

**ARTICLE IV  
A-1 AND A-2 AND A-3 AGRICULTURAL DISTRICTS**

**SECTION 400. INTENT**

The A-1 and A-2 Agricultural Districts, which will be designated on the Township Zoning Map, are intended for those areas of the Township under active cultivation, pasturage or other agricultural uses, as well as those areas which are not expected to be developed for urban uses in the foreseeable future.

The Agricultural Districts are primarily composed of large open land areas and wooded lands. The regulations are designed to retain, insofar as is practicable and desirable, the open or undeveloped character of this land. It is the primary purpose of the A-1 and A-2 Districts to permit those uses customarily considered agricultural operations or to retain the natural vegetation. Residential uses while permitted are considered secondary to the agricultural activities and objectives. The A-1 and A-2 Agricultural Zoning Districts are primarily located in the northern, western and southern sections of the Township in areas identified for agricultural and rural residential use in the Township's Comprehensive Plan.

The A-3 Ag-Rec District, which will be designated on the Township Zoning Map, is intended for those areas of the Township where State lands and open space recreational activities are most appropriate or where certain low intensity recreational activities whether for private groups or the general public can be integrated into the more developed areas of the Township in order to become an appropriate transitional use between residential uses and nonresidential uses. These low intensity recreational and open space uses may ultimately become a higher density residential use as noted in the Highland Township Comprehensive Plan.

**SECTION 401. PRINCIPAL USES PERMITTED BY RIGHT: A-1 AND A-2 DISTRICTS**

The following land and/or structure uses shall be permitted by right in the A-1 and A-2 Agricultural Districts subject to the lot size, yard and building bulk requirements set forth in this Article:

- 401-1. Farming, general and specialized, including but not limited to nurseries, greenhouses, poultry raising, bee-keeping and similar bona fide agricultural enterprises and the usual agricultural buildings and structures. Uses operated as feed lots shall be subject to limitations as established in Section 402. No farms shall be operated for the disposal of garbage, sewage, rubbish, offal or rendering plants or for the slaughtering of animals except as to serve only those persons residing on the premises.
- 401-2. Single-family detached dwelling, one per zoning lot.
- 401-3. Parks and playgrounds, private for the use of residents in subdivisions and other residential developments.

- 401-4. Parks and playgrounds, public.
- 401-5. Essential services as set forth in Section 1801.
- 401-6. Mobile Homes outside of Mobile Home Park shall meet the following provisions:
- a. Not more than one (1) residential unit shall be permitted per zoning lot.
  - b. The lot on which a mobile home/manufactured home is located shall meet all minimum lot size, setbacks, yard area, parking and all other pertinent zoning ordinance requirements. The mobile home shall meet the minimum square foot requirements of the zoning district in which is located.
  - c. It shall comply with all pertinent building and fire codes for single-family dwelling units including but shall not be limited to BOCA Code or HUD.
  - d. It shall be firmly and permanently attached to a solid foundation or basement not less in area than the perimeter area of the dwelling. The foundation and/or basement shall be constructed in accordance with the Township Building Codes.
  - e. It shall not have any exposed wheels, towing mechanism or undercarriage.
  - f. It shall be connected to a public sewer and water supply, if available, or to private facilities approved by the Oakland County Health Department.
  - g. It shall be aesthetically comparable in design and appearance to conventionally constructed homes found within 3,000 feet of the proposed mobile/manufactured home. It shall be the responsibility of the Township Zoning Administrator to determine whether this standard is met. The Township Zoning Administrator shall make a determination that this standard has been met if it finds that all of the following conditions exist:
    1. The proposed mobile/manufactured home will have a combination of roof overhang and pitch of conventionally constructed homes typically found within 3,000 feet of the proposed mobile/manufactured home.
    2. The proposed mobile/manufactured home will have steps and/or porches which provide access to exterior doors, which are permanently attached to the ground and to the mobile/manufactured home structure, and which are comparable to steps and/or porches of conventionally constructed homes typically found within 3,000 feet of the proposed mobile/manufactured home.
    3. The proposed mobile/manufactured home will be covered with a siding material which is in color, texture, malleability, direction of joist and method of fastening to the structure comparable to siding of

conventionally constructed homes typically found within 3,000 feet of the proposed mobile/manufactured home.

4. The proposed mobile/manufactured home will have the glass on its windows recessed at least 1-1/2 inches behind the exterior surface of its siding.
5. The proposed mobile/manufactured home will have front and rear or front and side exterior door is such a combination of doors is found in a majority of the conventionally constructed homes within 3,000 feet of the proposed mobile/manufactured home.
6. The proposed mobile/manufactured home will have a one-car garage or a two-car garage if such a garage is found in a majority of the homes within 3,000 feet of the proposed mobile/manufactured home. Said garage shall be attached to the principal structure if a majority of the garages within 3,000 feet are attached to the principal structure.
7. The Township Zoning Administrator may approve a mobile/manufactured home as aesthetically comparable in design and appearance to conventionally constructed homes found within 3,000 feet of the proposed mobile home even if all of the above conditions do not exist, provided it finds that the mobile home and/or its site have other design features which make it aesthetically comparable to conventionally constructed homes within 3,000 feet.

**SECTION 402. PRINCIPAL USES PERMITTED AS SPECIAL LAND USES:**  
**A-1 AND A-2 DISTRICTS**

The following land and/or structure uses shall be permitted as special land uses in the A-1 and A-2 Agricultural Districts subject to the lot size, yard and building bulk requirements set forth in this Article and subject to the standards and approval requirements set forth in Article XI.

- 402-1. Airports, as regulated in Article XI.
- 402-2. Animal feed lots subject to the following conditions:
- a. Open animal feed lots shall maintain a front yard of four hundred (400) feet and side and rear yards of five hundred (500) feet.
  - b. The emission of obnoxious odors which impair quiet enjoyment of adjacent property shall be prohibited.
  - c. All insects and dust shall be controlled in such a manner as not to be a health hazard or create a nuisance to adjacent property.

d. The use shall be conducted in such a manner as to not cause water pollution problems.

402-3. Cemeteries, public, as regulated in Article XI.

402-4. Churches and other facilities for religious activities, as regulated in Article XI.

402-5. Colleges, universities and other institutions of higher Learning, both public and private, offering courses in general, technical or religious education, as regulated in Article XI. Trade schools shall not be permitted under the terms of this section.

402-6. Kennels, provided the zoning lot on which such uses are located is a minimum of 10 acres in area and provided that open pens shall maintain a front setback of 400 feet and a side setback of 500 feet.

402-7. Roadside stands as defined and regulated herein.

Roadside stand uses shall operate only for the purpose of selling agricultural products produced on the premises of the stand by the owner of the stand and/or his family. A roadside stand use may entail the use of temporary structures other than buildings and/or the use of temporary buildings and/or the use of open land and/or the use of permanent buildings. If a roadside stand entails the use of temporary structures other than buildings, said temporary structures shall be a minimum of 25 feet from any road right-of-way line, a minimum of 40 feet from any side lot line and a minimum of 100 feet from any rear lot line. If a roadside stand entails the use of temporary or permanent buildings, said temporary and permanent buildings shall meet the minimum yard set back requirements applicable to nonresidential principal uses (see sections 404-4, c and 405-4, c). A minimum of five (5) parking spaces shall be provided for each roadside stand. Said parking spaces may be located in private driveways on the same zoning lot as the stand. Parking spaces shall be arranged to permit adequate ingress and egress. Additional parking spaces arranged as determined appropriate may be required as determined by the Township Board if, in the Board's judgement, such additional spaces are required to meet the parking demand likely to be generated by a particular roadside stand. A roadside stand shall be considered to be a temporary use the establishment of which shall not create a vested right to perpetuation as a legal nonconformity on any lot where such use is not specifically permitted under the terms of this ordinance or any subsequent amendments thereto. For the purposes of this subsection (Subsection 402-8) the term "premises" shall include property within six (6) miles of the roadside stand if said property is owned or leased by the owner of the roadside stand for raising of agricultural products.

402-8. Rural residential developments subject to the provision of Article XII-A: Rural Residential Overlay Development, Procedures and Standards.

402-9. Sand and gravel excavation, as regulated in Article XI.

- 402-10. Sanitary landfills, as regulated in Article XI.
- 402-11. Schools, public and private elementary, intermediate and secondary offering courses in general education. Access shall be in accordance with Section 1711.
- 402-12. Public utility uses:  
Electrical substations;  
Gas regulator stations;  
Major transmission lines;  
Telephone exchange and transmission equipment buildings; Railroad rights-of-way, but excluding railroad yards and shops;  
Water pumping stations; and,  
Water and waste water works, reservoirs, pumping and filtration plants.
- 402.13. Yard Waste Composting Facilities, as regulated in Article XI.

**SECTION 403. ACCESSORY STRUCTURES AND USES: A-1 AND A-2 DISTRICTS**

403-1. Accessory Structures and Uses Permitted by Right

The following land and/or structure uses shall be permitted by right as accessory structures and uses in the A-1 and A-2 Agricultural Districts subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Cemeteries, private, not to exceed 1/10 acre in area for the interment of members of the family of the owner.
- b. Family Day Care Home as defined in Article II
- c. Home occupations as defined in Article II.
- d. Signs as permitted in Article XV.
- e. Swimming pools, private, within rear or side yards and as regulated in Section 1713.
- f. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

403-2. Accessory Structures and Uses Permitted as Special Land Uses

The following land and/or structure uses shall be permitted as special land use approval as accessory structures and uses in the A-1 and A-2 Agricultural Districts subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Adult day care facilities maintained in single family homes, as regulated in Article XI.
- b. Group day care home as defined in Article II as regulated in Article XI.

- c. Child care center maintained in church and other houses of worship as regulated in Article XI.
- d. Kennels, provided the zoning lot on which such uses are located is a minimum of 10 acres in area and provided that open pens shall maintain a front setback of 400 feet and a side setback of 500 feet.
- e. Stadiums and sports arenas accessory to schools and colleges and universities.
- f. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

403-3. Restrictions on Accessory Structures and Uses

No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure or establishment of the principal use to which it is accessory.

**SECTION 404. A-1 DISTRICT AREA AND BULK REQUIREMENTS**

404-1. Minimum lot and buildable area:

- a. Lot area: 10 acres.
- b. Buildable area: 2 acres.

404-2. Minimum lot width: 330 feet or 1/4 lot depth, whichever is greater.

404-3. Maximum height of structures:

- a. For residential principal and accessory structures: Two (2) stories or 28 feet, provided further that 50% of the roof eave line at the second story shall not be higher than 20 feet above the adjacent grade within 10 feet of the exterior wall of the house.
- b. For nonresidential (including farm) principal and accessory structures: 35 feet, plus one (1) foot for each additional one and one-half (1 1/2) feet in setback above minimum required for nonresidential principal and accessory buildings.

404-4. Minimum yard setbacks:

- a. For residential principal buildings and structures:
  - 1. From front lot line: 75 feet.
  - 2. From interior side lot line: 40 feet.
  - 3. From rear lot line: 100 feet.

4. From high-water line of subaqueous areas:  
65 feet.
  5. From right-of-way line of major thoroughfares as defined in Article II: 50 feet plus the required lot line setback.
- b. For residential accessory buildings, structures, septic tanks and drain fields:
1. From front lot line: 75 feet for buildings and structures.
  2. From interior side lot line: 40 feet for buildings and structures.
  3. From rear lot line: 100 feet for buildings and structures.
  4. From high-water line of subaqueous areas:  
65 feet for buildings and structures.
  5. From high-water line of subaqueous areas:  
125 feet for septic tanks and fields.
  6. From right-of-way line of major thoroughfares as defined in Article II: 50 feet plus the required lot line setback for buildings and structures.
- c. For nonresidential (including farm) principal buildings and structures: The setback from front, side and rear lot lines and the high-water line of subaqueous areas shall be the same as the setback for residential principal buildings and structures.
- d. For nonresidential (including farm) accessory buildings and structures: The setbacks for nonresidential accessory buildings and structures shall be the same as for nonresidential principal buildings and structures.
- e. Minimum yard setback from street side lot line: The minimum yard setback from a street side lot line shall be the same as the minimum from a front lot line, except that it shall be the same as the minimum from an interior side lot line if both of the following conditions exist: 1) the rear lot line of the subject line is coterminous with the rear lot line of an adjacent lot which abuts the same street as the subject lot, AND 2) the subject street side lot line lies across the street from a street side lot line of another lot.
- 404-5. Minimum floor area per residential unit: 1,000 square feet.
- 404-6. Minimum first floor area per residential unit: 750 square feet.
- 404-7. Maximum percent of lot coverage: 10 percent for all buildings.

**SECTION 405. A-2 DISTRICT AREA AND BULK REQUIREMENTS**

- 405-1. Minimum lot and buildable area:
- a. Lot area: 5 acres.
  - b. Buildable area: 2 acres.

405-2. Minimum lot width: 330 feet or 1/4 lot depth, whichever is greater.

405-3. Maximum height of structures:

- a. For residential principal and accessory structures: Two (2) stories or 28 feet, provided further that 50% of the roof eave line at the second story shall not be higher than 20 feet above the adjacent grade within 10 feet of the exterior wall of the house.
- b. For nonresidential (including farm) principal and accessory structures: 35 feet, plus one (1) foot for each additional one and one-half (1 1/2) feet in setback above minimum required for nonresidential principal and accessory buildings.

405-4. Minimum yard setbacks:

- a. For residential principal buildings and structures:
  1. From front lot line: 75 feet.
  2. From interior side lot line: 40 feet.
  3. From rear lot line: 100 feet.
  4. From high-water line of subaqueous areas: 65 feet.
  5. From right-of-way line of major thoroughfare as defined in Article II: 50 feet plus the required lot line setback.
- b. For residential accessory buildings, structures, septic tanks and drain fields:
  1. From front lot line: 75 feet for buildings and structures.
  2. From interior side lot line: 40 feet for buildings and structures.
  3. From rear lot line: 50 feet for buildings and structures.
  4. From high-water line of subaqueous areas: 65 feet for buildings and structures.
  5. From high-water line of subaqueous areas: 125 feet for septic tanks and fields.
  6. From right-of-way line of major thoroughfares as defined in Article II: 50 feet plus the required lot line setback for buildings and structures.
- c. For nonresidential (including farm) principal buildings and structures: The setback from front, side, and rear lot lines and the high-water line of subaqueous areas shall be the same as the setback for residential principal buildings and structures.
- d. For nonresidential (including farm) accessory buildings and structures: The setbacks for nonresidential accessory buildings and structures shall be the same as for nonresidential principal buildings and structures.
- e. Minimum yard setback from street side lot line: The minimum yard setback from a street side lot line shall be the same as the minimum from a front lot line, except that it shall be the same as the minimum from an interior side lot line if both of the following conditions exist: 1) the rear lot line of the subject lot is coterminous

with the rear lot line of an adjacent lot which abuts the same street as the subject lot, AND 2) the subject street side lot line lies across the street from a street side lot line of another lot.

- 405-5. Minimum floor area per residential unit: 1,000 square feet.
- 405-6. Minimum first floor area per residential unit: 750 square feet.
- 405-7. Maximum percent of lot coverage: 10 percent for all buildings.

**SECTION 406. OTHER REQUIREMENTS**

See ARTICLES XI through XVIII for additional requirements where applicable.

**SECTION 407. RESERVED**

**SECTION 408. RESERVED**

**SECTION 409. RESERVED**

**SECTION 410. PRINCIPAL USES PERMITTED BY RIGHT: A-3 AG-REC  
OPEN SPACE RECREATIONAL DISTRICT**

The following uses shall be permitted by right in the A-3 Ag-Rec Open Space Recreational District subject to the lot size, yard and building bulk requirements set forth in this article:

- 410-1. Farming, general and specialized, including but not limited to nurseries, greenhouses, poultry raising, bee-keeping and similar bona fide agriculture enterprises and the usual agriculture buildings and structures. Uses operated as feed lots shall be subject to limitations as established in Section 402-2. No farms shall be operated for the disposal of garbage, sewage, rubbish, offal or rendering or for the slaughtering of animals except for the private use of those persons residing on the premises.
- 410-2. Single-family detached dwelling, one per zoning lot.
- 410-3. Parks and playgrounds, for the private use of residents in subdivision and other residential developments.
- 410-4. Parks and playgrounds, public.
- 410-5. Publicly owned recreational land preserves which may be used for camping, hiking, boating, wild life preserves and the like.
- 410-6. Golf Courses
  - a. Access to the site shall be in accordance with Section 1711.
  - b. All principal and accessory buildings shall be at least two hundred (200) feet from any property line contiguous to any parcel zoned or used for residential purposes or zoned for agricultural purposes, except where natural topographic or vegetative

conditions completely screen buildings from adjoining property then the minimum setback regulations outlined in Section 413-4 shall apply.

- c. Buildings, parking areas and other site features shall be located to minimize any negative impacts on adjacent residential property.
- d. The minimum site size shall be fifty (50) acres.

410-7. Camping - Primitive.

410-8. Botanical Gardens.

410-9. Essential services as set forth in Section 1801.

**SECTION 411. PRINCIPAL USES PERMITTED AS SPECIAL LAND USES:**  
**A-3 AG-REC OPEN SPACE RECREATIONAL DISTRICT**

The following land and/or structure uses shall be permitted as special land uses in the A-3 Ag-Rec Open Space Recreational District subject to the lot size, yard and building bulk requirements set forth in this Article and subject to the standards and approval requirements set forth in Article XI.

411-1. Boat launching and/or docking facilities, either when operated commercially and open to the public or when operated as a private club and as follows:

- a. Public and private berthing, landing, fueling, servicing and indoor storage of recreational power boats, sailboats, row boats, canoes and similar water craft may be permitted.
- b. Fueling facilities shall be designed and equipped to provide the highest feasible levels of protection against water contamination from spillage or leaks.
- c. All structures except driveways shall be located at least 50 feet from all property lines.

411-2. Camping - Structured subject to the following conditions:

- a. The minimum lot size shall be thirty (30) acres.
- b. Access shall be in accordance with Section 1711.
- c. The minimum setback from all property lines shall be outlined in Section 413-4 when adjacent to nonresidential uses and 100 feet when adjacent to residential uses or land zoned for residential purposes.

411-3. Equestrian sports facilities including riding and boarding stables, polo grounds and other similar uses, either when operated commercially and open to the public or when operated as a private club, subject to the following conditions:

- a. The minimum site size shall be thirty (30) acres.

b. Access shall be in accordance with Section 1711.

411-4. Amphitheaters

411-5. Golf Driving Ranges and Pitch and Putt Courses (Par-3) in the A-3 Ag-Rec District.

a. Access to the site shall be from a road as regulated in accordance with Section 1711.

b. All principal and accessory buildings shall be at least two hundred (200) feet from any property line contiguous to any parcel zoned or used for residential purposes or zoned for agricultural purposes, except where natural topographic or vegetative conditions completely screen buildings from adjoining property than the minimum setback regulations outlined in Section 413-4 shall apply.

c. Buildings, parking areas and other site features shall be located to minimize any negative impacts on adjacent residential property as shall be determined in the discretion of the Planning Commission.

d. All lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from all residential lands which adjoin the site.

e. The minimum size for a golf driving range shall be twenty (20) acres.

f. The minimum size for a pitch and putt golf course shall be twenty-five (25) acres.

g. All structures shall be limited to three thousand (3,000) square feet with further limitations that the space available for the retail sale of a nominal line of accessory golf equipment shall not exceed twenty (20) percent of the total building space, and that the space allocated for food and beverage sales shall not exceed ten (10) percent of the total building area.

h. Hours of operation shall be restricted as reviewed and approved by the Planning Commission.

i. Practice domes or other recreational activities like miniature golf, baseball practice cages, go-cart tracks are not permitted at a facility in the A-3 Zoning District.

411-6. Manned balloon launch sites.

411-7. Mobile home (1 per zoning lot)

411-8. Public utility uses:

Electrical substations;  
Gas regulator stations;

Major transmission lines;  
Telephone exchange and transmission equipment buildings;  
Railroad right-of-ways, but excluding railroad yards and shops;  
Water pumping stations; and  
Water and waste water works, reservoirs, pumping and filtration plants.

411-9. Road stands as defined and regulated herein.

Roadside stand uses shall operate only for the purpose of selling agricultural products produced on the premises of the stand by the owner of the stand and/or his family. (For purposes of this subsection the term "premises" shall include property within six (6) miles of the roadside stand if said property is owned or leased by the owner of the roadside stand for raising of agricultural products.) A roadside stand use may entail the use of temporary structures other than buildings and/or the use of temporary buildings and/or the use of open land and/or the use of permanent buildings. If a roadside stand entails the use of temporary structures other than buildings, said temporary structures shall be a minimum of twenty five (25) feet from any road right-of-way line, a minimum of forty (40) feet from any side lot line and a minimum of a hundred (100) feet from any rear lot line. If a roadside stand entails the use of temporary or permanent buildings, said temporary and permanent buildings shall meet the minimum yard setback requirements applicable to nonresidential principal uses (see section 413-4.c.) A minimum of five (5) parking spaces shall be provided for each roadside stand. Said parking spaces may be located in private driveways on the same zoning lot as the stand. Parking spaces shall be arranged to permit adequate ingress and egress. Additional parking spaces arranged as determined appropriate may be required as determined by the Planning Commission if, in the Commission's judgement, such additional spaces are required to meet the parking demand likely to be generated by a particular roadside stand. A roadside stand shall be considered to be a temporary use, the establishment of which shall not create a vested right to perpetuations a legal nonconformity on any lot where such use is not specifically permitted under the terms of this ordinance or any subsequent amendments thereto.

411-10. Ski facilities subject to the following restrictions:

- a. The minimum site size shall be thirty (30) acres.
- b. Access to the site shall be in accordance with Section 1711.
- c. All principal and accessory structures and ski slopes shall be at least two hundred (200) feet from any property line contiguous to any parcel zoned or used for residential purposes or zoned for agricultural purposes, except where natural topographic or vegetative conditions screen buildings from adjoining residential property than the minimum setback regulations outlined in Section 413-4 shall apply. Structures, parking areas, ski slopes and other site features shall be located to minimize any negative impacts on adjacent residential property as shall be determined in the discretion of the Planning Commission.

411-11. State, county and local recreational facilities for water slides, wave pools and similar uses.

#### **SECTION 412. ACCESSORY STRUCTURES AND USES: A-3 DISTRICT**

412-1. Accessory Structures and Uses Permitted by Right

The following land and/or structure uses shall be permitted by right as accessory structures and uses in the A-3 Ag-Rec Open Space Recreational District subject to the lot size, yard and building bulk requirements set forth in this Article.

- a. Cemeteries, private, not to exceed 1/10 acre in area for the interment of members of the family of the owner.
- b. Home occupations as defined in Article II.
- c. Signs as permitted in Article XV.
- d. Swimming pools, private, within rear or side yards and as regulated in Section 1713.
- e. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

412-2. Accessory Structures and Uses Permitted as Special Land Uses.

- a. Kennels, provided the zoning lot on which such uses are located is a minimum of twenty (20) acres in area and provided that open pens shall have a front and side yard setback of five hundred feet and a rear yard setback of four hundred (400) feet.
- b. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

412-3. Restrictions on Accessory Structures and Uses

- a. Kennels, provided the zoning lot on which such uses are located is a minimum of twenty (20) acres in area and provided that open pens shall have a front and side yard setback of five hundred (500) feet and a rear yard setback of four hundred (400) feet.
- c. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

**SECTION 413. AG-REC OPEN SPACE RECREATIONAL DISTRICT AREA AND BULK REQUIREMENTS**

413-1. Minimum lot area:

Lot area: Twenty (20) acres except as otherwise specified.

413-2. Minimum lot width:

475 feet or 1/4 lot depth, whichever is greater.

413-3. Maximum height of structures:

- a. For residential principal and accessory structures: Not to exceed two (2) stories and not more than 28 feet, provided further that 50% of the roof eave line at the second story shall not be higher than 20 feet above the adjacent grade within 10 feet of the exterior wall of the house.
- b. For nonresidential (including Farm) principal and accessory structures: Thirty-five (35) feet, plus one (1) foot for each additional one and one half (1 1/2) feet in setback beyond the minimum required setback for nonresidential principal and accessory buildings.

413-4. Minimum yard setbacks:

- a. For residential principal buildings and structures:
  1. From front lot line: 75 feet.
  2. From interior side lot line: 40 feet.
  3. From rear lot line: 100 feet.
  4. From high-water line of subaqueous areas: 65 feet.
  5. From right-of-way line of major thoroughfare as defined in Article II: 50 feet plus the required lot line setback.
- b. For residential accessory buildings, structures, septic tanks and drain fields:
  1. From front lot line: 75 feet for buildings and structures.
  2. From interior side lot line: 40 feet for buildings and structures.
  3. From rear lot line: 100 feet for buildings and structures
  4. From high-water line of subaqueous areas: 65 feet for buildings and structures.
  5. From high-water line of subaqueous areas: 125 feet for septic tanks and fields.
  6. From right-of-way line of major thoroughfare as defined in Article II: 50 feet plus the required lot line setback for buildings and structures.
- c. For nonresidential (including farm) principal buildings and structures: The setback from front, side and rear lot lines and the high-water line of subaqueous areas shall be the same as the setback for residential principal buildings and structures.
- d. For nonresidential (including farm) accessory buildings and structures: The setbacks for nonresidential accessory buildings and structures shall be the same as for nonresidential principal buildings and structures.
- e. Minimum yard setback from street side lot line: The minimum yard setback from a street side lot line shall be the same as the minimum from a front lot line, except that it shall be the same as the minimum from an interior side lot line if both of the following conditions exist: 1) the rear lot line of the subject lot is conterminous with the rear lot line of an adjacent lot which abuts the same street as the subject

lot AND 2) the subject street side lot line lies across the street from a street side lot line of another lot.

- 413-5. Minimum floor area per residential unit: 1,000 square feet.
- 413-6. Minimum first floor area per residential unit: 750 square feet.
- 413-7. Maximum percent of lot coverage: Five (5%) percent for all buildings.

**SECTION 414. OTHER REQUIREMENTS**

See ARTICLE XI through XVIII for additional requirements where applicable.