

**ARTICLE V
R-1 AAA THROUGH R-1 D
SINGLE-FAMILY RESIDENTIAL DISTRICTS**

SECTION 500. INTENT

It is the intent of this Article to provide for single-family detached residential development opportunities in Highland Township at a variety of densities which are consistent with the existing and desirable future pattern of development in the Township. Provision is made for a variety of residential densities in order to accommodate different residential preferences within areas which meet the minimum lot size standards consistent with each preference. Provision is made for very low density development in R-1 AAA and R-1 AA Districts which are intended primarily for mapping in northern, western and southern sections of the Township in areas identified for agricultural and rural residential uses in the Township's Comprehensive Plan. Restricting these areas to lower density use will help ensure that the majority of future development occurs in the central portion of the Township where it can be more economically served by public facilities and business uses. The R-1 AAA and R-1 AA Districts are also intended for mapping in certain areas of the Township planned for higher density residential uses until there is a need for such higher density uses in those areas. The R-1 C and R-1 D Districts are the second highest and highest density single family detached residential districts. They permit lot sizes which are below the minimum size determined by the Township Board, Oakland County Health Department and environmental engineering to be safe for on site sewage disposal. They are mapped in areas of the Township where small lots have already been platted. No new R-1 C or R-1 D Districts shall be created.

The regulations in this Article protect single family detached residential development from the encroachment of incompatible land uses. At the same time, provision is made for a limited number of appropriate nonresidential uses which may be established for the convenience of residents while still preserving the overall residential character of the districts.

**SECTION 501. PRINCIPAL USES PERMITTED BY RIGHT:
R-1 AAA THROUGH R-1 D RESIDENTIAL DISTRICTS**

The following land and/or structure uses shall be permitted by right in the R-1 AAA through R-1 D Districts subject to the lot size, yard and building bulk requirements set forth in this Article.

- 501-1. Single-family detached dwellings, one per zoning lot.
- 501-2. Parks and playgrounds, private for the use of residents in subdivisions and other residential developments.
- 501-3. Parks and playgrounds, public.
- 501-4. Essential services as set forth in Section 1801.

501-5. 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.

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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 502. PRINCIPAL USES PERMITTED AS SPECIAL LAND USES:
R-1 AAA THROUGH R-1 D DISTRICTS**

The following land and/or structure uses shall be permitted as special land uses in the R-1 AAA through R-1 D single-family residential 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.

- 502-1. Boat launching facilities, either when operated commercially and open to the public or when operated as a private club, as regulated in Article XI.
- 502-2. Business and industrial parking areas in residential districts, as regulated in Article XI.
- 502-3. Cemeteries, as regulated in Article XI.
- 502-4. Churches and other facilities for religious activities, as resulted in Article XI.
- 502-5. 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.

- 502-6. Golf courses, either when operated commercially and open to the public or when operated as a private club, as regulated in Article XI.
- 502-7. Planned residential developments subject to the provisions of Article XII.
- 502-8. Public utility uses as listed below:

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.
- 502-9. Rural residential developments subject to the provisions of Article XII-A: Rural Residential Overlay Development, Procedures and Standards.
- 502-10. Schools, public and private elementary, intermediate and secondary offering courses in general education. Access shall be in accordance with Section 1711.
- 502-11. Single-family detached residential condominium project as regulated in Article XI.

SECTION 503. ACCESSORY STRUCTURES AND USES:
R-1 AAA THROUGH R-1 D RESIDENTIAL DISTRICTS

503-1. 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 R-1 AAA through R-1D Residential Districts subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Family Day Care Home as defined in Article II.
- b. Home occupations as defined in Article II.
- c. Signs as permitted in Article
- 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.

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503-2. Accessory Structures and Uses Permitted as Special Land Uses

The following land and/or structure uses shall be permitted by special land use approval as accessory structures and uses in the R-1 AAA through R-1D Residential 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 and as regulated in Article XI.
- c. Child care center maintained in church and other houses of worship as regulated in Article XI.
- d. Stadiums and sports arenas accessory to schools and colleges and universities.
- e. Other accessory land and/or structure uses customarily incidental to principal uses permitted as special land uses.

503-3. 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 504. R-1 AAA SINGLE FAMILY DISTRICT AREA AND BULK REQUIREMENTS

504-1. Minimum lot area and buildable area:

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

504-2. Minimum lot width: 330 feet or 1/4 lot depth, whichever is greater.

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504-3. 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 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.

504-4. 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 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 required lot line setback for buildings and structures.
- c. For nonresidential principal buildings and structures: The setback from front, side, and rear property 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 accessory buildings and structures: The setbacks for nonresidential accessory buildings shall be the same as for nonresidential principal buildings and structures.

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- d. Setback requirements for farm animals: For any structure, yard, pen, or other area where farm animals are kept, the following setbacks shall be required:
 - 1. From any residential building or structure on the same lot: 50 feet.
 - 2. From any building or structure on adjacent lot: 50 feet.
 - 3. From all lot lines: 20 feet.

- f. 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 lot line lies across the street from a street side lot line of another lot.

- g. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeds the minimum required herein.

504-5. Minimum floor area per residential unit: 1,000 square feet.

504-6. Minimum first floor area per residential unit: 750 square feet.

504-7. Maximum percent of lot coverage: 10 percent for all buildings.

SECTION 505. R-1 AA SINGLE-FAMILY DISTRICT AREA AND BULK REQUIREMENTS

505-1. Minimum lot area and buildable area:

- a. Lot area: 5 acres.
- b. Buildable area: 2 acres.

505-2. Minimum lot width: 330 feet, or 1/4 lot depth, whichever is greater.

505-3. Maximum heights 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.

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- b. For nonresidential 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.

505-4. 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 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 thoroughfare as defined in Article II: 50 feet plus required lot line setback for buildings and structures.
- c. For nonresidential principal buildings and structures: The setback from front, side, and rear property 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 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.
- f. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development

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on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeds the minimum required herein.

- 505-5. Minimum floor area per residential unit: 1,000 square feet.
- 505-6. Minimum first floor area per residential unit: 750 square feet.
- 505-7. Maximum percent of lot coverage: 10 percent for all buildings.

SECTION 506. R-1 A SINGLE-FAMILY DISTRICT AREA AND BULK REQUIREMENTS

- 506-1. Minimum lot and buildable area:
 - a. Lot area: 3 acres.
 - b. Buildable area: 2 acres.
- 506-2. Minimum lot width: 200 feet or 1/4 lot depth, whichever is greater.
- 506-3. 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 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 buildings.
- 506-4. 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 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.

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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 thoroughfare as defined in Article II: 50 feet plus required lot line setback for buildings and structures. For nonresidential principal buildings and structures: The setback from front, side, and rear property 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 accessory buildings: The setbacks for nonresidential accessory buildings shall be the same as for nonresidential principal buildings.
- 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 lot line lies across the street from a street side lot line of another lot.
- f. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon and their average setback exceeds the minimum required herein.

506-5. Minimum floor area per residential unit: 1,000 square feet.

506-6. Minimum first floor area per residential unit: 750 square feet.

506-7. Maximum percent of lot coverage: 10 percent for all buildings.

SECTION 507. R-1 B SINGLE-FAMILY DISTRICT AREA AND BULK REQUIREMENTS

507-1. Minimum lot area and buildable area:

- a. Lot area: 65,000 square feet.
- b. Buildable area: 65,000 square feet.

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507-2. Minimum lot width: 200 feet or 1/4 lot depth, whichever is greater.

507-3. Maximum height of structures:

- a. For residential principal 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 residential accessory structures: Two (2) stories or 15 feet plus one (1) foot for each additional one and one-half (1 1/2) feet in setback beyond the minimum required setback for residential accessory buildings to a maximum of 25 feet.
- c. For nonresidential 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.

507-4. Minimum yard setbacks:

- a. For residential principal buildings and structures:
 1. From front lot line: 50 feet.
 2. From interior side lot line: 30 feet.
 3. From rear lot line: 50 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 required lot line setback.
- b. For residential accessory buildings, structures, septic tanks and drain fields:
 1. From front lot line: 50 feet for buildings and structures.
 2. From interior side lot line: 30 feet for buildings and structures.
 3. From rear lot line: 25 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 required lot line setback for buildings and structures.
- c. For nonresidential principal buildings and structures: The setback from front, side, and rear property lines and the high-water line of subaqueous areas shall be the same as the setback for residential principal buildings and structures.

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- d. For nonresidential 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 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 line lies across the street from a street side lot line of another lot.
- f. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeds the minimum required herein.

507-5. Minimum floor area per residential unit: 1,000 square.

507-6. Minimum first floor area per residential unit: 750 square feet.

507-7. Maximum percent of lot coverage: 15 percent for all buildings.

SECTION 508. R-1 C SINGLE-FAMILY DISTRICT AREA AND BULK REQUIREMENTS

NO NEW R-1 C DISTRICTS SHALL BE CREATED SUBSEQUENT TO THE ENACTMENT OF THE REVISIONS TO THIS ORDINANCE PROHIBITING THEIR ESTABLISHMENT WHICH IS JUNE 20, 1991.

508-1. Minimum lot area and buildable area:

- a. Lot area:
 - 1. 25,000 square feet when adjacent to a major thoroughfare as defined in Article II.
 - 2. 20,000 square feet for all other locations.
- b. Buildable area:
 - 1. 25,000 square feet when adjacent to a major thoroughfare as defined in Article II.
 - 2. 20,000 square feet for all other locations.

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- 508-2. Minimum lot width and depth: 100 feet, but neither dimension shall be less than 1/4 of the other.
- 508-3. Maximum height of structures:
- a. For residential principal structures: Two (2) stories or 25 feet.
 - b. For residential accessory structures: One and one-half (1 1/2) stories or 15 feet.
 - c. For nonresidential principal and accessory structures: 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 non-residential principal and accessory buildings.
- 508-4. Minimum yard setbacks:
- a. For residential principal buildings and structures:
 1. From front lot line: 40 feet.
 2. From interior side lot line: 15 feet.
 3. From rear lot line: 40 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 required lot line setback for front yards for buildings and structures and 30 feet plus required lot line setback for side yards for buildings and structures.
 - b. For residential accessory buildings, structures, septic tanks and drain fields:
 1. From front lot line: 40 feet for buildings and structures.
 2. From interior side lot line: 10 feet for buildings and structures, except that 1 storage shed not greater than 100 square feet in area and not greater than 10 feet in height shall be permitted as close as 5 feet to an interior side lot line.
 3. From rear lot line: 10 feet for buildings and structures, except that 1 storage shed not greater than 100 square feet in area and not greater than 10 feet in height shall be permitted as close as 5 feet to a rear lot line.
 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.

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6. From major thoroughfare as defined in Article II: 20 feet plus required lot line setback for buildings and structures.
- c. For nonresidential principal buildings and structures: The setback from front, side, and rear property 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 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.
- f. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeds the minimum required herein.

508-5. Minimum floor area per residential unit: 1,000 square feet.

508-6. Minimum first floor area per residential unit: 750 square feet.

508-7. Maximum percent of lot coverage: 35 percent for all buildings.

508-8. See SECTION 1702 and more particularly SECTION 1702-6 for additional requirements for lots that do not meet the minimum lot area requirements of the R-1 C District.

SECTION 509. R-1 D SINGLE-FAMILY DISTRICT AREA AND BULK REQUIREMENTS

NO NEW R-1 D DISTRICTS SHALL BE CREATED SUBSEQUENT TO THE INITIAL ENACTMENT OF THIS ZONING ORDINANCE, July 9, 1986.

509-1. Minimum lot area and buildable area:

- a. Lot area: 14,000 square feet.

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- b. Buildable area: 14,000 square feet.
- 509-2. Minimum lot width and depth: 80 feet, but not less than 1/4 lot depth.
- 509-3. Maximum height of structures:
- a. For residential principal structures: Two (2) stories or 25 feet.
 - b. For residential accessory structures: One and one half (1 1/2) stories or 15 feet.
 - c. For nonresidential principal and accessory structures: 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 non- residential principal and accessory buildings.
- 509-4. Minimum yard setbacks:
- a. For residential principal buildings and structures:
 - 1. From front lot line: 30 feet.
 - 2. From interior side lot line: 10 feet.
 - 3. From rear lot line: 30 feet.
 - 4. From high-water line of subaqueous areas: 65 feet.
 - b. For residential accessory buildings, structures, septic tanks and drain fields:
 - 1. From front lot line: 40 feet for buildings and structures.
 - 2. From interior side lot line: 10 feet for buildings and structures, except that 1 storage shed not greater than 100 square feet in area and not greater than 10 feet in height shall be permitted as close as 5 feet to an interior side lot line.
 - 3. From rear lot line: 10 feet for buildings, except that 1 storage shed not greater than 100 square feet in area and not greater than 10 feet in height shall be permitted as close as 5 feet to a rear lot line.
 - 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.

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- c. For nonresidential principal buildings and structures: The setback from front, side, and rear property 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 accessory buildings and structures: The setbacks for nonresidential accessory buildings and structures shall be the same as for nonresidential principal buildings and structures.
- e. Front setback where existing setbacks exceed minimum requirements: The front setback shall be equal to the average setback for existing development on the same block face whenever two-thirds of the lots on the block face are already built upon, and their average setback exceeds the minimum required herein.

509-5. Minimum floor area per residential unit: 1,000 square feet.

509-6. Minimum first floor area per residential unit: 750 square feet.

509-7. Maximum percent of lot coverage: 45 percent for all buildings.

SECTION 510. COMBINATION OF ADJACENT LOTS UNDER SAME OWNERSHIP TO MEET MINIMUM LOT AREA AND BUILDABLE AREA REQUIREMENTS

Any lot which is zoned R1-D and which does not meet the minimum lot area requirements of this ordinance shall be built upon only in accordance with the regulations governing nonconforming R1-D lots as set forth in Section 1702 and more particularly Section 1702-6.b.

SECTION 511. OTHER REQUIREMENTS

See Articles XI through XVIII for additional requirements where applicable.

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