

**Table 4-4
SITE DEVELOPMENT REQUIREMENTS¹**

All principal land uses and buildings shall comply with the site development requirements of Table 4-4 unless otherwise specified by this Ordinance. See Footnote 1.

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Heights	Maximum Lot Coverage	Minimum Yard Setback ¹¹		
					Front	Side	Rear (each)
A-1 Agricultural	20 acres ²	400 ft. ³	35 ft. ⁴	5% ²	50 ft.	50 ft. ⁶	50 ft.
RR Rural Residential	10 acres	3	330 ft. ⁵ 35 ft. ⁴		50 ft.	25 ft. ⁶	50 ft.
R-1 Low Density Residential	25,000 sq. ft.; 38,000 sq. ft. for TFD	3 80 ft.; 100 ft. for TFD	35 ft. ⁴ 2.5 stories	20%	40 ft. ⁵	15 ft.	25 ft.
R-1-A					50 ft.	25 ft.	0 ft.
R-2 Medium Density Residential	12,000 sq. ft.; ¹⁰ 18,000 sq. ft. for TFD	65 ft.; ³ 85 ft. for TFD	4 35 ft. 2.5 stories	25%	35 ft. ⁵	10 ft. ⁵⁻⁵⁻⁶	25 ft.
R-3 High Density Residential	10 9,000 sq. ft. for TFD	5,000 sq. ft.; ^{50%} 50 ft.; 70 ft. for TFD	35 ft. ⁴ 2.5 stories		25 ft. ⁵	3 ft. to 6,8 10 ft.	10 ft., except 20' for lakefront lot
R-MHC Manufactured Housing Community	Conformance with Rules and Regulations of the Michigan Manufactured Housing Commission						
R-MF Multiple Family	40,000 sq. ft.	3 150 ft.	40 ft. 4 3.0 stories	35%	50 ft.	25 ft. ⁶	50 ft.
C-1 Local Commercial	30,000 sq. ft.	3 150 ft.	40 ft. 4 2.0 stories	50%	60 ft. ⁷	10 ft. ^{6,9}	25 ft.
I-1 Light Industrial	40,000 sq. ft.	3 200 ft.	40 ft. 4	50%	60 ft.	25 ft. ⁶	25 ft.

TFD = Two family dwelling

Footnotes for Table 4-4 . Site Development Requirements

- Other Standards and Regulations: All uses shall comply with the site development requirements in Table 4-4, unless specified otherwise by this Ordinance. See also Article 8 . Standards and Regulations for Specific Land Uses, Article 10 - Signs, Article 11 - Off-Street Parking and Loading, Article 12 - Landscaping and Screening, Article 13 - Environmental Protection, Article 14 - Access and Private Roads, Article 21 - Supplemental Provisions (including provisions addressing accessory buildings, fences, setback exceptions, and dwelling floor area), and other Articles as applicable.

2. A-1 District Lot Area: A parcel of no less than one (1) acre in area and 150 feet in width, with a maximum lot coverage of 20%, may be created for each 40 acres contained in the parcel to be divided, as of the effective date of this Ordinance, provided the total number of such parcels shall not exceed 6.
3. Configuration of Lots: All lots shall conform to the following configuration requirements:

 - a. The depth of a lot shall not exceed four (4) times its width.
 - b. The minimum frontage/lot width standard of Table 4-4 shall extend from the front lot line to the required building setback line and continue over at least seventy percent (70%) of the lot area. In addition, in the case of a waterfront lot, the minimum frontage/lot width standard shall apply to both the front and rear lot line.