

ARTICLE 4 DIMENSIONAL STANDARDS

Section 4.101 Table of Dimensional Standards by District.

STANDARDS		DISTRICTS								SUPPLEMENTAL PROVISIONS OR EXCEPTIONS		
		A-1	R-1	IS-1	R-M	MHP	C-1	C-2	IND		PSP	
BUILDING HEIGHT (feet)	Maximum (feet)	35	35		35	see Section 5.105 (Manufactured Housing Parks)	35	35		35	Section 4.203	
LOT STANDARDS (per unit)	Minimum Width (feet)	100	100	100	150		100	150	150		Section 4.301	
	Minimum Area (acres)	1.0	0.5	0.5	3.0				1.0		Section 4.302	
YARD or SETBACK STANDARDS (feet)	Minimum Front Yard		40	25	25		40	25	30	30	25	Section 4.201 Section 4.204
	Minimum Side Yard	Each Side Yard	20	10	6		40	20	20	30	20	Section 4.202 Section 4.204
	Minimum Rear Yard		40	25	25		40	25	25	30	25	Section 4.203 Section 4.204
MINIMUM PRINCIPAL BUILDING SEPARATION (feet)		20	12	12	20							Section 4.202
MINIMUM GROSS FLOOR AREA (square feet/unit)		950	950	1,200								Section 4.301
MINIMUM LAND AREA PER UNIT (acres/unit)		40.0	0.5	0.5	0.1						Section 4.301	

DISTRICT NAME	SYMBOL
Agriculture-Conservation District	A-1
Single-Family Residential District	R-1
Island Overlay District	IS-1
Multiple-Family Residential District	R-M
Manufactured Housing Park District	MHP
Local Commercial District	C-1
Highway Commercial District	C-2
Industrial District	IND
Public/Semi-Public Services District	PSP

SECTION 4.200 SUPPLEMENTAL PROVISIONS OR EXCEPTIONS

Section 4.201 Front Yards.

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures shall be maintained within the required front yard, except as otherwise permitted by this Ordinance. Front yards shall be further subject to the following:

1. **Corner lots.** Buildings and structures located on corner lots shall comply with the minimum front yard setback requirements from all street rights-of-way. Such lots shall be deemed to have two (2) front yards, one (1) side yard, and one (1) rear yard for the purposes of this Ordinance. The landowner may specify the arrangement of side and rear yards on any zoning permit application, subject to Zoning Administrator verification that the arrangement does not create or increase nonconformities on the lot.
2. **Double frontage lots.** Where a block of double frontage lots exist, one (1) street may be designated by the Zoning Administrator as the front street for all lots in the block. Otherwise, both frontages shall be considered front yards for purposes of this Ordinance. A person, firm or corporation aggrieved by the Zoning Administrator's designation may appeal the administrative action to the Zoning Board of Appeals in accordance with Section 17.05 (Administrative Appeals)
3. **Waterfront lots.** Where a lot abuts or has direct frontage upon a lake or river, the yard abutting the lake or river shall be designated as the front yard for purposes of this Ordinance.

Section 4.202 Side Yards.

Side yards shall be further subject to the following:

A. Side Yard Modifications in the R-1 District.

The following minimum side yard setback requirements shall apply to lots in the R-1 (Single-Family Residential) zoning district lawfully established with a lot width of less than 100 feet:

MINIMUM SIDE YARD SETBACK	
Each Side Yard	6.0 feet

B. Side Yard Modifications in the C-1 or C-2 Districts.

The Planning Commission may reduce or waive the required side yard setback for any principal building in the C-1 or C-2 Districts, subject to the following:

1. Verification from Gladwin County and the Township Fire Chief that applicable state construction and fire code requirements can be satisfied.
2. A setback of not less than 20 feet shall be provided on any side yard which borders on a residential district.
3. Where a wall facing an interior side lot line contains windows or other openings, a side yard of not less than 20 feet shall be provided.

Section 4.203 Height Exceptions.

Exceptions to the maximum height standards set forth in Section 4.101 (Dimensional Standards) shall be permitted, as follows:

1. Farm buildings in any zoning district, and wind turbines and other non-residential structures in the A-1 (Agriculture-Conservation) District, shall be exempt from the maximum height standards of this Ordinance.
2. Chimneys, steeples, elevator towers, stage scenery lofts, water towers, mechanical equipment and similar structures shall not be included in calculating the height of a principal building, provided that the total area covered by such structures shall not exceed twenty percent (20%) of the roof area of the building.

Section 4.204 Permitted Yard Encroachments.

Stairways, decks, porches, egress window wells, and similar structures and projections shall conform to the yard and setback requirements for the principal building, unless otherwise provided for in this Section. Limited projections into certain required yards shall be permitted as follows:

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Access drives and sidewalks	All	None
Bay windows and ingress/egress stairs	Front, Rear	May project up to three (3) feet into the required yard
Eaves and overhangs	Side	May project up to two (2) feet into the required yard.

Projection	Yard	Restrictions
Egress Window Wells	All	May project up to three (3) feet into any required yard
Flagpoles	All	Flagpoles shall be set back a minimum of 10 feet from all lot boundaries and road rights-of-way
Handicapped access ramps	All	None
Propane tanks and fuel tanks	Rear	Not permitted in any required front yard. Units located within any required rear yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Signs	See Article 9 (Signs)	

SECTION 4.300 GENERAL DIMENSIONAL STANDARDS

Section 4.301 Standard Methods of Measurement.

When determining compliance with the provisions of this Ordinance, the following standardized method for measurement shall apply:

A. Grade.

The surface plane representing the average of the finished ground level at any point within a site shall be determined as follows:

1. **Average grade.** The arithmetic mean of the lowest and highest-grade elevations within a defined area of a lot or parcel.
2. **Finished building grade.** The lowest point of intersection between the vertical plane of the exterior wall of a structure and the horizontal plane of the ground surface. Where the ground is not level, the grade shall be determined by averaging the finished grade for each face of the building.

B. Buildable Lot Area and Open Space Calculations.

Calculation of permitted residential densities and open space requirements shall be subject to the following:

1. No lot, parcel or portion of same shall be used more than once in such calculation.
2. Lakes, ponds, state or federally regulated wetlands, retention basins, drain easements, public street right-of-ways and private road easements shall be excluded from area calculations for buildable lot area.
3. Areas lying within delineated wetlands, detention basins, or drain easements may be used to satisfy up to twenty percent (20%) of any minimum open space requirement of this Ordinance.
4. Required front, side, or rear yard setback areas for individual dwellings, perimeter yard setbacks or buffer areas for other principal buildings and uses, and areas used for parking, loading or other accessory uses shall be excluded from area calculations for any open space requirement of this Ordinance.

C. Floor Area.

Measurements of floor area shall be based upon distance between exterior surface of enclosing walls and between centerlines of common partition walls for each living unit, and the following:

1. **Gross floor area (GFA).** The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, including a basement floor area where more than one-half (1/2) of the basement height is above the established lot grade at the building.
2. **Usable floor area (UFA).** Eighty percent (80%) of the gross floor area of a building, or that portion of the building area, measured from the interior face of the exterior walls, intended for services to the public or to customers, patrons, clients or patients, and excluding areas intended for storage of merchandise, utility or mechanical equipment rooms or sanitary facilities (for example, the UFA of a restaurant includes the food preparation, dining and serving areas, but not the restrooms, freezer or pantry). Usable floor area shall have a minimum clear height of four (4) feet or more.

D. Calculations.

All measurements and calculations shall be rounded to the nearest integer, unless otherwise specified in this Ordinance.

Section 4.302 Area and Yard Regulations

No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located:

A. Lot Standards.

1. New lots created after the effective date of adoption or amendment of this Ordinance shall comply with all dimensional standards (including lot area and width) of the zoning district where it is located.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. No yards in existence on the effective date of this Ordinance, shall subsequently be reduced below, or further reduced if already less than, the minimum yard requirements of this Ordinance.

B. Number of Principal Buildings per Single-Family Lot.

Only one (1) principal building shall be placed on a lot of record of parcel in a single-family residential district. In single-family condominium developments, only one (1) principal building shall be placed on each condominium lot, as defined in Section 18.02 (Definitions).

Section 4.303 Frontage and Access Required.

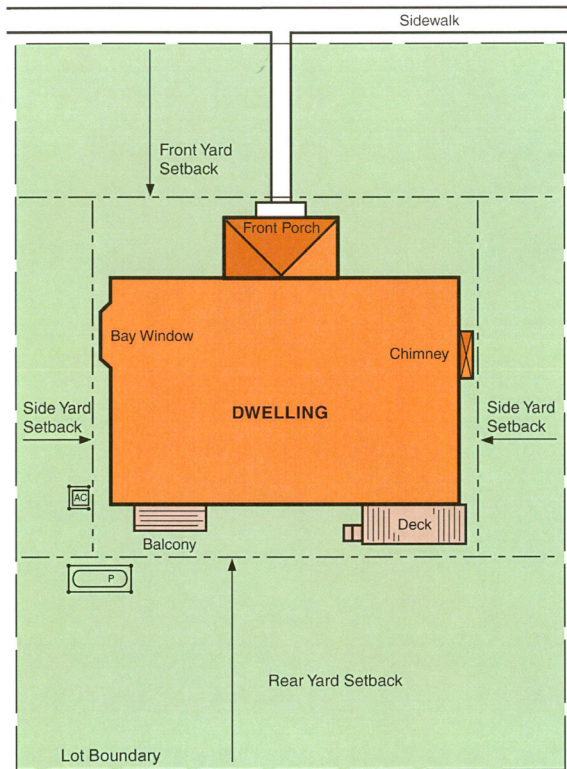
No dwelling shall be built on any lot that does not abut and have direct frontage on an approved road with a dedicated right-of-way. Indirect access via a dedicated private ingress/egress or access easement to a lot without direct road frontage shall not be sufficient to satisfy this requirement.

Section 4.304 Corner Clearance Areas

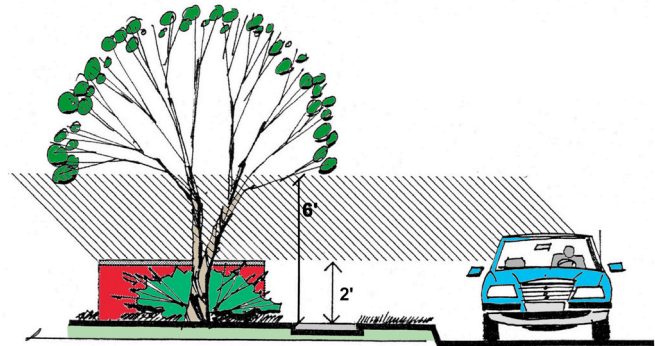
No structures, walls, fences, signs, landscaping or other obstructions to visibility shall be permitted between the heights of two (2) feet and six (6) feet above the existing street grade within a triangular area formed by the intersection of two street right-of-way lines connected by a diagonal across the interior of such lines at points 15 feet from the point of intersection (see illustration).

Trees shall be permitted in the triangular area provided that tree limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard. Non-obstructing fences shall also be permitted in these triangular areas.

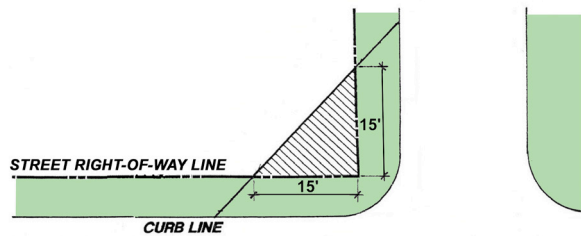
ILLUSTRATIONS



Permitted Building Projections into Required Yards



ELEVATION



PLAN

Corner Clearance Area

