

ARTICLE 4
ZONING DISTRICT REGULATIONS

Section 4.1 District Designations.

For the purpose of the Ordinance, the City of Grayling is hereby divided into the following districts:

AG/OS	Agriculture District/Open Space
R-1A	Single-Family Residential, Low Density
R-1B	Single-Family Residential, Medium Density
R-2	Multiple-Family Residential, Low Density
R-3	Multiple-Family Residential, Medium Density
CBD	Central Business District
C-1	Local Service
C-2	Medical Cottage Industry/Professional Office
C-3A	General Commercial
C-3B	General Commercial – South Town
I	Industrial
PUD	Planned Unit Development (Article 7)
G	Government

Section 4.2 Zoning District Map.

4.2.1. Identified. The zoning districts as provided in Section 4.1 are bounded and defined as shown on the map entitled "Zoning District Map of the City of Grayling." The Zoning District Map, along with all notations, references, and other explanatory information, shall accompany and be made a part of this Ordinance.

4.2.2. Authority. Regardless of the existence of purported copies of the Zoning District Map which may be published, a true and current copy of the Zoning District map available for public inspection shall be located in and maintained by the office of the City Clerk. The Clerk's copy shall be the final authority as to the current status of any land, parcel, lot, district, use, building, or structure in the City.

4.2.3. Interpretation of District Boundaries. Where uncertainty exists with respect to the boundaries of any of the districts indicated on the Zoning District Map, the following rules shall apply:

1. A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline.
2. A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.

3. A boundary indicated as approximately following a municipal boundary line shall be construed as following such line.
4. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
6. The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.
7. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
8. Where an existing physical feature is at variance with that shown on the Official Zoning Map or any other circumstances not covered by (1) through (7) preceding, the Zoning Board of Appeals shall interpret the location of the zoning district boundary.

Section 4.3 Application of District Regulations.

The regulations herein established within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land, buildings, structure, or uses throughout each district.

No building shall hereafter be erected, altered, or moved, nor shall any building or premises hereafter be used for any purpose other than is permitted in the district in which said building or premises is located, except by appeal as herein described by this Ordinance. Wherever the requirements of this Ordinance are at variance with the requirements of any other adopted regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern. Except as hereinafter provided, district regulations shall be applied in the following manner.

4.3.1. Uses in Districts.

1. Permitted Uses. Permitted uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or are similar to such listed uses.
2. Conditional Uses. Conditional uses are permitted after review and approval by the Planning Commission only if specifically listed or are similar to such listed uses.

4.3.2. Application of Area and Width Regulations.

1. The area or width of a lot shall not be reduced below the minimum requirements herein established for the district in which such lot is located.
2. Every parcel of land shall meet the minimum lot width requirements set forth in Section 4.5 Schedule of Regulations and shall have frontage on **and/or** direct access to a public street which has been accepted for maintenance by the City.
3. Except in the R-1A District, access to a single-family dwelling shall be limited to one individual driveway. Corner lot owners may seek an additional driveway off the opposite street as a conditional use.

4.3.3. Application of Yard Regulations.

1. No part of a yard required for any building for the purposes of compliance with this Ordinance shall be included as a part of a yard or other open space similarly required for another building.
2. All front yard setback lines shall be the minimum perpendicular distance measured from the right-of-way of the road upon which a lot or parcel fronts to the nearest point of the principal structure.
3. All side and rear yard setback lines shall be the minimum perpendicular distance between the nearest point on the side or rear of the structure and the side or rear lot line parallel thereto.
4. On corner lots the required front yards shall be provided along both street frontages.
5. No building, structure, fence, or other permanent improvement shall be permitted to be erected or located within a public right-of-way except for those improvements authorized by the City.

4.3.4. Application of Height Regulations.

1. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, as set forth in Section 4.5, Schedule of Regulations.
2. Exception to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, and screens, flagpoles, chimneys, smokestacks, water tanks, or similar structures may be erected above the height limits herein prescribed. No such structure shall exceed by more than fifteen (15) feet the height limit of the district in which it is located.
3. Communications towers shall be subject to the regulations set forth in Section 5.23.

4.3.5. Location and Number of Buildings on Lot of Record.

1. Every building erected, altered, or moved shall be located on a lot of record as defined herein.
2. There shall be only one (1) single-family dwelling permitted per lot in the Agriculture or single family zoning districts. Where there is more than one (1) single-family dwelling located on a lot of record at the time of adoption of this Ordinance, said dwelling shall not be divided from the lot except in conformity with the requirements of this Ordinance.

Section 4.4 Purposes and Uses within Zoning Districts.

The uses listed in the following Zoning Districts may be permitted if reviewed in accordance with Article 3, Administration and Enforcement, and deemed in compliance with the following, in addition to any other specific standards of this Ordinance:

Section 4.5, Schedule of Regulations

Article 5, General and Special Provisions

Article 6, Environmental Protection and Design Provisions

Article 8, Signs

Article 9, Off-Street Parking and Loading

Purpose. This District is composed of those areas of the City whose principal use is and ought to be farming or open space. The regulations of this District are designed to conserve, stabilize, enhance and develop farming and related resource-utilization activities, to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities, and to prohibit uses of parcels, lots, buildings, and structures which require streets, drainage and other public activities and services of a different type and quantity than those normally required by these activities.

Permitted Uses

- 1) A single-family dwelling.
- 2) Farming operation, which includes the land, plants, buildings, structure, including ponds used for agri- or aqua-cultural activities, machinery, equipment and other appurtenances used in the commercial production of farm products, and in accordance with the Michigan Right to Farm Act, Public Act 93, 1981.
- 3) A roadside stand, providing it is incidental to a permitted use and provided the nursery stock or other agricultural products sold at the stand are raised on the premises where the stand is located.
- 4) Public and private recreation and conservation areas, such as: forest preserve; game refuge; recreation parks and reservation; and similar public and private uses of low intensity use.
- 5) Any accessory use, building or structure incidental to the above uses and regulated in Section 5.4 of this ordinance.

Conditional Land Uses

- 1) Public and private golf courses, golf driving ranges, clubs, garden, nurseries, and greenhouses.
- 2) Community and governmental buildings.
- 3) Public and private nurseries, primary and secondary schools, business schools, colleges and universities.
- 4) Churches and other institutions for religious worship.
- 5) Veterinarians, animal clinics and kennels.
- 6) Essential services.

4.4.2.**R-1A, Single-Family Residential District, Low Density**

Purpose. This District is composed in those areas of the City served by a public water supply system and a public sanitary sewer system where the principal use is intended to be single-family dwellings developed at a low density. In addition to the dwellings permitted in this Zoning District, there are certain non-residential and public uses which may be permitted through the conditional approval of the City.

Permitted Uses

- 1) A single-family dwelling and any use, building or structure accessory thereto.
- (2) Public parks and playgrounds.
- (3) Accessory uses, buildings or structures incidental to the above uses and as regulated in Section 5.4 of this ordinance.
- (4) Home occupations subject to Section 5.10.

Conditional Land Uses

- 1) Cluster housing subject to the provisions of Section 5.2.
- 2) Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.
- 3) Churches and other institutions for religious worship.
- 4) Public and private nursery schools and kindergartens.
- 5) Group child care homes and child care centers subject to the provisions of Section 5.8.
- 5) Adult Foster Care facilities subject to the provisions of Section 5.9.
- 7) Public and private elementary, middle, and high schools.
- 8) Bed and Breakfast establishments subject to the provisions of Section 5.20.
- 9) Public buildings.
- 10) Two family dwellings.

4.4.3.**R-1B, Single-Family Residential District, Medium Density**

Purpose. This District is composed of those areas of the City served by a public water supply system and public sanitary sewer system where the principal use is intended to be single-family dwellings on moderately sized lots. In addition to the dwellings permitted in this Zoning District, there are certain non-residential and public uses which may be permitted through the conditional approval of the City.

Permitted Uses

- 1) All permitted uses allowed in the R1-A District.

Conditional Land Uses

- 1) All conditional uses allowed in the R-1A District.

4.4.4.**R-2, Multiple-Family Residential District, Low Density**

Purpose. This District is composed of those areas of the City where the principal use is intended to be multiple family dwellings. The regulations of this District are designed to permit a lower density of population and land use intensity than is allowed in the R-3 District. Areas zoned R-2 shall be served by public water supply system and a public sanitary sewerage system, and abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement or serve a multiple-family density. In addition to the dwellings permitted in this Zoning District, there are certain non-residential and public uses which may be permitted through the conditional approval of the City.

Permitted Uses

- 1) All permitted uses allowed in the R-1A District.
- 2) Two-family dwellings and any use, building or structure accessory thereto subject to Section 5.4.
- 3) Multiple-family dwellings and any use, building, or structure accessory thereto subject to Section 5.4.

Conditional Land Uses

- 1) All conditional uses allowed in the R-1A District.
- 2) Assisted living facilities.

4.4.5.**R-3, Multiple Family Residential District, Medium Density**

Purpose. This District is composed of those areas of the City where the principal use is intended to be multiple family dwellings at a moderate density. The regulations of this District are designed to permit a medium density of population and land use intensity. Areas zoned R-3 shall be served by a public water supply system and a public sanitary sewerage system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement or serve such a multiple family density. In addition to the dwellings permitted in this Zoning District, there are certain non-residential and public uses which may be permitted through the conditional approval of the City.

Permitted Uses

- 1) All permitted uses allowed in the R-2 District.

Conditional Land Uses

- 1) All conditional uses allowed in the R-2 District.
- 2) Medical and dental clinics, when associated with a hospital or nursing home.
- 3) Funeral establishments.
- 4) Hospitals, nursing homes, and sanitariums.

Purpose. The District is designed primarily for the convenience of persons residing in the City by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other districts.

Permitted Uses

Development of facilities less than 20,000 square feet that contain one of the following uses:

- 1) Office buildings for the use of any of the following occupations: executive; administrative; professional; accounting; writing; clerical; stenographic; drafting; and sales.
- 2) Medical and dental office, including clinics and medical laboratories.
- 3) Banks, credit unions, savings and loan associations.
- 4) Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices.
- 5) Photographic studios.
- 6) Retail office supply, computer and business machine sales.
- 7) Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services.
- 8) Florist shops.
- 9) Personal service establishments, such as barber and beauty shops; watch, clothing and shoe repair; locksmith; and, similar establishments.
- 10) Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of Section 5.18.
- 11) A single-family dwelling and any use, building or structure accessory thereto, established and existing at the time of adoption of this Ordinance.

12) Sit down or carry out restaurants.

13) Theaters completely within an enclosed building.

14) General retail establishments selling principally new merchandise less than 7,500 square feet.

15) Gift and antique shops.

Conditional Land Uses

1) Private service clubs, social organizations and lodge halls.

2) Funeral homes.

3) Multiple-family housing. Apartment Dwelling, second floor and above or the rear of a retail business on the first floor where the business is the principle use.

4) Veterinary offices and hospitals, including accessory boarding, provided no outdoor exercise runs or pens.

5) Bed and breakfast establishments subject to the provisions of Section 5.20.

6) Bar/lounge serving alcoholic beverages and /or providing entertainment.

7) Dry cleaners establishments.

8) Sidewalk café services, operated by a restaurant or other food establishment which sells food for immediate consumption, subject to the requirements set forth in Section 5.19.

9) Facilities that utilize drive through operations, except fast food restaurants.

10) Museums

11) Bakeries.

12) Food service stores less than 7,500 square feet.

4.4.7.**C-2, Medical/Professional Office District**

Purpose. The District is designed primarily for the convenience of persons seeking medical or professional assistance by trying to congregate these services within this district. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other districts.

Permitted Uses

- 1) Medical and dental offices, including clinics and medical laboratories.
- 2) Banks, Credit Unions, saving and loan associations.
- 3) Professional offices.
- 4) A single family dwelling and any use, building or structure accessory thereto, established and existing at the time of adoption of this ordinance.

Conditional Land Uses

- 1) Churches and other institutions for religious worship.
- 2) Public and private elementary, middle, and high schools.
- 3) Public and private nursery schools.
- 4) Public buildings.

Purpose. This District is intended to accommodate office, business service, and retail uses that serve a larger market than C-1 District including the City and portions of the surrounding townships. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other Districts.

Permitted Uses

- 1) All permitted and conditional uses allowed in C-1 Local Service District, with the exception of single family dwellings, and bed and breakfast establishments.
- 2) Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-service units.
- 3) Retail sales of drug and health care products, hardware, gifts, dry goods, notions, sporting goods, clothing, furniture, and appliances.
- 4) Radio, television, and electrical appliance repair, and shops of plumbers, electricians and other similar services and trades.
- 5) Sit down and/or carry out restaurants.
- 6) Laundromats and dry cleaning establishments.
- 7) Planned shopping centers.
- 8) Accessory uses, buildings, or structures.
- 9) Film production facilities including sound stages and other related activities.
- 10) Furniture sales and showrooms.
- 11) Development of facilities over 20,000 square feet.

Conditional Land Uses

- 1) Bar/lounge serving alcoholic beverages and/or providing entertainment.
- 2) Fast food restaurants.
- 3) Lodging facilities.
- 4) Outdoor sales of manufactured products subject to the requirements set forth in Section 5.15.
- 5) Sale of new and used automobiles, boats, mobile homes, farm machinery, and other vehicles provided outdoor sales comply with the requirements set forth in Section 5.15.
- 6) Automobile service stations and washes subject to the requirements set forth in Section 5.17.
- 7) Recreation and amusement services, including theaters, bowling alleys, roller and ice skating rinks, billiard halls and miniature golf.
- 8) Farm supply and feed stores.
- 9) Facilities that utilize drive through operations.
- 10) Gasoline and oil service stations subject to provisions of Section 5.17.
- 11) Car wash facilities subject to provisions of Section 5.17.
- 12) Community clubs, fraternal lodges, and other similar civic and special organization when not operated for profit.
- 13) Hospitals.

4.4.9.**C-3B- General Commercial – South Town District**

Purpose. This District is intended to incorporate larger developments among general commercial facilities that primarily serve the motoring and tourist needs of the community. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other Districts.

Permitted Uses

- 1) All permitted uses allowed in C-3A, General Commercial.

Conditional Land Uses

- 1) All conditional uses allowed in C-3A, General Commercial.

4.4.10. CBD, Central Business District

Purpose. This District is designed to provide for a variety of office, business service, entertainment and retail uses which occupy the prime retail frontage, by serving the comparison, convenience, and service needs of the market area which includes the City and surrounding Townships. The regulations of the CBD District are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive-related services including gasoline retail outlets and non-retail uses which tend to break up such continuity.

Permitted Uses

- 1) All permitted uses allowed in the C-1 District.
- 2) Newspaper offices and printing and photocopying services.
- 3) Post Offices.
- 4) Parks and playgrounds.

Conditional Land Uses

- 1) Bar/lounge serving alcoholic beverages and/or providing entertainment.
- 2) Fast food restaurants, excluding drive through facilities.
- 3) Lodging facilities.
- 4) Recreation and amusement services, including theaters, bowling alleys, roller and ice skating rinks and billiard halls.
- 5) Multiple-family housing and/or apartment dwellings on the second floor and above.
- 6) Sidewalk cafe service, operated by a restaurant or other food establishment which sells food for immediate consumption, subject to the requirements set forth in Section 5.19.
- 7) Private Service clubs, social organizations and lodge halls.

4.4.11.

I, General Industrial District

Purpose. This District is designed to provide the location and space for all manner of industrial, wholesale, and industrial storage uses. It is the purpose of these regulations to permit the development of certain functions, to protect the surrounding areas from incompatible industrial activities, to restrict the intrusion of non-related uses such as residential, retail business and commercial, and to encourage the discontinuance of uses presently existing in the District, which are non-conforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in other Districts and which would interfere with the operation of the uses permitted in this District.

Permitted Uses

- 1) Contractor's establishments provided all products, material, and equipment are stored within an enclosed building.
- 2) Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.
- 3) Manufacturing, processing, packaging or assembling of the following:
 - (a) Pharmaceutical preparations, cosmetics and toiletries.
 - (b) Plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products.
 - (c) Stone, clay, glass and leather products.
 - (d) Food products, bakery goods, candy and beverages.
 - (e) Prefabricated buildings and structured members.
 - (f) Appliances, heating, and ventilation equipment.
- 4) Metal fabrication and tool and die shops.
- 5) Fabrication of paper and wood products such as office supplies, bags, books, cabinets, furniture and toys.
- 6) Printing, publishing, or related activities.
- 7) Manufacture and repair of signs, and heating and ventilating equipment.
- 8) Warehousing operations provided are they within an enclosed building.
- 9) Self-Storage facilities, subject to the requirements of section 5.14.
- 10) Forest products manufacturing.
- 11) Printing plants, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses.
- 12) Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional scientific and controlling instruments, photographic and optical goods
- 13) Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- 14) Training and/or educational centers where such centers are designed and intended to provide training at the business, technical and/or professional level.

Conditional Land Uses

- 1) Mineral mining and extractive operations subject to the requirements set forth in Section 5.21.
- 2) Major automobile repair facilities and collision shops.
- 3) Packaging operations, including baling of discarded or junk materials, such as, but not limited to: paper, cloth, rags, lumber, metal or glass.
- 4) Recycling operations.
- 5) Adult Entertainment Venues.

Purpose. The Government District (G) and regulations are intended to provide an appropriate zoning classification for specified governments, civic and recreational facilities where a separate zoning district is deemed appropriate. This Article is also intended to protect public and quasi-public facilities and institutions from the encroachment of certain other uses, and to insure compatibility with adjoining residential uses. Several of the public facilities addressed in this section are also Permitted or Conditional Uses in one or more of the other zoning districts. Governmental agencies which are exempted from Zoning by state and federal statute shall be responsible for complying with the standards of this section to the greatest extent possible.

Conditional Land Uses

- 1) City, county, state and federal buildings and other public buildings.
- 2) Cemeteries
- 3) Child Caring Institutions.
- 4) Home for aged and extended care facilities such as nursing homes.
- 5) Public elementary, middle, and high schools.
- 6) Public nursery schools.
- 7) Public parks, public open space, public recreation areas, public playgrounds, lakes, beaches, pools and public gardens excluding off-road vehicle courses and trails, gun and archery ranges.
- 8) Indoor recreational facilities such as including arenas, stadiums, skating rinks, and bowling alleys.
- 9) Outdoor recreational facilities such as recreational fields, and skating rinks.
- 10) Temporary carnivals, fairs, commercial cider mills and amusement parks subject to the provisions of Section 5.27.
- 11) Public sewage treatment plants, public water plants, essential public services and buildings, public works garages and similar uses.
- 12) Water Towers.

Section 4.5

Schedule of Area, Height, Width and Setback Regulations

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback			Max. Lot Coverage	Footnotes	
	Area (sq ft)	Lot width	Stories	Feet	Front	Side	Rear			
							Total			
Agriculture District, AG/ OS, Open Space	1 acre	150 ft	2-1/2	35 (75 farm bldgs)	50 ft	20 ft	40 ft.	50 ft	15%	(see A, E, F, H and L)
Single-Family Residential, Low Density, R-1A	10,800	90 ft	2-1/2	35	25 ft	10 ft	25 ft	30 ft	40%	(see A, E, F, H, J, K and L)
Single-Family Residential, Medium Density, R-1B	7,200	60 ft.	2-1/2	35	20 ft	5 ft	20 ft	25 ft	50%	(see A, E, F, H, J, K and L)
Multiple-Family Residential, Low Density, R-2	SF: 7,200	60 ft	2-1/2	35	20 ft	5 ft	20 ft	25 ft	50%	(see A, B, D, E, F,H, J and L)
	2F: 10,800	90 ft	2-1/2	35	25 ft	8 ft	20 ft	30 ft	50%	
	MF: 20,000	120 ft	2-1/2	35	35 ft	10 ft	25 ft	35 ft	50%	
Multiple-Family Residential, Medium Density, R-3	SF: 7,200	60 ft	2-1/2	35	20 ft	5 ft	20 ft	25 ft	50%	(see A, C, D, E, F, H, J and L)
	2F: 10,800	90 ft	2-1/2	35	25 ft	8 ft	20 ft	30 ft	50%	
	MF: 1 acre	180 ft	2-1/2	35	35 ft	20 ft	50 ft	50 ft	50%	
Local Service, C-1	5,000	60 ft	2-1/2	35	10 ft	0 ft	0 ft	20 ft	50%	(see A, E, I, J and L)
Medical/Professional Office, C-2	7,200	60 ft	2-1/2	35	20 ft	5 ft	20	15 ft	50%	(see A, E, I, J and L)
General Commercial, C-3A	20,000 sq ft	100 ft	2-1/2	35	30 ft	10 ft	20 ft	35 ft	50%	(see A, E, I, J and L)
General Commercial, South Town, C-3B	20,000 sq ft	100 ft	2-1/2	35	30 ft	10 ft	20 ft	35 ft	50%	(see A, E, I, J)
Central Business District, CBD	---	---	2-1/2	35	0 ft	0 ft	0 ft	20ft	---	(see A, E, G, I, J)
General Industrial, I	30,000 sq ft	150 ft	2	40	25 ft	10 ft	30 ft	35 ft	50%	(see A, E)
Government District, G	---	100 ft	2-1/2	35	20 ft	5 ft	20 ft	25 ft	---	(see A,E,J and L)

SF: Single-Family Dwellings
2F: Two-Family Dwellings
MF: Multiple-Family Dwellings

Section 4.5.1. Footnotes to Schedule of Area, Height, Width and Setback Regulations.

- A. All dwelling units and occupied buildings shall be served with a public water supply system and a public sanitary sewer system.
- B. Lot Area and Density. Every lot or parcel of land occupied by a low density multiple-family structure shall contain a minimum of twenty thousand (20,000) square feet and a total area of not less than the following:

<u>Unit Type</u>	<u>Lot Area/Dwelling Unit</u>
Efficiency	4,800 square feet
One bedroom	6,000 square feet
Two bedroom	6,700 square feet
Every additional bedroom	1,300 square feet

- C. Lot Area and Density. Every lot or parcel of land occupied by a medium density multiple-family dwelling structure shall contain a minimum area of one (1) acre and a total area of not less than the following:

<u>Unit Type</u>	<u>Lot Area/Dwelling Unit</u>
Efficiency	1,900 square feet
One bedroom	2,300 square feet
Two bedroom	3,000 square feet
Every additional bedroom	700 square feet

- D. Distance between Buildings. In addition to the required setbacks from property boundaries, the following minimum distances shall be required between each multiple family structure:

- (a) where buildings are front to front or front to rear, three (3) times the height of the taller building, and not less than seventy (70) feet.
- (b) where buildings are side to side, one and one-half (1.5) times the height of the taller building, but not less than twenty (20) feet.
- (c) where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than thirty-five (35) feet.

In applying the above standards, the front of the building shall mean that the face of the building having greatest length and contains the primary entrance to the building; the rear is that face opposite the front. The side of the building is considered any face that is not a front or rear.

- E. The minimum distance of any principal building from the ordinary high water mark shall be fifty (50) feet.
- F. Driveways to single family dwellings shall be located in the greater side yard setback.

G. Any structure located within the CBD which abuts a dwelling located within the C-1, R-1A or R-1B District shall have a minimum setback from the common property line of ten (10) feet.

H. The minimum floor area of dwelling units shall be as follows:

Type of dwelling	Total Usable Floor Area (sq. ft.)
One-family	860
Two-family, per dwelling unit	720
Multiple-family:	
Efficiency Unit	600
1 bedroom unit	800
2 bedroom unit	1000
3 bedroom unit	1200
4 bedroom unit	1400
Each additional bedroom	100

I. All stores with in a shopping center or a free standing building shall have a minimum of 1000 square feet of floor space. Conditional uses exist for certain combinations of retail business of less than a 1000 square feet to meet the minimum floor space in freestanding buildings.

J. Accessory buildings are regulated by Section 5.4.1

K. Decks and porches are conditionally allowed within the front setback area if they are not supported by a permanent foundation. A land use permit is required and approval is made on a case by case basis by the Zoning Administrator. Existing non-conforming decks and porches may be replaced without a land use permit provided the replacement is of the same size and in the same location.

L. Development along the AuSable River must adhere to the requirements of Section 6.14.