

ARTICLE 18
Schedule of Regulations

§ 170-18.1. Schedule of Regulations Limiting Height, Bulk, Density and Area by Land Use.

Residential Districts		Minimum Lot Size per Unit (BB, M)		Maximum Height (N,O,P)	Minimum Yard Setbacks (A, E, I, Q, R, S, T, U, V, W)			Minimum Floor Area per Unit	Maximum % of Lot Coverage by all Buildings
		Area/ Density (B,C,D)	Width (J)		Front (G,J,X)	Sides (F,H)	Rear (G)		
R-1 Single Family Residential		43,560 sf	150'	35'	40'	15'	50'	1,650 sf	15%
R-2 Single Family Residential	Without Public Utilities	43,560 sf	150'	35'	35'	15'	50'	1,350 sf	15%
	With Public Utilities	20,000 sf	125'	35'	35'	15'	50'	1,350 sf	25%
R-3 Single Family Residential	Without Public Utilities	43,560 sf	150'	30'	35'	15'	50'	1,100 sf	15%
	With Public Utilities	15,000 sf	100'	30'	35'	15'	50'	1,100 sf	25%
R-4 Single Family Residential		10,000 sf	60'	30'	30'	5' min. 20' total	50'	1,100 sf	25%
MF Multiple Residential		Up to 8 units/acre	--	40'	30'	15'	30'	(K, L)	20%
		Up to 12 units/acre	--	40'	30'	30'	30'	(K, L)	20%
SH Senior Housing				30'	30'	30'	30'	450 sf	20%

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Non-Residential Districts	Maximum Height (N, O, P, Y)	Minimum Yard Setbacks (A, E, Q, R, S, T, U, V, W)		
		Front (X)	Sides (AA)	Rear (AA)
OS Office Service	35'	25'	10'	20'
B-1 Local Business	30'	25'	10'	20'
B-3 General Business	30'	30'	10'	20'
CR Commercial Recreation	30'	25'	10'	20'
ORT Office, Research and Technology	48'	50' (BB)	20'	50'
I Industrial	50'	50'(BB)	20'	50'
CI Consumer Industrial	30'	30'	10'	50'
NRMU Northville Road Mixed Use	50'	25'	10'	35'
PROS Public Recreation and Open Space	35'	25'	10'	20'

§ 170-18.2. Notes to Schedule.

- A. Setbacks (all districts). The required setbacks are measured from the property line, future right-of-way, private road easement, greenbelt, buffer, easement, etc., as applicable.
- B. Lot area (Residential districts and planned developments). The requirement of "public utilities" shall refer to the provision of both public water and sanitary sewer.
- C. Lot area (Residential districts). Modifications to dimensional and density requirements may be permitted using one of the development options permitted in Article 20 Development Options or footnote AA of this Article.
- D. Lot area (Residential districts). The actual density may be lower than the permitted maximum density in order to comply with the various dimensional requirements and other applicable ordinance standards. Up to 25% of state regulated wetlands or storm water facilities may be included in area calculations. Dedicated public road right-of-way, private road easements, private driveway easements and water bodies regulated by the Inland Lakes and Streams Act (Public Act 346 of 1972, as amended) shall not be included in area calculations.

- E. Setbacks (All districts). A 35’ wide greenbelt is required along any public right-of-way or private road easement serving more than four (4) residential dwellings. For nonresidential zoning districts, the width of the greenbelt shall be equal to the required parking lot setback. Building setbacks shall be measured from the interior edge of the greenbelt.
- F. Setbacks (R-1, R-2, R-3 and R-4 districts). A minimum 30’ is required between buildings and 56’ between opposing garages for lots in the R-1, R-2 or R-3 zoning districts. A minimum 20’ is required between buildings in the R-4 district. A minimum 15’ side yard setback is required for lots in all single family zoning districts when the lot is adjacent to open space or project boundary.
- G. Setbacks (R-1, R-2 and R-3 districts). For the purpose of preserving natural features and creating variation along the street edge, the building envelope may be shifted up to 10’ (front to back), provided the total required front and rear yard setback of 90’ is maintained in the R-1 district and 85’ is maintained in the R-2 and R-3 districts.
- H. Setbacks (R-1, R-2, R-3, R-4, MF and SH districts). Driveways must be setback a minimum of four (4) feet from the side lot line. The setback may be reduced to two (2) feet upon a finding by the township engineer that positive drainage can be maintained. Eight (8) feet is required between driveways for detached condominiums.
- I. Setbacks (R-1, R-2, R-3, R-4, MF and SH districts). Specified building elements and architectural features may encroach into required setbacks in accordance with the following standards:

Key:
P = Permitted
NP = Not permitted

BUILDING ELEMENTS	SIDE	FRONT	REAR
Architectural elements such as window sills, belt courses, eaves and architectural features used exclusively to provide a decorative function and not increase living space within the dwelling (up to two (2) inches for each one (1) foot of side yard and maximum 24” in the front and rear yards)	P	P	P
Awnings and canopies (up to two (2) inches for each one (1) foot of required setback)	NP	P	P
Bay window (up to two (2) inches for each one (1) foot of side yard setback and maximum 24” in the front and rear yard)	P (1 st floor) NP (2 nd floor)	P	P
Box out (up to 24”)	NP	P	P

Build out (one (1) inch per foot of required setback, provided it is an architectural feature with at least 75% of the outer plane consisting of window glazing and not exclusively living or mechanical space)	P (1 st floor) NP (2 nd floor)	NP	P
Chimney with foundation (up to 30” depth and eight (8) feet in width)	P	NP	P
Chimney without foundation	NP	NP	NP
Chimneys - direct vent	NP	NP	NP
Maximum percent of encroachments per wall, excluding a chimney with foundation	35%	35%	65%
Gutters	P	P	P
Porch/patio/terrace without a roof (up to 12’ in front yard and up to 16’ in the rear yard including steps and stairs; three (3) feet maximum wall/rail height)	NP	P	P
Porch/patio/terrace with a roof	NP	NP	NP
Wing wall as an architectural feature, not as a screen/privacy wall (up to six (6) feet in length with a maximum pillar height of three (3) feet, provided at least four (4) feet is maintained to the property line)	P	P	P

- J. Corner lots (All residential districts). The required front yard setback must be provided on each side of the lot/unit that abuts a public street, private road easement or driveway easement. Corner lots shall be 25’ wider in the R-1 Zoning District and 15’ wider in all other districts.
- K. Minimum floor area per unit (MF district). All units shall have at least one (1) living room and one (1) bedroom, except that up to 10% of the units may be efficiency apartments. A maximum 50% of the dwelling units within a development shall consist of one (1) bedroom units.
- L. Minimum floor area per unit (MF district). The minimum net floor area for apartment units shall be as follows:
- (1) Efficiency unit: 350 square feet.
 - (2) One (1) bedroom unit: 700 square feet.
 - (3) Two (2) bedroom unit: 800 square feet.

- (4) Three (3) or more bedroom unit: 900 square feet for three (3) bedrooms, plus 200 square feet for each additional bedroom.
- M. Lot area (all districts). The depth to width ratio shall not exceed 3:1.
- N. Building height (all districts). Height limitations shall not apply to farm buildings, chimneys, flag poles, public monuments or water towers. With Planning Commission approval, schools, churches and other similar institutional buildings or architectural elements may be erected to a height of 48', provided the front, side and rear yards shall not be less than the height of the building wall abutting such yard.
- O. Building height (all districts). Radio, television, cellular phone antennas and other similar apparatus may be erected above the height limit, as permitted by Article 3.1(J).
- P. Building height (all districts). Penthouse or rooftop structures for elevators, stairways, heating/air-conditioning equipment and other similar apparatus may be erected above the height limits upon a finding by the Planning Commission that the building elevations illustrate the following:
- (1) All rooftop equipment and apparatus shall be housed in a penthouse, parapet wall or architecturally appropriate screening structure.
 - (2) Penthouses and structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two (2) times the height of the penthouse or screening structure. The height of the penthouse or screening structure shall not exceed 15'.
 - (3) A penthouse or screening structure shall not have a total floor area greater than 15% of the total roof area of the building.
 - (4) Roof mounted reception antennas shall comply with Article 3, General Use and Operating Provisions.
- Q. Setbacks (all districts). Setbacks apply to principal buildings. Setbacks for accessory structures shall comply with Article 3, General Use and Operating Provisions or as otherwise specified in this ordinance.
- R. Setbacks (all districts). All required yard areas shall be lawn, ground cover or living plant materials except for approved access drives, pathways, architectural features, signs, water features, essential service facilities and accessory structures permitted in Article 3, General Use and Operating Provisions.
- S. Setbacks (all districts). Where a non-residential use abuts a residential zoning district, the following setbacks shall be provided from the adjoining residential district:

Zoning District / Use	Minimum Building Setback*	Minimum Parking Lot Setback*
B-1, MF, OS, CI	50 feet	50 feet
B-3, CR, SH, PROS, ORT, NRMU, school, church, utilities	100 feet	50 feet
I	200 feet	100 feet

NOTE:

*The setbacks above may be reduced, up to 50%, by the Planning Commission, upon a finding that the abutting area is designated on the Township's future land use map for a use other than residential, is used as a permanent nonresidential use or where the amount of landscaping in the buffer zone adjacent to the residential is increased by 50% above the minimum landscape buffer requirement.

- T. Setbacks (all districts). Off-street parking shall be setback a minimum of 30' from any front property line in the B-3, CR, OS, ORT and I Zoning Districts and 25' in all other non-residential zoning districts. Based on the expected traffic operations, a deeper front yard setback may be required at site access points to provide sufficient internal vehicular storage. Setbacks are measured from the street right-of-way or private road access easement. The required parking lot setback shall be maintained as lawn, ground cover or living plant materials except for approved access drives, pathways, architectural features, signs, water features and accessory structures permitted in Article 3, General Use and Operating Provisions or as otherwise specified in this ordinance.
- U. Setbacks (all districts). Principal buildings shall be setback at least 25' from water features including wetlands, stormwater facilities, rivers, lakes and streams. A 15' setback is required for accessory structures, accessory uses, pavement and similar items. Principal buildings and accessory structures/uses shall be setback a minimum of 50' from the centerline of the Johnson Creek.
- V. Setbacks (all districts). All buildings shall be setback a minimum of 10' from any utility line.
- W. Setbacks (all districts). Setbacks shall be measured from the near edge of an access easement or private road. If an easement meeting current Township standards has not been recorded, then the setback shall be equal to the required setback plus an additional 25' measured from the center line of the private road or drive. Where sidewalks are located along the private road, the setback shall be at least 25' from the sidewalk to provide adequate space to park a vehicle without blocking pedestrian traffic.
- X. Setbacks (all districts). Where 50% or more of the street frontage between two (2) successive intersecting streets is occupied by buildings having a front yard setback less than required by this ordinance, the minimum front yard for new buildings shall be the average setback of existing buildings located within 200' on either side of the subject lot. The depth of the front yard shall not be less than one half of the setback specified in the Schedule of Regulations.

- Y. Setbacks (all districts). For lots without frontage on a public street and at the end of a private road without a turn-around, all buildings shall be setback a minimum of 40' from the property lines or road easment.
- Z. Setbacks (nonresidential districts). Parking lots, aisles and drives shall be subject to the side and rear yard setback requirements of the district.
- AA. Front Yard Setbacks (ORT and I). Front yard setbacks from local streets within an industrial park may be reduced to 25' provided parking or loading is not located in the front yard.
- BB. Lot Clustering (R-1, R-2 or R-3 districts). For developments served by both public utilities and containing at least five (5) single family lots, the required dimensional standards may be reduced in return for the provision of open space or preservation of natural features provided the density does not exceed what could otherwise be built on the property. The density calculation must be supported by a conventional plan alternative as defined in Article 20, Development Options. Setbacks may also be reduced provided the resultant building envelopes are smaller than required if the standard setbacks were applied.