

**ARTICLE XX
 SCHEDULE OF REGULATIONS**

SEC. 20.1 HEIGHT, AREA, LOT COVERAGE, YARD REQUIREMENTS AND FLOOR AREA (as amended 10/25/07)

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA (ee)		MAXIMUM LOT COVERAGE IN PERCENT (ee)	MINIMUM YARD REQUIREMENTS IN FEET (ee) All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28. 22					NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA	
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT (ff)	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE	SIDE YARDS	SQ. FT. PER UNIT
							ONE SIDE	TOTAL OF TWO					
AG	2 ½	35 (a)(gg)	5 Acres	150	15	45	50 (g)	100	50	45	(g)	25 (h)	1,650
PL	2½ (c)	35 (c)	(c)	(c)	25	45	30	60	50	50	-	-	-
R-1-E	2½	35(gg)	43,560 (b) (d) (e)	150 (b)	15	45	15	30	50 (bb)	45	(g)	25 (h)	1,650
R-1-H	2½	35(gg)	21,780 (b) (d) (e)	120 (b)	15 (cc)	35	10	20	50 (bb)	35	(g)	25 (h)	1,450
R-1-S	2½	35(gg)	12,000 (b) (d) (e)	90 (b)	25	30	10	20	50 (bb)	30	(g)	25 (h)	1,250
R-1	2½	35(gg)	7,200 (b) (d) (e)	60	25	25	5	16 (y)	50 (bb)	25	(g)	25 (h)	1,050
RM	1	12	(z)	(z)	(z)	Shall comply with Rule 941 of Mobile Home Commission Rules						580	
R-2	2½	35	1 DU 7,200 2 DU 9,200 (e)	1 DU 60 ft. 2 DU 85 ft.	25	25	1 DU 5 2 DU 10	1 DU 16 2 DU 26	50	25	25 (g)	25 (h)	580 (i)
R-2-A	2 ½ (aa)	35	12,000 (j)	100	30	25 (m) (k)	10 (k) (m)	20 (k) (m)	50 (m) (k)	25 (k)	25 (g) (k)	-	(i) (l)
OS	2	30	-	-	-	25 (o)	10 (n) (p) (r)	20 (p)	20	25 (r)	20 (g)	-	400
OS-ARC	shall comply with standards specified in Article XIV, ARC Ann Arbor Road Corridor District												
ARC	shall comply with standards specified in Article XIV, ARC Ann Arbor Road Corridor District												
C-1	1	20	-	-	-	10 (o)	10 (n) (p) (r)	20	20	10 (r)	20	-	400

SEC. 20.1 HEIGHT, AREA, LOT COVERAGE, YARD REQUIREMENTS AND FLOOR AREA (continued):

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA		MAXIMUM LOT COVERAGE IN PERCENT	MINIMUM YARD REQUIREMENTS IN FEET All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28. 22						NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE	SIDE YARDS	SQ. FT. PER UNIT
							ONE SIDE	TOTAL OF TWO					
C-2	2 (f)	35 (f)	-	-	-	10 (o)	10 (n) (p) (r)	20 (p)	20	10 (r)	20	-	400
MR	9	90	-	-	25	(w)	(w)	(w)	(w)	(w)	(w)	-	(x)
OR	--	35 (s)	20,000	100	50	40	25 (t)	50	40 (t)	40	40	--	--
TAR	--	35 (s)	20,000	100	50	40	25 (t)	50	40 (t)	40	40	--	--
IND (ee)	-	35 (u)	-	-	-	50	20 (f)	40	20 (v)	20 (v)	20 (v)	-	-

SEC. 20.2 NOTES TO SCHEDULE OF REGULATIONS ARTICLE 20

- (a) No principal building or barn used for agricultural farming purposes shall exceed forty (40) feet in height.
- (b) All parcels used for agricultural farming purposes shall contain an area of five (5) acres or more and shall have an average width of not less than one-fourth (1/4) the average depth of the parcel, provided, however, that a parcel shall not be required to have a width greater than three hundred fifty (350) feet. Provided, however, this shall not apply to any parcel which at the time this Ordinance becomes effective is narrower in width or lesser in area than the specifications herein provided, if such parcel was of record at the time of adoption of this Ordinance.
- (c) The height, area, lot coverage and yard regulations of the abutting district may be applied to the subject property provided the Planning Commission finds that the regulations of the abutting district are consistent with the purpose of Article 4, Public Lands District, and will not adversely affect the existing or planned future use of adjacent neighborhood properties.
- (d) See Article 21, Residential Unit Developments regarding exceptions as to parcel area and density controls.
- (e) See Article 22, Single Family Cluster Housing regarding exceptions as to parcel area, yard requirements and density controls.
- (f) See Article 23, Planned Unit Development Option regarding exceptions as to height, yard requirements and density controls.
- (g) Where the rear yard of a corner lot abuts a side yard of an interior lot or an alley separating such parcels, any accessory building on the corner lot shall be set back from the side street a minimum distance equal to the front yard setback for the interior lot.
- (h) Non-residential principal buildings shall have side yards of not less than twenty-five (25) feet each, plus one (1) foot in additional side yard setback for each five (5) feet or part thereof which the principal building exceeds thirty-five (35) feet in length along the side yard and plus an additional one(1) foot for each two (2) feet in height in excess of thirty-five (35) feet. This shall not be deemed to require additional yard setback for permitted height exceptions permitted by Section 28.23.
- (i) Any two-family dwelling shall provide not less than five hundred eighty (580) square feet of livable floor space for a single bedroom dwelling unit and an additional two hundred (200) square feet of livable space for each additional bedroom. Each two-family dwelling unit shall provide a utility room and/or a storage space, in addition to the above requirements, which shall be not less than one hundred (100) square feet in area. Equal

basement area, not including area for stairs, may be substituted for utility room or storage space.

- (j) Multiple-family residential principal buildings shall be located on a parcel of not less than four thousand (4,000) square feet per efficiency or one (1) bedroom dwelling unit, plus an additional one thousand (1,000) square feet per additional bedroom, exclusive of the area within the street setback.

Where extra rooms (such as a den, study or library) are shown on the plans in addition to a living room and bedrooms, such extra rooms shall be counted as a bedroom for the purpose of computing land area per dwelling unit.

When a project is considered by the Planning Commission to be a redevelopment project, that is a project where removal of existing structures will be required in order to accomplish the development and said removal would be considered an upgrading of the area, the overall density of the project shall be determined by total number of dwelling units without consideration to number of bedrooms proposed. The overall density for such a project, shall not exceed eleven (11) dwelling units per acre overall density. In reviewing the project to determine consideration as a redevelopment project, the Commission shall find the project would result in an upgrading of the area and said project would be in harmony with the appropriate and orderly development of the district.

- (k) The following setbacks shall apply to all permitted uses and buildings, except for a single family detached dwelling on a separate lot which shall be subject to the minimum yard requirements (front, side and rear setbacks) listed in the Schedule of Regulations table, Section 20.1.
 - 1. The minimum building setback shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
 - 2. Where a building sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting on the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.
- (l) The following minimum floor area, requirements shall apply to R-2-A Districts, and where multiple dwellings are provided for under a Residential Unit Development Plan:

UNIT SIZE	MINIMUM FLOOR AREA
Per 1 Bedroom Unit	600 sq. ft.
Per 2 Bedroom Unit	800 sq. ft.
Per 3 Bedroom Unit	1,000 sq. ft.
Per 4 Bedroom Unit	1,200 sq. ft.

(m) Minimum distances between buildings in the R-2-A District shall be as follows:

1)

BUILDING RELATIONSHIP	MINIMUM BUILDING SEPARATION
Front to Front	70 feet
Front to Side	50 feet
Side to Side	20 feet
Side to Rear	50 feet
Front to Rear	70 feet
Rear to Rear	70 feet

2) Where dwelling units change direction in a building grouping and such units are touching or tied together by a gate opening, not more than three (3) feet in width, such units shall be considered together as one building.

(n) When a side yard is adjacent to a residential use, a side yard of not less than twenty (20) feet shall be provided.

(o) When parking is furnished between the building and the street setback line of a street, a front yard of not less than seventy-five (75) feet shall be provided.

(p) Side yards are not required along an interior side lot line, where all walls of buildings abutting such interior side lot line are wholly without windows or other openings and are of fireproof construction, but if the side wall is not of fireproof construction, a side yard of not less than ten (10) feet shall be provided. When an interior side lot line abuts a residential lot, a side yard of not less than twenty (20) feet shall be required in addition to the required screening and land use buffer.

(r) When parking is furnished in the side yard on the street side of a corner parcel, a side yard of not less than seventy-five (75) feet shall be provided.

(s) The maximum permitted height of a building in an OR or TAR District may be increased one (1) foot for each one (1) foot of additional setback from the street setback line provided in excess of the required yard setbacks, with the maximum height permitted not to exceed forty-five (45) feet.

- (t) A setback of not less than fifty (50) feet shall be required for any side or rear yard in an OR or TAR District that is adjacent to a residential district, and not separated therefrom by a street.
- (u) The maximum permitted height of a building in the IND District may be increased one (1) foot for each additional five (5) feet of setback provided in excess of seventy-five (75) feet from the street setback line.
- (v) A setback of not less than seventy-five (75) feet shall be required for any side or rear yard in an IND District that is adjacent to a residential district and not separated therefrom by a street.
- (w) The following shall apply to buildings and uses in the MR District:
 - 1) The perimeter yard setback for principal and accessory buildings three (3) or more stories in height shall be not less than fifty (50) feet for a three (3) story building, plus an additional setback of five (5) feet for each story in excess of three (3).
 - 2) The perimeter yard setback for one-story accessory buildings shall be not less than forty (40) feet.
- (x) The following minimum floor area requirements shall apply to residential uses in the MR District.

UNIT SIZE	MINIMUM FLOOR AREA
Per 0 Bedroom Dwelling Unit	400 sq. ft.
Per 1 Bedroom Dwelling Unit	600 sq. ft.
Per 2 Bedroom Dwelling Unit	800 sq. ft.
Per 3 Bedroom Dwelling Unit	1,000 sq. ft.
Per 4 Bedroom Dwelling Unit	1,200 sq. ft.

- (y) Side yards for homes, on interior lots having a lot width of sixty-one (61) feet or less with an attached garage fronting on the street may have a minimum total of two (2) side yards of fourteen (14) feet.
- (z) See Section 7.1.5 par. 3(c) for lot area, lot width and density requirements.
- (aa) The number of permitted stories may be increased to three (3), provided the three-story portion does not exceed one-third (1/3) of the length of the building, and provided that the roof line and building elevations are not flat or one dimensional in character. The objective shall be to use building details such as gables, arches, dormers, cupolas, ledges, columns, piers, etc. to create interest, detail and relief of the building facade and roof line.
- (bb) The rear yard in a R-1-E, R-1-H, R-1-S and R-1 Single Family Residential District may be reduced after approval of the Zoning Board of Appeals upon the Zoning Board of

Appeals finding that the following specific requirements have been met. **(Amended 5/11/10)**

- 1) The single family structure may not extend more than ten (10) feet into the required fifty (50) foot rear yard.
 - 2) The rear yard of the residence must back to the rear yard of the adjoining residence and not to a side yard.
 - 3) The width of the single family structure extending into the required fifty (50) foot rear yard shall not exceed one hundred (100) percent of the width of the portion of the single family structure which must comply with the fifty (50) foot setback.
 - 4) The proposed penetration into the rear yard setback is the only practical location for the proposed addition.
 - 5) The completed structure will be consistent and compatible with the other houses in the immediate area in overall size, construction, quality, finish and aesthetic appearance.
 - 6) The proposed extension into the rear yard shall not have a substantial negative impact on the open and expected vistas for adjoining properties.
 - 7) The rear yard setback otherwise required is not less than fifty (50) feet, on account of a consent judgment or other special exceptions.
 - 8) The proposed structure shall comply with all other requirements of this Ordinance.
 - 9) The proposed addition shall be restricted to one story only and shall not exceed the height of the single family structure.
 - 10) Exceptions to Footnote bb may be considered by the Zoning Board of Appeals for outdoor living space (such as attached, screened, and/or covered decks/patios/porches, and three-season rooms). Exceptions shall not be permitted for full building additions.
- (cc) In the R-1-H District, maximum lot coverage shall be twenty (20) percent for two (2) story dwellings and twenty-five (25) percent for ranch dwellings, provided that all other setbacks are met.
- (dd) For lots abutting a private road with a private ingress/egress easement, required yard setbacks shall be measured from the edge of such easement. Areas of the lot within the ingress/egress easement shall be excluded from the total lot area for purposes of compliance with minimum lot area and maximum lot coverage requirements.

- (ee) The area, lot, and yard requirements for industrial and research parks in the IND District shall be modified as follows:

Minimum Lot Area	20,000 sq.ft.
Minimum Lot Frontage	100 ft.
Minimum Front Yard Depth	40 ft.
Minimum Side Yard Width, Each Side	25 ft.
Minimum Side Yard Adjacent to Residential	50 ft.
Minimum Side Yard Adjacent to a Street	40 ft.
Minimum Rear Yard	40 ft.
Minimum Rear Yard Adjacent Residential	50 ft.
Maximum Height	35 ft.
Maximum Percent Lot Coverage	50%

- (ff) Where a front yard of greater or less depth than required exists in the front of a dwelling or dwellings on the same side of the street in any block, the depth of the front yard of any building or building addition subsequently erected on that side of the street shall be in accordance with Section 28.21 of this Ordinance.
- (gg) On any single family residentially zoned lot which does not meet the requirements of this Ordinance for lot width or area, or both, and which shares a common side yard with one or more lots occupied by an existing single family dwelling(s), the height of the proposed single family building shall not be more than 190% of the average of the height(s) of the dwelling(s) on the lot(s) sharing a common side yard.

END OF ARTICLE 20.