

**ARTICLE VII
SCHEDULE OF REGULATIONS**

Site Development Standards ^(a)									
Zoning District	Minimum Lot Area ⁽ⁱ⁾ (j)	Minimum Lot Frontage ^(k)	Minimum Required Setbacks ^{(b)(c)}			Maximum Lot Coverage	Maximum Building Height	Minimum Dwelling Unit Floor Area	
			Front ^(d)	Side ^(e)	Rear				
Rural Residential, RR Unplatted Parcels	2 acres	150 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)	
Subdivision Lots or Condominium Units	1 acre	120 feet	70 feet	15 feet each side	25 feet				
Suburban Residential, SR (Amended 3-25-03)	32,670 Sq. Ft. ^(h) (0.75 acres)	120 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)	
Subdivision Lots or Condominium Units	20,000 Sq. Ft. with public sewer	85 feet with public sewer	35 feet with public sewer						
Urban Residential, UR	15,000 square feet ^(l)	85 feet ^(k)	30 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)	
Existing Residential Subdivision, ERS-1	18,000 square feet	50 feet	50 feet	10 feet each side	25 feet	35 percent	35 feet	See ^(g)	
Existing Residential Subdivision, ERS-2	1 acre	100 feet	100 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)	
Manufactured Home Park, MHP District		35 feet							
Highway Service, HS	1 acre	150 feet	80 feet	25 feet each side	40 feet	40 percent	35 feet	---	
Light Industrial, LI	4 acres 1 acre in an industrial park	330 feet 120 feet	100 feet	80 feet each side	80 feet	40 percent	40 feet	---	
Public Lands, PL	11,000 square feet	75 feet	25 feet	15 feet each side	25 feet	35 percent	35 feet	---	

Footnotes to the Schedule of Regulations:

- (a) See also Article XVII for site development standards for uses permitted by special use permit.
- (b) In no case shall any yard setback along the Pinckney Road right-of-way be less than one hundred (100) feet.
- (c) See RR District provisions for setbacks for agricultural buildings intended to house animals, pens, and corrals.
- (d) All front yard setbacks shall be measured from the edge of the road right-of-way.
- (e) Setbacks for the two (2) contiguous sides of a corner lot on public roads shall be equal to the front setback for that zoning district. If one of the contiguous sides abuts a private road and the parcel does not have access to the private road, it will be treated as a side and/or rear yard, whichever applies.
- (f) The minimum lot area for a multiple-family and mobile home park developments shall be ten (10) acres.
- (g) The minimum floor area for a one-story dwelling shall be 1,000 square feet; a two-story dwelling (including split levels) shall be 1,400 square feet with a minimum 800 square feet on the first floor, not including the basement.
- (h) No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre). A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare. (Amended 3-25-03)
- (i) The minimum lot area shall be the gross lot area as that term is defined in Article III—Definitions, of this zoning ordinance. (Amended 12-17-04)
- (j) The minimum lot area for two-family dwellings shall be 30,000 square feet.
- (k) The minimum lot width for two-family dwellings shall be 135 feet.