

ARTICLE XV
Schedule of Regulations

§ 220-15-1. Schedule of Regulations

Schedule of Regulations									
District	Minimum Lot Area (square feet or acres)	Minimum Lot Width (feet) (8)	Maximum Lot Coverage	Minimum Yard/Setback Requirements (feet) (6)			Maximum Height (5)		Minimum Dwelling Unit Size (square feet)
				Front (1)	Side (1)	Rear (1)	Stories	Feet	
AG/OS	1.0 acre	220	5%	50	25	50	2 ½	35	960
CR	1.0 acre	200	10%	50	15	25	2 ½	35	960
MDR	15,000 square feet	100	30%	30	10 (2)	25 (4)	2 ½	35	960
HDR	15,000 square feet for one family	100	30%	30	10	25 (4)	2 ½	35	800
	20,000 square feet for two family	125	30%	30	10	25 (4)	2 ½	35	800
	Multiple family	See Table R-4, § 220-15-2							
MHCR	10 acres	See Article VIII						2 ½	
LC	10,000 square feet	80	50%	40	20	20	2 ½	35	
ACLI	40,000 square feet	200	35%	Abutting non-residentially zoned property: 50 Abutting residentially zoned property: 50	Abutting non-residentially zoned property: 20 Abutting residentially zoned property: 30 (3)	Abutting non-residentially zoned property: 20 Abutting residentially zoned property: 30 (3)			
LI	200,000 square feet	300	35%	100	50	50	2 ½	35	
MUD	See Article IX								
PRC	1 acre	125	20%	40 (7)	15	25	2 ½	35	960
I/PU	1 acre	125	20%	40	15	25	2 ½	35	N/A

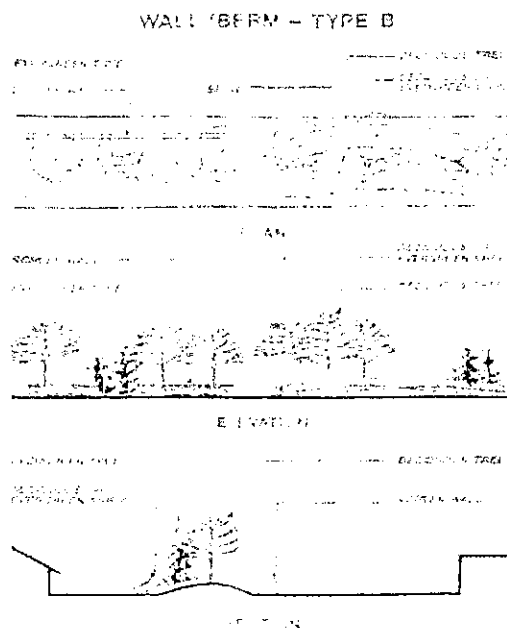
- (1) The setback from the Thornapple River shall be a minimum of 100 feet. The setback may be a combination of horizontal distance and vertical elevation. (Example: thirty-foot setback plus a seventy-foot elevation would beat the one-hundred-foot required setback.)

Notwithstanding the generally applicable minimum front yard requirements as specified in this Schedule or elsewhere in this Chapter, all buildings and structures constructed, erected, or enlarged on a lot adjoining a state highway shall have a minimum setback of 75 feet from the highway right-of-way line.

- (2) Existing platted lakefront lots may reduce the side lot line requirement to five feet, provided that the Zoning Administrator, Fire Chief, and/or Building Inspector review the application for any potential safety concerns. If hazards are determined, then the side yard setback shall remain 10 feet.
- (3) When a property in the ACLI District abuts a residentially zoned property, the rear and side yard setbacks shall be 30 feet and shall include a 10-foot buffer zone, as depicted in Figure A, below).

Figure A

Buffer zone: A wall, wood fencing or combination of plantings of sufficient height, length, and opacity to form a visual barrier which shall include one deciduous tree, one evergreen tree and four shrubs per each 20 linear feet along the property line, rounded upward, and a six-foot-tall wall or three-foot-tall berm.



- (4) Detached accessory buildings in the MDR and HDR Districts shall be located at least 15 feet from the rear lot line, and in all other districts shall meet the rear yard requirements in Article XV (Schedule of Regulations).
- (5) The maximum building height limitations in this schedule and in § 220-15-2, Table R-4, are intended to generally apply, unless superseded by another provision of this chapter providing a different maximum height limitation for a specific use or in a particular context. See, for example, § 220-17-11.A, specifying other building height limitations that may be applicable to buildings in the specified circumstances. The maximum height limitation in this Schedule also does not apply to Airport structures required or allowed by federal law or regulations to exceed the specified limitation.
- (6) The minimum yard requirements in this Schedule and elsewhere in Chapter 220 shall be applied with reference to lot lines and the right-of-way of a street or lawful private road/shared driveway; provided in all Residential Districts the otherwise applicable minimum required yard (setback) from a shared driveway or existing private road with a right-of-way/easement width of less than 66 feet located within a lot may be reduced to not less than ½ the otherwise applicable requirement, if the Zoning Administrator determines the reduced setback requested by the applicant or as otherwise set by the Zoning Administrator will not be detrimental to the owner/occupants of the subject property and the persons using the shared driveway/existing private road.
- (7) The generally applicable minimum front yard (lake-side) setback requirement for detached accessory buildings/accessory structures on lake lots in the PRC Park/Recreation/Camps District may be reduced to not less than 5'. The exercise of this setback reduction authority shall be made by the Planning Commission pursuant to the standards for special land use approval (§ 220-20-3) and/or the standards for final site plan approval (§ 220-21-5.B) in any circumstances where the proposed accessory building/structure is subject to special land use and/or site plan approval(s). In any other circumstances, where neither special land use nor Planning Commission site plan approval is required, this setback reduction authority shall be exercised by the Zoning Administrator in accordance with the review and approval criteria for the administrative site plan review process as specified in § 220-21-7.B-D.
- (8) Lot width is required to be measured at both the "front lot line" and the "building line" (see definition of "Lot Width" in § 220-2-2). The definitions of front lot line (lot line, front) and building line in § 220-2-2 are repeated here for convenience:

LOT LINE, FRONT — Where a lot abuts only one public street, or lawful private road/shared driveway, the front lot line shall be the line separating the lot from the right-of-way of the street or lawful private road/shared driveway; except where a lot has frontage on a lake, river, or other navigable waterway, the front lot line shall be the boundary line abutting the water.

BUILDING LINE — The line adjacent to a principal building and parallel to the front lot line, formed by the junction of the outer surface of the building or enclosure wall with the finish grade or surface of the adjacent ground.

§ 220-15-2. Table R-4, Minimum Lot Area, Frontage and Yard Requirements.

The following requirements apply to multiple-family buildings in the HDR High Density Residential District:

Table R-4 Minimum Lot Area, Frontage and Yard Requirements			
Minimum height	3 stories or 45 feet	3 stories or 45 feet	4 stories or 60 feet
Minimum parking	1 to 24 units: 2 spaces per unit	2 spaces per unit	0.75 spaces per unit
	24 or more units: 1.75 spaces per unit		
Minimum landscape area	0.2 x gross site area	0.25 x gross site area	0.3 x gross site area
Maximum density	14 units per acre	8 units per acre	25 units per acre
Minimum front setback (1)	25 feet	25 feet	25 feet
Minimum side setback	20 feet	20 feet	25 feet
	40 feet (total two)	40 feet (total two)	50 feet (total two)
Minimum rear setback	30 feet	30 feet	30 feet
Minimum floor area per unit:			
One bedroom	650 square feet	750 square feet	600 square feet
Two bedroom	800 square feet	900 square feet	750 square feet
Three bedroom	950 square feet	1,200 square feet	
Four bedroom	1,200 square feet	1,500 square feet	

- (1) The required front yard shall not be used for off-street parking, loading, or unloading and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping and access drives.