

ARTICLE 4

DISTRICT REGULATIONS

5

SECTION 4.01 ESTABLISHMENT OF DISTRICTS

Highland Township is hereby divided into Zones or Districts as shown on the Official Zoning Map and shall include the following:

10

ARR	Agricultural & Rural Residential
R-3	Single-family Residential – 3 Acres
R-1.5	Single-family Residential – 1.5 Acres
LV	Lake and Village Residential
RM	Multiple-family Residential
MH	Manufactured Home Park
OS	Office Service
C-1	Local Commercial
C-2	General Commercial
HS	Highland Station
TR	Technology Research
IM	Industrial Manufacturing

SECTION 4.02 MAP

15

The boundaries of the districts set forth in Section 4.01, Establishment of Districts are shown upon the map attached hereto and made a part of this Ordinance which map is designated as the Official Zoning Map of the Township of Highland. The Zoning Map, along with all notations, references and other explanatory information, are available at the Highland Township offices.

20

SECTION 4.03 INTERPRETATIONS OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any district indicated on the Official Zoning Map, the following rules shall apply:

25

- A. Except where reference on the Official Zoning Map to a street or other designated line by the dimensions shown on said Map, the district boundary lines follow lot lines or the centerlines of the street, alleys, railroads, or such lines extended and the corporate limits of the Township as they existed at the time of the adoption of this Ordinance.

30

5 B. Where a district boundary line, as established at this Section *or* as shown on said Map, divides a lot which was in a single ownership and of record at the time of enactment of this Ordinance, the use authorized thereon and the other district requirements applying to the least restricted portion of such lot, under this Ordinance, shall be considered as extending to the entire lot, provided that the more restricted portion of such lot is entirely within twenty-five (25) feet of said dividing district boundary line. The use so extended shall be deemed to be conforming.

10 C. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made. The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.

15 D. Where a physical or cultural feature existing on the ground varies from that shown on the Official Zoning Map or any other circumstances not covered by A through C preceding, the Zoning Board of Appeals shall interpret the location of the zoning district boundary.

20 **SECTION 4.04 DISTRICT INTENT AND USES**

25 A. The Districts set forth herein guide the establishment of district boundaries to further the objectives of the Master Land Use Plan. The intent of each district defines interrelationships between conflicting and compatible land uses and between land uses and resources such as transportation, utilities, cultural and institutional facilities and the natural environment.

30 B. Except as hereinafter provided, district regulations shall be applied in the following manner:

35 1. Permitted Uses. Permitted uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or are similar to such listed uses.

40 2. Accessory Uses and Buildings. Accessory uses and buildings are permitted only if such uses are clearly incidental to the permitted principal uses. Accessory uses and buildings shall not be established or constructed prior to construction of the principal building or establishment of the principal use to which it is accessory.

45 3. Special Land Uses. Special land uses are permitted as listed, subject to the procedures set forth in Article 6.

- 5 C. If a proposed use is not explicitly listed, the Zoning Administrator shall make a determination as to which listed use the proposed use is most similar to and compatible with, and in which district(s) said use shall be permitted. In making this determination, the Zoning Administrator shall consider factors such as peak hourly and average daily traffic generation, noise, light, demands on public utility systems and potential environmental impacts. The Zoning Administrator may refer any proposed use to the Planning Commission for determination of the appropriate district(s) in which said use may be permitted.

DRAFT

SECTION 4.05 Agricultural & Rural Residential District (ARR)

5 **A. Intent.** The ARR Zoning District is intended for those areas under active cultivation,
pasturage or other agricultural uses. It is the Township’s desire to preserve agricultural
lands and to permit operations typical of agricultural properties or to retain the natural
environment. Uses will be predominantly residential, even though farming still exists.
Even where land is not a “farm,” residents make a lifestyle choice. Areas designated as
10 State Lands, County or Township open space, or recreational opportunities are also
located in the ARR District.

B. Permitted Uses

- 15 1. Accessory structures and uses customarily incident to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
- 2. Accessory dwelling units subject to Article 8.10.
- 3. Family child care homes.
- 20 4. Farming, general and specialized, including but not limited to nurseries, greenhouses, equestrian and other large animal husbandry, poultry raising, bee-keeping and similar bona fide agricultural enterprises and the usual agricultural buildings and structures.
- 25 5. Foster care facilities, adult or child.
- 6. Manufactured detached dwelling, subject to Section 8.16, Manufactured Housing Standards.
- 30 7. Parks and playgrounds, private for the use of residents in subdivisions and other residential developments. Residential
- 8. Cluster Development subject to Section 7.01.
- 9. Single-family detached dwelling.

35

C. Special Land Uses

- 1. Bed and breakfast establishments subject to Section 10.05.
- 40 2. Campgrounds, subject to Section 10.07.
- 3. Cemeteries subject to Section 10.08.
- 4. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
- 45 5. Equestrian sports academies, subject to Section 10.13.
- 6. Golf courses, Par 3’s and driving ranges subject to Section 10.14.
- 7. Institutional uses, subject to Section 10.17.
- 50 8. Kennels subject to Section 10.18.
- 9. Large animal veterinary clinics and hospitals subject to Section 10.19.
- 10. Municipal parks, playgrounds and other recreational facilities.
- 55 11. Mineral Extraction and Mining subject to Section 10.26.
- 12. Taxidermies, subject to Section 10.23.
- 13. Wireless communication facilities subject to Section 10.24.
- 60 14. Yard waste composting facilities subject to Section 10.25.

SECTION 4.06 Residential Districts (R-3, R-1.5, LV)

A. Intent. It is the intent of these districts to provide for single-family detached residential development in Highland Township at varying densities which are consistent with the existing and desirable future pattern of development in the Township. It is the goal of the Township to protect single-family residential development from the encroachment of incompatible land uses. The three (3) zoning districts set forth herein are distinguished by different residential densities to accommodate a wide range of existing and future residential preferences in the Township.

The Lake and Village, LV District consists of settlements around the lakes in the Township as well as historical small lot developments. The LV District will only be designated for existing lots of record and it should be recognized that many of the LV lots are nonconforming. No new LV areas will be created in the Township.

The R-1.5 and R-3 Districts are intended for lower density rural residential development. The R-1.5 and R-3 Districts are designated in the northern, western and southern portions of the Township, consistent with the Township Master 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 public services can be more economically provided.

B. Permitted Uses

1. Accessory structures and uses customarily incident to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
2. Accessory dwelling units subject to Article 8.10.
3. Family child care homes.
4. Foster care facilities, adult or child.
5. Parks and playgrounds, private for the use of residents in subdivisions and other residential developments.
6. Residential Cluster Development subject to Section 7.01.
7. Single-family detached dwelling.

C. Special Land Uses

1. Adult day care facilities subject to Section 10.02.
2. Bed and breakfast establishments subject to Section 10.05.
3. Boat launching facilities for a residential development or when operated as a private club, subject to Section 10.06.
4. Cemeteries subject to Section 10.08.
5. Child care centers subject to Section 10.09 and group child care homes subject to Section 10.15.
6. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
7. Institutional uses subject to Section 10.17.
8. Municipal parks, playgrounds and other recreational facilities.

SECTION 4.07 Multiple-Family Residential District (RM)

A. Intent. The RM Multiple-Family Residential District regulations are intended to provide for multiple dwelling units and duplexes at a density consistent with available infrastructure and land capacities, while providing a variety of housing options other than the single-family home. The Multiple-Family Residential District is to be located primarily in areas where municipal sanitary sewer and water service, fire and police protection can be readily provided and in near proximity to shopping centers, the Highland Station District and major thoroughfares.

Generally, the regulations of this district are intended to:

1. Provide a safe and convenient living environment that encourages an active lifestyle.
2. Prevent overcrowding by establishing minimum standards for unit size, spacing between buildings, private and public open space and other bulk and area considerations.
3. Require high standards in housing developments so that attractive neighborhoods, quality housing design and construction and open space with appropriate amenities result.
4. Allow for a mixture of residential units to address the housing needs and preferences of individuals across a wide range of demographic factors, such as income, age, health and household size.
5. Protect natural features such as open areas, lakes, woodlands, wetlands, steep slopes and natural habitat that contribute to the overall quality of life.

B. Permitted Uses

1. Community buildings incidental to the multiple-family development.
2. Family child care homes.
3. Foster care facilities, adult or child.
4. Multiple-family dwelling, whether they are owned by a single entity or owned individually as part of a condominium project.
5. Single-family attached dwellings (such as duplexes and quad-plexes).

C. Special Land Uses

1. Bed and breakfast establishments subject to Section 10.05.
2. Churches, temples and similar places of worship, and other facilities incidental thereto, subject to Section 10.10.
3. Elderly housing, subject to Section 10.12.
4. Hospitals and extended health care facilities, subject to 10.16.

SECTION 4.08 Manufactured Home Park District (MH)

5 **A. Intent.** The purpose of the MH Manufactured Home District is to provide for mobile
home parks, and to require that such mobile home parks be developed with the character
of residential neighborhoods. This ordinance recognizes that mobile homes in mobile
home parks require locations, services, and facilities similar to any other single-family
and multiple-family dwelling units that are developed at higher densities. It is further the
intent of this ordinance that various supporting uses common to higher density residential
10 areas, as well as those that are unique to mobile home communities, be permitted in this
district.

B. Permitted Uses

C. Special Land Uses

- 15 1. Manufactured homes located in manufactured
home parks subject to Section 9.06.
- 20 2. Management office, laundry facilities, indoor
and outdoor recreation areas and facilities,
meeting rooms, and similar uses and structures
provided to serve only the residents of a mobile
home park and their invited guests.

25

SECTION 4.09 Office Service District (OS)

A. Intent. The intent of the OS Office Service District is to provide locations for low intensity uses which primarily include office uses, and business and personal services uses which are dependent on and supportive of an office environment. The Office Service District is intended to provide transitions which may be located between residential areas and commercial areas and / or residential areas and thoroughfares.

The Office Service District is not intended to permit commercial retail uses that generate a large traffic volume. A limited range of service uses are permitted for the benefit of office personnel, tenants and visitors, provided that offices remain the predominant use within the district. The district shall be characterized by uses which: generally operate during normal business hours; produce a low volume of traffic; are a compatible transitional use between commercial and residential areas and/or between thoroughfares and residential areas; and are located in buildings which are architecturally compatible with the residential community.

B. Permitted Uses

- 1. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
- 2. Financial institutions.
- 3. Office buildings for the use of any of the following lower-intensity occupations: accounting, administrative, architectural, clerical, engineering, legal, municipal, professional, writing, sale representatives and travel agencies.
- 4. Medical and dental offices, including clinics, medical laboratories, Message Therapy establishments subject to Section 10.20 and counseling centers.
- 5. Training and/or educational centers to provide training at the business, technical and/or professional level for uses similar to permitted uses.
- 6. Veterinary clinics and hospitals, including accessory boarding and accessory pet day care. No outdoor exercise runs or pens are permitted.

C. Special Land Uses

- 1. Accessory dwelling units subject to Section 8.10.
- 2. Adult day care facilities subject to Section 10.02.
- 3. Bed and breakfast establishments subject to Section 10.05.
- 4. Child care centers subject to Section 10.09.
- 5. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
- 6. Drive-through facilities for permitted uses.
- 7. Personal service uses of a lower-intensity including: barber and beauty shops, artist, music and photography studios.
- 8. Wireless communication facilities subject to Section 10.24.

SECTION 4.10 Local Commercial District (C-1)

A. Intent. The intent of the C-1 Local Commercial District is to permit development of commercial areas consisting of uses that are typical of convenience shoppers, personal services and office uses. These commercial areas are intended to serve residential areas located in close proximity. The land use restrictions in the C-1 District are intended to ensure that development will be reasonably compatible with adjacent residential areas. Properties zoned C-1 are typically small in size in Highland Township.

B. Permitted Uses

1. Permitted uses in the OS District.
2. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
3. Amusement establishments such as electronic gaming arcades, pool halls, bowling alleys and similar uses.
4. Dry cleaning and laundromats.
5. Fitness facilities, such as aerobic, dance and gymnastic studios, and exercise centers.
6. Funeral homes and mortuaries, not including crematoriums.
7. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, artist, music and photography studios, travel agencies, locksmiths and similar establishments.
8. Restaurants and catering.
9. Shops for the retail sale of baked goods, banquet equipment rental, beverages, books, boutiques, clothing, confections, drugs, flowers, food, gifts, hardware, hobby equipment, jewelry, notions, paint, party supplies, periodicals, small household-related products (appliances) and tobacco.
10. Wireless communication facilities subject to Section 10.24.

C. Special Land Uses

1. Accessory dwelling units subject to Section 8.10.
2. Adult day care facilities subject to Section 10.02.
3. Animal day care.
4. Automotive parts and accessory stores not including installation of the parts sold on the premises.
5. Banquet facilities, and private meeting halls, lodges or clubs.
6. Bed and breakfast establishments subject to Section 10.05.
7. Child care centers subject to Section 10.09.
8. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
9. Drive-through facilities for permitted or special land uses.
10. Gas stations.
11. Golf driving ranges, par 3 courses and miniature golf courses subject to Section 10.14.
12. Hospitals and extended health care facilities, subject to Section 10.16.

SECTION 4.11 General Commercial District (C-2)

5 **A. Intent.** The intent of the C-2 General Commercial District is to provide suitable locations for higher-intensity retail, service and office establishments than uses normally permitted in the C-1 Local Commercial District. The C-2 District includes areas suitable for shopping centers and large-scale commercial developments which require on-site parking in a single planned facility. Automobile sales, service stations and other sales and service uses are appropriate and are accommodated for in the C-2 District.

10

B. Permitted Uses

- 1. Permitted uses in the C-1 and OS districts.
- 15 2. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
- 20 3. Automobile, recreational vehicle, heavy equipment and commercial vehicles dealerships and rental agencies.
- 4. Automobile oil changing shop, gas stations, parts and accessory stores and washing facilities, full and self-service.
- 45 5. Banquet facilities.
- 25 6. Drive-throughs for permitted uses.
- 7. General commercial uses such as grocery stores, home improvement stores, garden supply stores, department stores, sporting goods stores, furniture stores, and clothing stores.
- 30 8.

C. Special Land Uses

35

- 1. Accessory dwelling units subject to Section 8.10.
- 2. Adult day care facilities subject to Section 10.02.
- 3. Adult-oriented commercial uses subject to Section 10.03.
- 40 4. Automobile repair and collision repair facilities.
- 5. Bed and breakfast establishments subject to Sections 10.05.
- 6. Child care centers subject to Section 10.09.
- 7. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
- 45 8. Golf driving ranges, par 3 courses and miniature golf courses subject to Section 10.14.
- 9. Hospitals and extended health care facilities, subject to Section 10.16.
- 50 10. Hotels and motels.
- 11. Institutional uses subject to Section 10.17.
- 12. Kennels subject to Section 10.18
- 13. Taxidermies, subject to Section 10.23

55

SECTION 4.12 Highland Station District (HS)

A. Intent. The intent of the HS Highland Station District is to provide a lively, inviting and identifiable community core in Highland Township. It is envisioned that this zoning district would permit residential, commercial and public land uses in a walkable environment. Other elements are intended to further enhance the district such as streetscape features, public open space amenities and architectural character.

Development patterns shall be guided by the Historic Highland Station Master Plan adopted by the Planning Commission on March 6, 2008, the Historic Highland Station Design Guidelines adopted by the Planning Commission on October 16, 2008, and other guidance documents that might be adopted by resolution of the Planning Commission.

The Objectives include the Design Goals listed in the Historic HS Design Guidelines, Page 1 of the Introduction, and the following:

1. Provide for a mix of housing types, costs and ownership opportunities.
2. Provide for site design flexibility to encourage shared site improvements and cross access through a series of marginal access driveways and pathways.
3. Promote site design characteristics that encourage greater pedestrian traffic, and reinforce pedestrian safety, comfort and convenience.
4. Provide pathways for pedestrians, cyclists and equestrians that include linkages to neighborhoods and developments outside the core area of Highland Station.

B. Permitted Uses

1. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
2. Apartments and townhouses up to a maximum of eight (8) dwelling units.
3. Bed and breakfast establishments.
4. Family child care homes.
5. Financial institutions.
6. Fitness facilities, such as aerobic, dance and gymnastic studios, and exercise centers.
7. Foster care facilities, adult or child.
8. Municipal parks, playgrounds and other community facilities.
9. Office uses such as administrative, legal, professional, accounting, writing, clerical, architectural, engineering and sales representatives.
10. Personal service establishments such as barber and beauty shops, locksmith, tailor shops, watch and shoe repair, artist, music and photography

- studios, and similar establishments.
11. Restaurants and food-related activities not to exceed three thousand (3,000) square feet maximum.
12. Single-family homes.
13. Shops for the retail sale of baked goods, banquet equipment rental, beverages, books, confections, drugs, flowers, food, gifts, hardware, hobby equipment, jewelry, notions, paint, party supplies, periodicals, small household-related products and tobacco, except that drive throughs are permitted only by Special Land Use approval.
14. Two (2) family residential duplex homes.

C. Special Land Uses

1. Amusement establishments such as electronic gaming arcades, pool halls, and similar.
2. Churches, temples and similar places of worship, and other facilities incidental thereto and subject to Section 10.10.
3. Medical and dental offices, including clinics, medical laboratories and counseling centers.

SECTION 4.13 Technology and Research District (TR)

A. Intent. The TR Technology and Research District is designed primarily to accommodate research and development facilities and corporate office parks, and low intensity, light industrial uses. These uses are characterized by spaces needed for office, research, design, service, assembly, testing and packaging for small components for distribution. The uses shall have limited impact outside of the industrial building to protect the surrounding districts. It is further intended that the processing of raw material or shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

B. Permitted Uses

1. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses.
2. Data processing and computer centers, including service and maintenance of electronic data processing equipment.
3. Design and development of computer hardware and software, data communications, information technology, data processing and other computer related services.
4. Offices for accounting, administrative, brokerage, clerical, drafting, executive, insurance, professional, writing, and sales representatives.
5. Printing and publishing.
6. Research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing materials and alternative energy technologies.
7. Vocational, business, trade or industrial training schools and other types of technical training facilities.
8. Warehouse provided a minimum of 25% (twenty five percent) of floor area shall be devoted to office space.
9. Wireless communications facilities subject to Section 10.24.

C. Special Land Uses

1. The manufacture, processing, assembling, packaging or treatment of finished or semi-finished products from previously prepared materials.

SECTION 4.14 Industrial Manufacturing District (IM)

A. Intent. The general intent of the IM Industrial Manufacturing District is to accommodate a range of industrial developments from light industrial to heavy industrial. The uses will include those permitted by right in the TR District and manufacturing, assembling and fabrication and by special land use approval industrial operations whose external physical effects will be felt by some degree by surrounding districts. The manufacturer may use semi-finished or finished products from raw materials as well as from previously prepared material. The IM District is intended to provide sufficient space, in appropriate locations, to meet the needs of the municipality’s expected future economy for certain types of research, office, industrial, warehouse, manufacturing and related uses.

B. Permitted Uses

- 1. Permitted uses in the Industrial Technology District. 55
- 2. Accessory structures and uses customarily incidental to the above permitted uses and subject to Article 8.09, Accessory Structures and Uses including: retail and rental uses accessory to wholesale and manufacturing establishments. 60
- 3. Automotive, heavy equipment, commercial vehicles repair businesses such as engine rebuilding, paint and body shops, rebuilding or reconditioning of motor vehicles and collision service. 65
- 4. Machine shops where lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; cabinet shops, plumbing, heating, and electrical repair shops. 70
- 5. Pharmaceutical manufacturing facilities. 75
- 6. Self storage facilities including 1 (one) accessory dwelling for a caretaker. 80
- 7. Warehouse, distribution and wholesale establishments. 85

C. Special Land Uses

- 1. Airports, airstrips and heliports subject to Section 10.04.
- 2. Central dry cleaning plants or laundries, provided that such plants shall not deal directly with retail customers.
- 3. Crematoriums
- 4. Garbage, refuse and rubbish recycling transfer stations and incineration.
- 5. Heavy industrial manufacturing uses described as establishments engaged in manufacturing, processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. This term includes but is not limited to: processing and packaging of beverages; chemical manufacturing; stonework or concrete production; fabrication of metal products; manufacturing of motor vehicles, agricultural, construction, or mining machinery; lumber milling; ship or boat construction.
- 6. Outdoor storage of truck, trailers, equipment, supplies, materials, finished and semi-finished products, building material, sand, gravel, stone, lumber, contractors equipment and supplies and recreational equipment in accordance with Section 10.11, Construction Contractors’ Open Storage Yards.
- 7. Salvage yards and distress vehicle transport subject to Section 10.22.
- 8. Yard waste composting facilities subject to Section 10.25.

SECTION 4.15 SCHEDULE OF REGULATIONS

<i>Zoning District</i>	Minimum Lot Size		Maximum ^B Building Height		Minimum Yard Setback ^{C, D, E}				Max. Lot Coverage	Minimum Floor Area Per Dwelling Unit
	<i>Area</i>	<i>Lot width</i>	<i>Stories</i>	<i>Feet</i>	<i>Front</i>	<i>Least Side</i>	<i>Total Side</i>	<i>Rear</i>	<i>Percent</i>	<i>Square Feet</i>
ARR	5 acres ^L	330 ft.	2	28 ^A	75 ft. ^G	40 ft.	80 ft.	100 ft.	10%	1,000 (750 first floor)
R-3	3 acres ^L	200 ft.	2	28 ^A	75 ft. ^G	40 ft.	80 ft.	100 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. ^M	150 ft.	2	28 ^A	50 ft. ^G	30 ft.	60 ft.	50 ft.	15%	1,000 (750 first floor)
LV ^H	---	---	---	---	---	---	---	---	---	---
RM ^I	---	---	---	---	---	---	---	---	---	---
MH ^J	---	---	---	---	---	---	---	---	---	---
OS	30,000 sq. ft.	120 ft.	2	25	80 ft. ^F	20 ft.	50 ft.	50 ft.	30%	N/A
C-1	30,000 sq. ft.	120 ft.	2	25	80 ft. ^F	20 ft.	50 ft.	50 ft.	30%	N/A
C-2	30,000 sq. ft.	150 ft.	2	25	80 ft. ^F	20 ft.	50 ft.	50 ft.	30%	N/A
HS ^K	---	---	---	---	---	---	---	---	---	---
RT	30,000 sq. ft.	150 ft.	2	30	40 ft. ^F	20 ft.	40 ft.	40 ft.	30%	N/A
IM	30,000 sq. ft.	150 ft.	2	30	75 ft. ^F	20 ft.	40 ft.	40 ft.	30%	N/A

SECTION 4.15 (continued) FOOTNOTES TO THE SCHEDULE OF REGULATIONS

- 5 A. For residential principal and accessory structures, fifty percent (50%) of the roof eave line at the second story shall not be higher than twenty (20) feet above the grade within ten (10) feet of the exterior wall of the house.
- B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
- 10 C. Non-residential accessory buildings, structures and use shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves.
- 15 D. The minimum setback for septic tanks and absorption fields to the ordinary high water mark of subaqueous areas is one hundred twenty-five (125) feet. The Zoning Administrator may approve a lesser setback upon a finding that all of the following standards are met: 1) the subject parcel was established prior to the effective date of this ordinance; 2) the subject parcel has an area of less than twenty-thousand (20,000) square
20 feet; and 3) placement of the septic tanks and absorption fields so as to conform with the one hundred and twenty-five (125) foot setback eliminates all practicable locations for placement of the principal structure. Such reduction in setback is not deemed a variance under Section 17.04.E, Variances
- 25 E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot, fifty (50) feet from any building or structure on an adjacent lot, and at least twenty (20) feet from all lot lines.
- 30 F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
- G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
- 35 H. Refer to Section 9.03 for Lake and Village Residential District regulation.
- I. Refer to Section 9.05 for Multiple-family Residential regulations.
- J. Refer to Section 9.06 for Manufactured Home Park District regulations.
- 40 K. Refer to Section 9.02 for Highland Station District regulations.
- L. Minimum buildable area shall be 2 acres.
- 45 M. Minimum lot size and buildable area shall be 65,000 square feet.