

## ARTICLE 16 SCHEDULE OF REGULATIONS

**Section 16.10 Residential Districts Standards (pg. 200)**

**Section 16.20 Non-Residential Districts Standards (pg. 201)**

**Section 16.30 Notes for Schedule of Regulations (pg. 201)**

### Section 16.10 Residential Districts Standards

No building or structure shall be erected, converted, enlarged, reconstructed, or structurally altered, except in conformity with the following regulations, except as otherwise provided in this Ordinance.

Zoning District	Maximum Lot Coverage (percent)	Minimum Size of Lot per Dwelling Unit		Maximum Height of Buildings		Minimum Yard Setback (per lot in feet)				Minimum Floor Area Per Dwelling Unit (square feet)
		Area in square feet	Width in feet	In stories	In feet	Front	Sides		Rear	
							Least one	Total of two		
Agricultural District (A)	50	2 Acres	160	2	35	40	40	80	40	1,000
Low Density Residential (R1A)	50	29,000	125	2	35	40	20	40	40	1000
Medium Density Residential District (R1)	50	9,100	70	2	35	24	5	10	30	1,000
Medium Density Residential District (R2)	50	6,800	60	2	35	24	5	10	30	1,000
Multiple Family Residential District (R3)	25	4,350	60	3	45	50	50	100	50	(F)
Manufactured Housing Park District (R4)	See Article 7 - Manufactured Housing Park District									
(D) See Sec. 16.30 (D)    (F) See Sec. 16.30 (F)    (G) See Sec. 16.30 (J)										



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Low Density Residential (R1A)	50	29,000	125	2	35	40	20	40	40	1000
Medium Density Residential District (R1)	50	9,100	70	2	35	24	5	10	30	1,000
Medium Density Residential District (R2)	50	6,800	60	2	35	24	5	10	30	1,000
Multiple Family Residential District (R3)	25	4,350	60	3	45	50	50	100	50	(F)
Manufactured Housing Park District (R4)	See Article 7 - Manufactured Housing Park District									
(D) See Sec. 16.30 (D)		(F) See Sec. 16.30 (F)								



## Section 16.20 Non-Residential Districts Standards

No building or structure shall be erected, converted, enlarged, reconstructed, or structurally altered, except in conformity with the following regulations, except as otherwise provided in this Ordinance.

Zoning District	Maximum Lot Coverage (percent)	Minimum Size of Lot per Dwelling Unit		Maximum Height of Buildings		Minimum Yard Setback (per lot in feet)				Minimum Floor Area Per Unit (square feet)
		Area in square feet	Width in feet	In stories	In feet	Front	Sides		Rear	
							Least One	Total of two		
Historic Central Business District (H CBD)	100	NA	NA	3	35	NA(H)	NA	NA	NA	NA
Highway Business District (HBD)	40	10,000	100	2	35	40	10	20	20	NA
Village General Business District (VGBD)	80	NA	NA	2	35	0	10	20	15	NA
Business Park District (BPD)	35/50(I)	2 Acres	200	3	50	50	25	50	50	NA
Limited Industrial District (LID)	35	10,000	100	2	40	40	15	30	35	NA
NA = Not applicable. See district for specific design guidelines.										
(H) See Article 16.30 (H)                      (I) See Article 16.30 (I)										

## Section 16.30 Notes for Schedule of Regulations

The following notes refer to the tables containing the schedule of regulations in Section 16.10 and 16.20:

### A. Planned Projects.

The requirements for area, height, bulk, and placement regulations, as they are usually applicable, may in certain cases of large scale development have results affording less protection to the public health, safety, and welfare than if a degree of flexibility were permitted. Therefore the provisions of Article 16 may be altered or waived by the Village Council in certain instances, such as with Planned Unit Developments, after recommendation



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		Area in square feet	Width in feet	In stories	In feet	Front	Sides		Rear	
							Least One	Total of two		
Historic Central Business District (HCBD)	100	NA	NA	3	35	NA(H)	NA	NA	NA	NA
Highway Business District (HBD)	40	10,000	100	2	35	40	10	20	20	NA
Village General Business District (VGBD)	80	NA	NA	2	35	0	10	20	15	NA
Business Park District (BPD)	35/50(I)	2 Acres	200	3	50	50	25	50	50	NA
Limited Industrial District (LID)	35	10,000	100	2	40	40	15	30	35	NA

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of the same by the Planning Commission, subject to the requirements contained within this Ordinance.

B. Yard Spaces.

In determining required yard spaces for all land uses in any zoning district, the determination of such yard spaces shall be the distance from the building or structure on the lot to the nearest lot line. For those lots adjacent to arterial or collector roads as defined in the Mattawan Master Plan, the yard spaces shall be measured from the proposed future right of way line for such thoroughfare to the building or structure on a lot.

C. Minimum Floor Area.

The minimum floor area per dwelling unit shall not include area of basements, breezeways, porches, or garages.

D. Multiple Family Residential Minimum Lot Size.

Where multiple dwellings are permitted additional lot size shall be provided in accordance with the standards identified below:

Dwelling Type	Additional Lot Size Requirements (square feet)
Four bedroom unit or more	3,000 Each Bedroom

E. Multiple Family Dwelling Yards Between Buildings.

Where two (2) or more multiple, row, or terrace dwellings are erected upon the same lot, a minimum yard space of thirty (30) feet in width shall be provided between structures.



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F. Multiple Family Dwelling Minimum Floor Area.

Where multiple, row, or terrace dwellings are permitted, the minimum floor area per dwelling unit shall be as follows:

Dwelling Unit Type	Minimum Floor Area per Dwelling Unit (square feet)
Efficiency unit	300
One bedroom unit	600
Two bedroom unit	800
Three bedroom unit	1,000 plus 80 for each bedroom over three (3)

F. Attached Buildings.

Side yards are not required where buildings are attached at the lot line and if all abutting walls are of fireproof construction and wholly without windows or other openings.

G. Historic Central Business District Yards.

All buildings in the Historic Central Business District shall be built at the lot lines with no setbacks or at the average of other buildings on the block as determined by the Planning Commission, unless provided for otherwise in this Ordinance.

H. Business Park District Lot Coverage.

The maximum lot coverage within the Business Park District for all buildings shall be thirty-five percent (35%) and the total ground coverage for buildings, parking areas, loading areas, etc. shall be fifty percent (50%).

I. Detached Accessory Structures in Residential Zoning Districts.

All detached accessory structures, including garages in residential zoning districts shall be subject to the required setbacks as stated in Article 14 of this Ordinance.

J. Agricultural District (A)



*Agricultural parcels greater than twenty (20) acres of record as of (insert date ie...December 1, 2019) shall be allowed a single One Acre lot meeting the lot dimensional standards of Section 16.10 except for Lot Area.*





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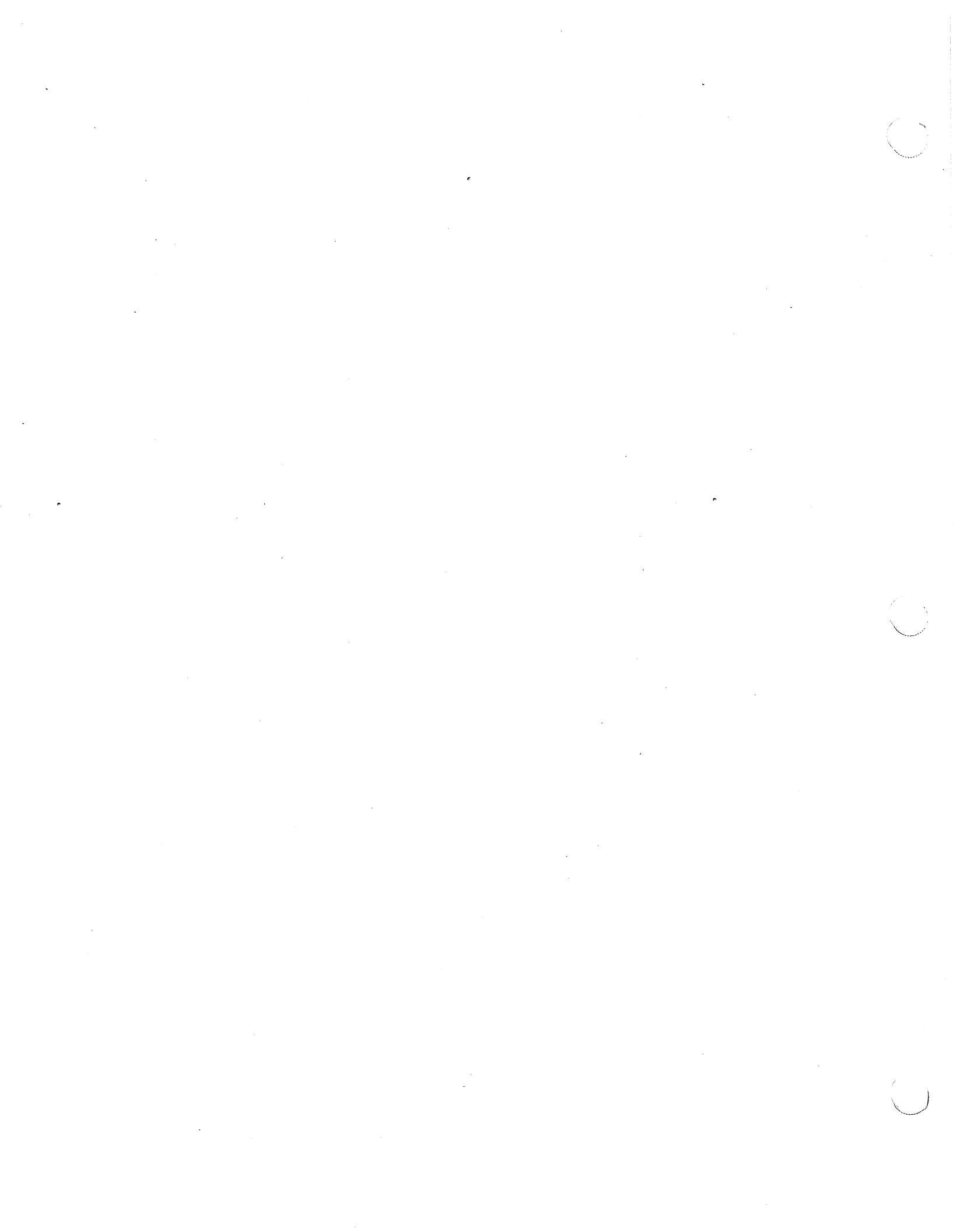
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# MEMO

**TO:** Dan Ruzick  
**FROM:** Lesley  
**DATE:** January 6, 2005  
**RE:** Schedule of Setbacks Pre February 2004

Attached please find the Schedule of Setbacks that would have applied to the Main Street and 60<sup>th</sup> Avenue properties when the area detached from the Village in 2002.

I have also attached the zoning map for the same period. With the exception of the block of properties that is marked as R-2, all of the remaining detached property on Main and 60<sup>th</sup> was zoned Agricultural.

If you have any questions, Dan, let me know.

***Regarding Zoning in the Detached Area:***

*Dan Ruzick stated that the Township Zoning Board of Appeals made the determination in December 2002 (Dan provided the attached minutes of that meeting) that "required setbacks (in the detached area) shall meet the standards of the Village at the time the land was annexed to the Township."*

***All zoning in the detached areas of Main Street and 60<sup>th</sup> Avenue are under the jurisdiction of the Township.***

