMENT

A. Permitted Uses

1. All uses permitted in this Ordinance herein and subject to the provisions, processes and procedures outlined in Article 15.

B. Special Land Uses

1. All special land uses permitted in this Ordinance herein and subject to the provisions, processes and procedures outlined in Article 15.

C. Dimensional Requirements

SCHEDULE OF REGULATIONS AND DIMENSIONAL REQUIREMENTS	Minimum Lot Size by Zoning District		Maximum Height of Structures		Minimum Yard Setback Per Lot/Parcel in Feet from the Road Right-of-Way or Property Line			Maximum Percentage of Lot Area Coverage	Maximum Ratio of Lot Depth/Width.
	Area in Sq. Ft. or Acres	Width in Feet	In Stories	In Feet	Front	Each Side	Rear	For All Structures	For All Parcels/Lots
PUD, Planned Unit Development District	30,000-sf.	100	2	35	35	20	50	25%	4 to 1

DISTRICT USES AND REGULATIONS MAY ALSO BE SUBJECT TO SECTION 520, ADDITIONAL STANDARDS AND REQUIREMENTS

SECTION 520

ADDITIONAL STANDARDS AND REQUIREMENTS

A. The following are additional general requirements per individual zoning district or for all districts.

1. All single-family, two-family and multiple family dwelling units in the RL, RL-1, RM, RH and MH districts are required to be served by public sanitary sewer or a private community system/facility approved by the Michigan Department of Environmental Quality (MDEQ). Private community systems are not permitted where other ordinance requires, due to proximity or location, public sanitary sewer.
2. Minimum required frontage is measured along only one street right-of-way and along a contiguous frontage along that street right-of-way.
3. Where curvilinear street patterns or cul-de-sacs result in irregularly shaped lots with non-parallel side lot lines, no less than eighty (80) percent of the minimum lot width shall be required at the street right-of-way provided one hundred (100) percent of the minimum lot width is met at the required front yard setback.
4. Minimum lot size excludes right-of-way.
5. In all residential districts, where the side yard abuts a non-residential district said side yard shall be twenty (20) feet.
6. Excepting parcels forty (40) acres or more, all parcels created within the zoning jurisdiction of the City shall meet the minimum depth to width ratio of four (4) to one (1).

B. The following are additional requirements and standards for two-family and multiple-family dwellings where permitted in the underlying district..

1. Two-family dwellings (duplex) shall have a minimum lot size of one-half more than the minimum lot area required in the district. Multiple-family dwellings, which are served by public sanitary sewers or private community systems/facilities as approved by MDEQ, shall comply with the following lot area requirements per dwelling unit in addition to the minimum set forth in the district where permitted:
 - a. Efficiency unit = 2,000 square feet
 - b. One bedroom unit = 4,000 square feet
 - c. Two bedroom unit = 6,000 square feet
 - d. Three bedroom unit = 8,000 square feet

2. All private community system/facilities shall meet all applicable federal, state, and local standards and regulations. The system, facility and/or infrastructure shall be designed to readily connect into a future public sewer service without the need for reconstruction of any main or later sewer connections.
3. The minimum required floor space per dwelling unit in each multiple dwelling structure shall be:
 - a. Efficiency apartments 400 square feet
 - b. One bedroom apartments 600 square feet
 - c. Two bedroom apartments 800 square feet
 - d. Three bedroom apartments 1,000 square feet
 - e. Plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms in any dwelling unit.
4. Where two (2) or more multiple, row or terrace dwelling structures are erected on the same lot or parcel, a minimum distance between any two (2) structures shall be equal to the height of the highest structure. Maximum building length shall not exceed two hundred (200) feet.
5. No multiple dwelling shall be located closer than one hundred (100) feet to a perimeter property line that abuts a single-family residential district.