

13.0 DIMENSIONAL REQUIREMENTS

13.1 AREA, HEIGHT AND DISTANCE REQUIREMENTS

The following table presents the minimum and maximum area, height, and distance requirements for each district with the Tittabawassee Zoning Ordinance.

Zoning Districts	Minimum Lot Size Per Dwelling Unit/Main Structure		Max. Height of Structures	Minimum Yard Setbacks (Ft.)				Minimum Floor Area (Sq. Ft.)	Maximum Lot Coverage (including Accessory Buildings)	Accessory Buildings Total Max. Floor Area
	Area (SF)	Width (Ft.)		In Feet Stories	Front	Side total	Side Min. One Side			
AG Agriculture	1 AC	150	35 b	40	50 (35)	25 (15)	40 (30)	1,050	k.	k., n.
R-1A Rural Residential Without sewer and water	43,560 e	150 e	35 (25) 2.5	40	50 (35)	25 (15)	40 (30) n.	1,050	25%	k. n.
R-1A Rural Residential with sewer and water	20,000 d	125 d								
R-1A Platted Subdivision (Amended 3/25/03)	20,000 d	125 d	35 (25) 2.5	35 m.	30 (30)	15 (15) m.	30 (5) n.	1,050	25%	k. n.
R-1 One Family Residential Without sewer and water	43,560 e	100 e	35 (18) 2.5	30 m.	20 (15)	8 (8) m.	30 (5) n.	1,050	25%	864 SF j. n.
R-1 One Family Residential with sewer and water	8,750 d	70 d								
R-1 Village	<8,750	50	2.5	16 (6)	16 (6)	8 (3)	15 (5)	900	60%	864 SF
R-2 One and Two Family Residence	33,750 e 15,000 d	150 e 100 d	35 (18) 2.5	30 m.	24 f (20)	10 (8) m.	35 (5)	900	35% 25%	864 SF 864 SF j., n.
R-3 Multiple Family Residence	15,000 plus 2,600 for each add. Unit	100	40 (18) 3.0	30 m.	30 (25)	15 (8) m.	35 (5)	g.	40%	864 SF j.
R-4 Manufactured Home	See Article 8									
VC Village Center	None	None	40 (25) 3.0	None	None	None	20 (10)	None	None	n.a.
GB General Business (Amended 3/25/03)	15,000	100	40 (25) 3.0	30	None a.	None a.	20 (10)	None	80%	n.a.
RB Regional Business	15,000	100	40 (25) 3.0	30	25 (5)	10 (5)	20 (10)	None	60%	n.a.
I-1 Light Industrial	12,000	150	40 (30) 3.5	40	15'	15'	10% h	None	50%	i
I-2 Heavy Industrial	12,000	200	70 (45)	50	15'	15'	10% h	None	50%	i
GC Greenbelt Conservation (See footnote m.)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

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n.a. - not applicable () - refers to accessory structure regulations (amended 6/25/08)

Footnotes to Table:

- a. Side yards may be required when necessary to meet buffering, fire regulations and other site plan issues.
- b. All accessory buildings in the AG district, and used for agricultural purposes, may not exceed eighty five (85') feet in height.
- c. This footnote left blank intentionally. (Amended 11/12/02)
- d. Minimum dimension when both public sewer and water are available. All other dimensional regulations apply.
- e. Minimum dimension when either public sewer or water is not available. All other dimensional regulations apply.
- f. In cases where there is an attached garage, the total side yards must be a minimum of twenty (20') feet. Two family residences may be constructed with no side yard on one side if the unit is designed as zero lot line housing and meets all other zoning requirements.
- g. Minimum required square footage per unit by unit type:
 - (a) Efficiency Apartment - Is a dwelling unit containing not over six hundred forty (640) square feet of floor area, and consisting of not more than one (1) room in addition to kitchen, dining and necessary sanitary facilities, and for the purpose of computing density shall be considered as a one (1) room unit.
 - (b) One Bedroom Unit - Is a dwelling unit containing a minimum floor area of at least six hundred and forty (640) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining and sanitary facilities, and for the purposes of computing density shall be considered a two (2) room unit.
 - (c) Two Bedroom Unit - Is a dwelling unit containing a minimum floor area of at least eight hundred (800) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining and necessary sanitary facilities, and for the purposes of computing density shall be considered as a three (3) room unit.
 - (d) Three or More Bedroom Unit - Is a dwelling unit wherein for each room in addition to the three (3) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of two hundred (200) square feet to the minimum floor area of eight hundred (800) square feet. For the purpose of computing density, said three (3) bedroom unit shall be considered a four (4) room unit and each increase in a bedroom over three (3) shall be an increase in the room count by one (1) over the four (4).
- h. Rear yards must be at least ten (10%) percent of lot width, but need not be greater than forty (40') feet.
- i. There is no maximum floor area for accessory buildings, except that the combined floor area for the main building and accessory building(s) may not exceed 50% of the total buildable lot area.
- j. In the R-1, R-2 and R-3 district, the maximum allowable size for the total of all accessory buildings on a developed lot shall be eight hundred sixty-four (864) square feet. In no instance shall the total of all accessory buildings be larger than the area of the ground floor of the main building, or occupy more than ten (10%) percent of a required rear yard and twenty-five (25%) percent of a nonrequired rear yard, which ever is less. The outer perimeter of an unattached deck within the R-1, R-2 and R-3 District may not extend beyond fifteen (15') feet from the main building.
- k. In the AG and R-1A district where there is a nonfarm dwelling and in the R-1A district, the maximum allowable size of all accessory buildings on a developed lot outside of a subdivision shall be ten (10%) percent of the total lot area, not to exceed three thousand two hundred (3,200) square feet. In the R-1 district, this regulation applies to lots one acre or larger.
- l. No structure in any district abutting the Greenbelt Conservation/Floodplain District shall be closer than twenty-five (25') feet from the GC District.
- m. On a corner lot the side yard setback must be the same as the front yard setback.
- n. Accessory structures under 200 square feet may be located in the required rear yard except in the rear lot utility easement. (amended 6/25/08) .

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13.2 ADDITIONAL DIMENSIONAL REGULATIONS IN THE R-1A, R-1, R-2 AND R-3 DISTRICTS

- (1) If forty (40%) percent or more of all the frontage on one side of a street between two intersecting streets has been or shall become developed with residences, the front yard so established shall prevail in the case of one and two family houses, but nothing in this section shall be construed to permit any new house closer than twenty (20') feet to the front street line, or require a front yard setback of more than forty (40') feet from the front street line:
- (2) The height and area requirements of all zones shall be subject to the following exceptions: Parapet walls not exceeding four feet in height; chimneys; cooling towers; elevator bulkhead; fire tower; gas tanks; grain elevators; penthouses; stacks; stage towers or scenery lofts; flour mills; food processing plants; television antennas; sugar refineries; tanks; water towers; radio towers; cellular communication towers, ornamental towers; monuments; cupolas; domes and spires; and necessary mechanical appurtenances.

13.3 ADDITIONAL DIMENSIONAL REGULATIONS IN THE R-4 DISTRICT

- (1) Mobile home parks shall be developed for sites averaging five thousand five hundred (5,500) square feet per mobile home unit. This five thousand five hundred (5,500) square feet for any one (1) site may be reduced by twenty (20%) percent provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open and distance requirement be less than that required under the rules of the Michigan Administrative Code. No duplex or multi-family unit shall be allowed.
- (2) For purposes of this section, a mobile home includes an add-a-room, expand-o-room, porch, steps, carport, awning, deck, swimming pool, slide-o-bay or other object.
- (3) A mobile home shall be required to be set back the following minimum distances:
 - (a) Twenty (20') feet from any part of an attached or detached structure of an adjacent mobile home which is used for living purposes.
 - (b) Ten (10') feet from any of the following:
 1. An on-site parking space of an adjacent mobile home site.
 2. An attached or detached structure or accessory of an adjacent mobile home which is not used for living purposes.
 - (c) Fifty (50') feet from permanent park-owned structures such as any of the following:
 1. Community buildings.
 2. Offices.
 3. Maintenance and storage facilities.

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4. Similar structures.
 - (d) One hundred (100') feet from a baseball or softball field.
 - (e) Twenty-five (25') feet from the fence of a swimming pool.
 - (f) On-site detached storage sheds shall be a minimum three (3) unobstructed feet from any mobile home served thereby, unless the wall adjacent to the mobile home is lined with Class A fire-resistant material.
 - (g) Attached or detached structures or accessory buildings of a mobile home that are not used for living space shall be a minimum distance of ten (10') feet from an adjacent mobile home or its adjacent attached or detached structures.
- (4) Any part or structure, such as steps, porches, supported or unsupported awning, deck, carport or garage, or similar structures, that are a part of a mobile home shall be set back the following minimum distances:
 - (a) Ten (10') feet from the edge of an internal road.
 - (b) Seven (7') feet from an off-site parking space.
 - (c) Seven (7') feet from a common sidewalk.
 - (d) Twenty-five (25') feet from a natural or man-made lake or waterway.
- (5) Steps shall not encroach into parking areas.
- (6) The length of a mobile home site may vary, depending on park design and layout and the mobile home to be installed; however, the minimum standards pertaining to the distance between mobile homes shall be complied with.
- (7) Site dimensions may be computed to include the space requirements for mobile homes which may contain expand-o-rooms or may be computed in anticipation of the attachment of expansions, such as add-a-rooms.
- (8) No structure within the mobile home park shall exceed two and one-half (2-1/2) stories in height.

13.4 ADDITIONAL DIMENSIONAL REGULATIONS IN THE I-1 AND I-2 DISTRICTS

The height and area requirements in the I-1 and I-2 Districts shall be subject to the following exception: Parapet walls not exceeding eight (8') feet in height; chimneys; cooling towers; elevator bulkhead; fire tower; gas tanks; grain elevators; stacks; flour mills; food processing plants; television antennas; sugar refineries; tanks; water towers; radio towers; ornamental towers; monuments; cupolas; domes and spires; necessary mechanical appurtenances; and additions to existing buildings which now exceed the height limitations of the I-1 or I-2 Districts up to the height of the existing building.