

Article 3 ZONING DISTRICTS, REGULATIONS, and MAP

Section 3.1 Establishment of Districts

For the purpose of this Ordinance, the Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

Agricultural Districts

AR Agricultural Residential District

Residential Districts

RR Rural Residential District
R-MHC Manufactured Housing Community District

Commercial Districts

C-1 Local Commercial District

Industrial Districts

I-1 Light Industrial District

Other Districts

PUD Planned Unit Development District

Section 3.2 Zoning District Map

A. Official Zoning Map: The boundaries of the respective Districts enumerated in Section 3.1 are defined and established as depicted on the Official Zoning Map entitled IOSCO TOWNSHIP ZONING MAP, which is an integral part of this Ordinance. This map, with all notations and explanatory matter thereon, shall be published as part of this Ordinance as if fully described herein.

B. Map Certification and Changes: This Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bearing the following: *This is to certify that this is the Official Zoning Map of the Iosco Township Zoning Ordinance adopted on the 17th day of October, 2019.* If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map.

C. Final Authority: The Official Zoning Map shall be located at the official office of the Township and shall be the final authority with regard to the current zoning status of all land in the Township, along with supporting minutes of Township Board meetings regarding zoning district changes, regardless of the existence of copies of the Official Zoning Map which may be made and from time to time.

Section 3.3 Purposes of Zoning Districts

See Table 3-1.

Section 3.4 Interpretation of District Boundaries

A. Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, there is an uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, to the Zoning Board of Appeals. The Zoning Board of Appeals shall apply the following standards in arriving at a decision on such matters:

1. Boundaries indicated as approximately following roads or highways shall be construed as following the center lines of said roads or highways.
2. Boundaries indicated as approximately following section lines, quarter section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.
3. Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.

4. Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel thereto and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.
5. Boundaries following the shoreline of a stream, lake, or other body of water shall be construed to follow such shorelines. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, canals, or other water courses shall be construed to follow such centerlines.
6. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two (2) districts, the land in question shall be construed as being located in the more restrictive district. The "more restrictive district" shall be the district that places greater restrictions on development based on such factors as the intensity of authorized uses, setbacks, lot coverage, and related development standards.

Section 3.5 Permitted Uses in Zoning Districts

A. Compliance with Zoning Regulations: Except as may otherwise be provided in this Ordinance, every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure, and every enlargement of, or addition to an existing use, building and structure, occurring after the effective date of this Ordinance, shall be subject to all regulations of this Ordinance that are applicable in the Zoning District in which such use, building, or structure shall be located. Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable for lands to which the same shall attach or be adjacent.

B. Uses Permitted in Each Zoning District: Tables 3-2 and 3-3 identify the principal land uses permitted in each of the districts enumerated in Section 3.1. No land use shall be established on a lot except in conformance with Tables 3-2 and 3-3 or as may be provided elsewhere in this Ordinance. In order to ensure all possible benefits and protection for the zoning districts in this Ordinance, the Tables delineate whether a land use permitted in a particular District is a "Use Permitted by Right" or a "Special Land Use".

1. Uses Permitted by Right: Uses permitted by right are the primary uses and structures specified for which the District has been established, and are subject to plot plan approval (Section 2.4) or site plan approval (Article 14) except where provided otherwise.
2. Special Land Uses: Special land uses are uses and structures that have been generally accepted as reasonably compatible with the purpose of the District and the "uses permitted by right" in the District, but could present potential injurious effects upon such primary uses and structures within the District or are otherwise unique in character and therefore require special consideration in relation to the welfare of adjacent properties and/or to the Township as a whole. All such uses shall be subject to a public hearing and site plan approval. See Article 15, Procedures for Special Land Uses.

C. Accessory Uses: Unless otherwise specified in this Ordinance, accessory uses that are clearly incidental to and customarily associated with the principal use of the property are permitted in all Districts and shall conform to all applicable standards of this Ordinance, including Section 20.8 (Accessory Uses, Buildings and Structures). Examples of such accessory uses include household gardening and/or a private stable in association with a dwelling, the repair of vehicles in association with a vehicle dealership, storage building in association with a retail sales facility, and a parking lot serving an office building on the same lot. Except in the case of an approved home occupation or as may be expressly authorized elsewhere by this Ordinance, no retail sales, repair or the servicing of items shall be construed as an accessory use to the principal residential use of a lot.

D. Prohibited Uses:

1. Use Not Listed is Prohibited: Any use of land not specifically permitted is prohibited, including any use of land not specifically identified in Tables 3-2 and 3-3. The Planning Commission may be petitioned to initiate an amendment to the Ordinance to authorize an otherwise prohibited use and standards that will apply for that use. If the Township Board adopts such an amendment according to Article 17, then an application can be submitted for that use.
2. Non-Compliance with Local, County, State or Federal Law: No use shall be authorized or permitted that is not in compliance with all local, county, state and federal laws, rules and regulations.

Section 3.6 Site Development Requirements of Zoning Districts

A. All land uses shall comply with the site development requirements of the District in which it is located, as delineated in Table 3-4, in addition to all other applicable site development provisions of this Ordinance including:

1. Article 8: Signs.
2. Article 9: Off-Street Parking and Loading.
3. Article 10: Landscaping and Screening.
4. Article 11: Environmental Standards.
5. Article 12: Access and Private Roads.
6. Article 13: Standards and Regulations for Specific Land Uses.
7. Article 20: Supplemental Provisions.

B. No part of a setback area, yard, or other open space required about or in connection with any use, building or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, yard, or other open space similarly required for any other use, building or structure.

C. No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimensions or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein, including area and lot width. Nothing in the subsection (C) shall be construed as prohibiting the combining of nonconforming lots or portions of nonconforming lots where all resulting lots are more conforming than prior to such combining.

D. No portion of one lot shall be used in the creation of another lot unless each lot resulting from each such reduction, division, or sale, shall conform to all of the requirements established herein. Nothing in the subsection (D) shall be construed as prohibiting the combining of nonconforming lots or portions of nonconforming lots where all resulting lots are more conforming than prior to such combining.

E. Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such law or ordinance shall govern.

Section 3.7 Special District Provisions

A. Manufactured Housing Community District (R-MHC)

1. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Michigan Manufactured Housing Commission Act, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the procedures and requirements in Article 14 of this Ordinance, except where said procedures and requirements are superseded by the requirements in P.A. 96 of 1987, as amended, or the Manufactured Housing Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action of the preliminary plan within sixty (60) days after the Township receives the preliminary plan.
2. All manufactured housing communities shall be constructed and maintained in accordance with P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Manufactured Housing Commission pursuant to the authority vested in the Manufactured Housing Commission by such Act. The construction of a manufactured housing community shall not be initiated, nor shall a manufactured housing community be inhabited or operated until all necessary permits have been acquired from the Michigan Department of Licensing and Regulatory Affairs and all other agencies pursuant to the Manufactured Housing Commission Act.

**Table 3-1
PURPOSES of ZONING DISTRICTS**

Table 3-1 identifies the principal purposes of the Districts of this Ordinance.

DISTRICTS	PURPOSE
<u>ALL DISTRICTS (except where provided otherwise)</u>	
All Districts	<ol style="list-style-type: none"> 1) Uses shall protect environmental resources including wetlands, woodlands and water courses. 2) Districts shall be located in coordination with the Iosco Township Master Plan. 3) Uses shall minimize negative impacts on surrounding land uses. 4) Commercial, industrial and other non-residential uses are to complement the community's character through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) Uses shall facilitate safe and efficient vehicular and non-motorized travel. 6) Uses shall be served by adequate facilities and services including sewage disposal, potable water, fire protection, and roads.
<u>AGRICULTURAL DISTRICTS</u>	
AR Agricultural Residential	<ol style="list-style-type: none"> 1) Provide opportunities for and encourage agriculture. 2) Retain land areas that are well suited for production of plants and animals useful to humans, due to soil, topographic and other conditions, or which support nearby agricultural operations such as wetlands and woodland stands. 3) Provide opportunities for low density residential lifestyles of an overall rural character. 4) See also the "All Districts" purpose statement above.
<u>RESIDENTIAL DISTRICTS</u>	
RR Rural Residential	<ol style="list-style-type: none"> 1) Provide opportunities for single and two-family residences of an overall rural character. 2) Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services. 3) See also the "All Districts" purpose statement above.
R-MHC Manufactured Housing Community	<ol style="list-style-type: none"> 1) Provide opportunities for manufactured housing communities to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
<u>COMMERCIAL DISTRICTS</u>	
C-1 Local Commercial	<ol style="list-style-type: none"> 1) To provide opportunities for commercial uses that primarily address the local day-to-day retail, office and service needs of Township residents, visitors and persons traveling in the immediate area of the Township. 2) Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single parcel and in coordination with surrounding parcels. 3) Facilitate safe, convenient and efficient vehicular circulation and pedestrian and other non-motorized modes of travel within the development, including linkages to neighboring commercial uses. 4) Facilitate development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) See also the "All Districts" purpose statement above.

Table 3-1 Continued on Next Page

Table 3-1 Continued (Purposes of Zoning Districts):

DISTRICTS	PURPOSE
<u>INDUSTRIAL DISTRICTS</u>	
<p style="text-align: center;">I-1 Light Industrial</p>	<p>1) Provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes and the absence of objectionable external affects.</p> <p>2) Encourage site development and design that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting.</p> <p>3) See also the “All Districts” purpose statement above.</p>
<u>OTHER DISTRICTS</u>	
<p style="text-align: center;">PUD Planned Unit Development</p>	<p>See Section 4.1, Planned Unit Development (PUD) District.</p>

End of Table 3-1

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**Table 3-2
Permitted Principal Uses in AR, RR, and R-MHC Districts¹**

See end of Table 3-2 for Table 3-2 Footnotes

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES ¹		ZONING DISTRICTS		
		AR	RR	R-MHC
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character				
1	Agriculture including hunt clubs.	BR	BR	–
2	Areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.	BR	BR	BR
3	Extraction operations.	S	S	S
4	Golf courses and country clubs.	S	S	–
5	Recreation facilities dedicated principally to outdoor non-motorized recreation not otherwise included in (4) above including parks, sports fields, campgrounds, and shooting ranges.	S	–	–
6	Recreation facilities dedicated principally to outdoor motorized recreation including race tracks and remote control aircraft fields.	S	–	–
Uses of a Primarily Residential Character				
1	Assisted living facilities, nursing homes, convalescent homes, and hospice care facilities.	S	–	–
2	Manufactured housing communities.	–	–	BR
3	Single-family dwellings not part of a manufactured housing community.	BR	BR	–
4	Child day care facility - family home, child foster care facility - family home, and adult foster care facility - family home.	BR	BR	BR
5	Child day care facility - group home, child foster care facility - group home, and adult foster care facility - group home.	S	S	–
6	Open space preservation community.	BR	BR	–
7	Two-family dwellings.	BR	BR	–
Uses of a Primarily Commercial, Business or Industrial Character				
1	Agricultural service establishment.	S	–	–
2	Airport.	S	–	–
3	Bed and breakfast.	S	S	–
4	Contractor's yard.	S	–	–
5	Day care center.	S	S	S
6	Equestrian center.	S	–	–
7	Kennel.	S	–	–
8	Mobile home sales, including as an accessory use to a manufactured housing community.	–	–	S
9	Radio and television communication towers.	S	–	–
10	Recycling center.	S	–	–
11	Resorts and conference center.	S	–	–
12	Retail and wholesale sales of trees, shrubs, flowers and other plant material.	S	–	–
13	Veterinarian clinic.	S	–	–
14	Wireless communication facilities, Class Two. ²	S	–	–

(Table 3-2 continued on next page)

(Table 3-2 continued)

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES ¹		ZONING DISTRICTS		
		AR	RR	R-MHC
Other Uses Not Listed Above				
1	Clubs.	S	–	–
2	Private cemeteries.	S	S	–
3	Public facilities owned by Iosco Township such as township offices, fire stations, police offices and jails, cemeteries, and parks.	BR	BR	BR
4	Public facilities owned by other than Iosco Township not otherwise addressed in this Table above, including schools and library facilities.	S	S	S
5	Schools, churches, libraries, museums and other similar institutions and semi-public facilities not otherwise addressed in this Table.	S	S	–
6	Solar Energy Systems (SES), Medium and Large. ³	See Article 13		
7	Utility substations for gas and/or electric services.	S	S	S
8	Wind Energy Conversion Systems (WECS) comprised of Utility-Grid WECS and On-Site WECS with a name plate capacity of thirty kilowatts (30 KW) or more. ⁴	S	–	–

Table 3-2 Footnotes:

1. Irrespective of the particular labeling of a cell in this table, the following are classified as a Special Land Use:
 - a. Any one (1) story building that exceeds a gross floor area of 3,000 sq. ft., and/or any building with a combined gross floor area of all stories of 6,000 sq. ft., and/or any use that exceeds 20,000 sq. ft. in gross floor area among all buildings on the lot. This subsection (a) shall not apply to agricultural buildings utilized for agricultural purposes on lots devoted principally to agriculture, and dwellings and accessory buildings thereto on lots devoted principally to residential and/or agricultural use.
 - b. Any use that serves alcohol for consumption on the lot of sale.
 - c. The provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.
2. Class One wireless communication facilities are permitted in all districts. See Section 13.24 for definitions and regulations pertaining to wireless communication facilities.
3. See Section 13.19 regarding authorization of solar energy systems based on type and district.
4. An on-site WECS with a name plate capacity less than thirty kilowatts (30 kw) is an authorized accessory use in all districts. See Section 13.23 for definitions and regulations pertaining to WECS.

End of Table 3-2

(Table 3-2 amended 12-16-21)

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**Table 3-3
Permitted Principal Uses in C-1 and I-1 Districts¹**

See end of Table 3-3 for Table 3-3 Footnotes

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES		ZONING DISTRICTS	
		C-1	I-1
Uses of a Primarily Agricultural or Natural Resource Based Character¹			
1	Agriculture.	BR	BR
2	Extraction operations.	S	S
Uses of a Primarily Residential Character			
1	Dwellings when located entirely on a second and/or third story above a business.	BR	–
2	Assisted living facilities, nursing homes, convalescent homes, and hospice care facilities.	S	–
Uses of a Primarily Commercial Character¹			
1	Agricultural service establishment.	S	–
2	Ambulance station.	S	–
3	Bed and breakfast.	S	–
4	Building material sales yard, including retail lumber yards and incidental millwork, and storage facilities for building materials including sand, stone, lumber, and contractor's equipment.	S	BR
5	Contractor's yard.	–	BR
6	Day care center.	S	–
7	Funeral homes and mortuaries, including a dwelling occupied by the facility owner or manager.	S	–
8	Health clubs and spas.	BR	–
9	Hospitals and hospice care facilities.	S	–
10	Hotels and motels including conference centers.	S	–
11	Kennel.	S	BR
12	Landscaping service.	S	BR
13	Lumber mill.	–	S
14	Medical clinic.	BR	–
15	Mini-storage.	S	S
16	Offices and showrooms of plumbers, electricians, decorators, and similar trades where not more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	BR	–
17	Offices and showrooms of plumbers, electricians, decorators, and similar trades where more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	S	BR
18	Offices which perform professional services on the premises including but not limited to accountants, doctors, lawyers, insurers, financial institutions, consultants, architects, real estate, artist offices and galleries, and similar office uses.	BR	–
19	Offices of an executive, administrative, clerical and similar character, in which the principal function of the office does not entail on-site visits by customers.	BR	–
20	Personal service establishments that perform services on or off the premises such as appliance repair, shoe repair, upholstery repair, hair salons, photographic studios, laundry and dry cleaners, plumbing and electrical services, printing and reproduction, pet groomers and similar services.	BR	–
21	Recreation facilities of a commercial indoor or outdoor character including theaters, concert halls, bowling alleys, arcades, skating rinks, shooting ranges, and similar uses.	S	S
22	Restaurants, excluding drive-in, drive-through, and food-truck restaurants.	BR	–
23	Restaurants comprised in whole or part of drive-in, drive-through and food-truck restaurants.	S	–
24	Retail sales of commodities on the premises within a completely enclosed building such as groceries, drugs, packaged liquor, furniture, clothing, dry goods, books, flowers, jewelry and hardware, but excluding sexually oriented businesses.	BR	–
25	Retail and wholesale sales of trees, shrubs, flowers and other plant material, excluding operations within completely enclosed buildings.	S	S
26	Sale and rental of new or used cars, boats, mobile homes, agricultural machinery, and other vehicles, and equipment and items intended for tow, including accessory maintenance and repair services.	S	–

(Table 3-3 Continued on Next Page) See End of Table for Footnotes.

(Table 3-3 Continued)

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES		ZONING DISTRICTS	
		C-1	I-1
Uses of a Primarily Commercial Character¹ (continued)			
27	Sexually oriented business.	S	–
28	Tavern.	S	–
29	Vehicle / car wash facility.	S	–
30	Vehicle service station.	S	S
31	Vehicle repair shop.	S	S
32	Veterinarian clinic.	BR	–
33	Wireless communication facilities, Class Two ²	S	S
Uses of a Primarily Industrial Character¹			
1	Assembly of electrical appliances, electronic instruments and devices, including the manufacture of computer components.	–	BR
2	Junkyards and salvage yards.	–	S
3	Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. "Previously prepared materials" are materials processed, manufactured or created at another location and transported to the lot in this District for assembly into new products.	–	BR
4	Manufacturing, compounding, processing, treatment, fabrication or packaging of such products as drugs, perfumes, pharmaceuticals, toiletries, ceramics, clothing, jewelry, instruments, optical goods, and hardware, but excluding food products and uses requiring licensing under the Michigan Medical Marijuana Licensing Act.	–	S
5	Plastic molding and extrusion.	–	S
6	Printing and publishing.	–	BR
7	Production, processing or testing utilized in product prototyping.	–	BR
8	Recycling center.	–	BR
9	Research and testing laboratories.	–	BR
10	Sheet metal fabrication.	–	BR
11	Tool and die manufacturing.	–	BR
Other Uses Not Listed Above¹			
1	Clubs.	S	–
2	Public facilities owned by Iosco Township including, but not limited to, township offices, fire stations, police facilities, cemeteries, and parks.	BR	BR
3	Public facilities owned by other than Iosco Township not otherwise addressed in this Table.	S	–
4	Schools, churches, libraries, museums and other institutions and semi-public facilities not otherwise addressed in this Table above.	S	–
5	Solar Energy Systems (SES) ³	See Article 13	
6	Utility substations for gas and electric services.	S	S
7	Wind Energy Conversion Systems (WECS) ⁴	See Article 13	

Footnotes for Table 3-3

1. Irrespective of the labeling of a cell in this table, the following are classified as a Special Land Use (S):
 - a. Any one (1) story building that exceeds a gross floor area of 5,000 sq. ft., and/or any building with a combined gross floor area of all stories of 10,000 sq. ft., and/or any use that exceeds 25,000 sq. ft. in gross floor area among all buildings on the lot. This subsection (a) shall not apply to agricultural buildings utilized for agricultural purposes on lots devoted principally to agriculture, and dwellings and accessory buildings thereto on lots devoted principally to residential and/or agricultural use.
 - b. Any use that serves alcohol for consumption on the lot of sale.
 - c. The provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.

- d. Outdoor areas associated with a restaurant that are used or intended to be used for eating, drinking, sporting activities and/or other gathering of persons, when such outdoor area exceeds eight hundred (800) square feet in area or where more than thirty (30) persons are permitted to occupy such area.
2. Class One wireless communication facilities are permitted in all districts. See Section 13.24 for definitions and regulations pertaining to wireless communication facilities.
3. See Section 13.19 regarding authorization of solar energy systems based on type and district.
4. "See Section 13.23 regarding authorization of wind energy conversion systems based on type and district.

End of Table 3-3

(Table 3-3 amended 12-16-21)

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Table 3-4¹
SITE DEVELOPMENT REQUIREMENTS¹

All principal land uses and principal buildings shall comply with the site development requirements of Table 3-4 unless otherwise specified by this Ordinance. See Footnote (1).

See **Section 20.8** regarding development standards for accessory buildings and structures.

Zoning District	Minimum Lot Area	Minimum Lot Width (LW) and Frontage (FR)	Maximum Building Height	Maximum Building Coverage	Minimum Yard Setback		
					Front	Each Side	Rear
AR Agricultural Residential	2.0 acres ²	LW: 200 ft. ³ FR: 66 ft. ³	35 ft. ⁴ but not to exceed 2.5 stories	10% ⁵	75 ft. ⁶	20 ft. ⁷	30 ft.
RR Rural Residential	2.0 acres ²	LW: 200 ft. ³ FR: 66 ft. ³	35 ft. ⁴ but not to exceed 2.5 stories	10% ⁵	75 ft. ⁶	20 ft. ⁷	30 ft.
R-MHC Manufactured Housing Community	See Section 3.7						
C-1 Local Commercial	1.0 acres ²	LW: 200 ft. ³ FR: 200 ft. ³	35 ft. ⁴	50%	40 ft. ⁶	15 ft. ⁷	30 ft. ⁸
I-1 Light Industrial	2.0 acres ²	LW: 300 ft. ³ FR: 300 ft. ³	40 ft. ⁴	50%	50 ft. ⁶	30 ft. ⁷	40 ft. ⁸

Footnotes for Table 3-4 – Site Development Requirements

1. **Other Standards and Regulations:** All uses shall comply with the site development requirements in Table 3-4, unless specified otherwise by this Ordinance. See also Article 8 - Signs, Article 9 - Off-Street Parking and Loading, Article 10 - Landscaping and Screening, Article 11 - Environmental Protection, Article 12 - Access and Private Roads, Article 13 - Standards and Regulations for Specific Land Uses, Article 20 - Supplemental Provisions (including provisions addressing accessory buildings and structures), and other Articles as applicable.
2. **Minimum Lot Area:** See Section 6.2 regarding existing lots with deficient lot area, constituting “nonconforming lots”.
3. **Lot Width / Configuration of Lots:** All lots shall conform to the following configuration requirements:
 - a) Depth/Width Ratio: The depth of a lot shall not exceed four (4) times its width.
 - b) Lot Width and Frontage:
 - 1) The minimum lot width standards of Table 3-4 shall be measured at the required front yard setback. See Article 21 regarding definitions pertaining to lot width, yards and setbacks.
 - 2) Lesser lot widths and frontages than those of Table 3-4 may be approved where the front lot line abuts a curvilinear road segment, such as a cul-de-sac, where without such reduction, such lots would be unnecessarily excessive in overall width or area, or otherwise result in irregular or impractical configurations. However, such reduction shall not result in a lot width less than fifty (50) feet at the required front yard setback line and where such lot includes road frontage, such frontage shall be a minimum of forty (40) feet in continuous length.
 - 3) See Article 12 regarding lot access requirements including by road frontage and/or easement.

4. Height Exceptions

- a) Agricultural buildings and structures are exempt from the height limitations of Table 3-4 provided the building or structure is setback from all lot lines an additional one (1) foot for each two (2) feet that the building or structure exceeds fifty (50) feet, provided the exemption shall conform to all rules and regulations of the Federal Communications Commission and Civil Aeronautics Administration.
- b) The following height exemptions apply except where otherwise regulated by this Ordinance, provided no portion of the building or structure exceeding the district's height limitation may be used for human occupancy, the exemption shall conform to all rules and regulations of the Federal Communications Commission and Civil Aeronautics Administration, and the site plan approving body finds the exemption shall not undermine the character, use and enjoyment of nearby properties:
 - 1) Those features that are purely ornamental in purpose such as church spires, belfries, cupolas, domes, and ornamental towers; parapet walls not part of a residential structure and no greater than three (3) feet in height; and similar features, provided such features occupy no more than ten percent (10%) of the structure's gross roof area.
 - 2) Those necessary appurtenances to mechanical or structural functions, such as chimneys and smokestacks, water towers, elevator and stairwell structures, ventilators, and transmission structures, but not to exceed one hundred (100) feet in height above the ground surface below.
 - 3) Public utility structures.
 - 4) Electrical transmission towers, television and radio reception and transmission antennas and towers, wireless communication facilities, and similar facilities, provided communications receiving antenna serving a dwelling on the same lot shall not exceed a height of forty-five (45) feet above the ground surface below.

5. Maximum Building Coverage: In the case of a nonconforming lot due to deficient lot area, the allowable maximum building coverage shall be increased the same percentage (%) as the extent to which the area of the lot is deficient. By example, in the case of a nonconforming one-acre lot in the A-R District, which is 50% less than the required two-acre lot area, the maximum permitted building coverage shall be 50% greater than the normal 10% limitation, being 15%.

6. Front Yard Setback Measurements:

- a) Front yard setback shall be measured from the front lot line, typically being the road right-of-way line from which the lot gains access. See Article 21 (Definitions) for definitions pertaining to lot lines, yards and setbacks, including in association with "flag lots".

7. Side Yard Setbacks

- a) Corner Lot: For a corner lot, the minimum required front yard setback shall apply to both yards abutting a road right-of-way, except that the setback for the yard along the right-of-way that functions most similarly to a side yard based on the configuration and orientation of the building may be reduced the minimum amount necessary to ensure a twenty (20) foot buildable lot width at the required front yard setback. However, in no case shall such setback be less than thirty (30) feet.
- b) C-1 District: The minimum side yard setback of fifteen (15) feet shall be increased to forty (40) feet along the segment of the side lot line that abuts another lot in AR, RR or R-MHC District.
- c) I-1 District: The minimum side yard setback of thirty (30) feet shall be increased to seventy-five (75) feet along the segment of the side lot line that abuts another lot in AR, RR or R-MHC District.

8. Rear Yard Setbacks

- a) C-1 District: The minimum rear yard setback of thirty (30) feet shall be increased to forty (40) feet along the segment of the rear lot line that abuts another lot in A-R, RR or R-MHC District.
- b) I-1 District: The minimum rear yard setback of forty (40) feet shall be increased to seventy-five (75) feet along the segment of the rear lot line that abuts another lot in AR, RR or R-MHC District.

End of Table 3-4

End of Article 3

(Table 3-2 amended 12-16-21; Table 3-3 amended 12-16-21)