

**Section 3.14 Table of Zoning District Regulations**

<b>Table 3-1 Zoning District Regulations</b>										
Designation	Zoning District Description	Minimum Lot Size/ Dwelling Unit (Area in Square Ft)	Maximum Density in Subdivisions and Condominium Projects (Dwelling Units / Acre)	Lot Width at Road Frontage (Feet)	Maximum Building Height (Feet)	Maximum Coverage of Lots by all Buildings (% of lot area)	Minimum Yard Setbacks			Minimum Floor Area / Dwelling Unit (Square Feet)
							Front (a,b)	Side	Rear	
R-1	Single Family Residential - Rural	5 acres	N/A	200	29	30	50	50	50	1000(j)
R-2	Single Family Residential - Medium Density	1 acre	N/A	100(f)	29	30	50	25	25	1000(j)
R-3	Single Family Residential	8,000	N/A	80(f)	29	30	25	10	25	800(j)
R-4	Single Family Residential - Attached	---	4.00(g,h)	80	29	30	25	10(c)	25	600(j)
R-M	Multiple Family Residential	---	8.00(g,h)	80	29	30	25	10(c)	25	(d)
RMHC	Manufactured Home Community	Per the Manufactured Housing Commission Act (1987 PA 96, as amended) and its associated rules.								
C-1	Local Business			--	50	--	0(e)	0	0	
C-2	General Business	20,000	N/A	100	36	--	35(e)	20	35	
I-1	Light Industrial	1 acre	N/A	150	50	--	50	20	35	

**Footnotes:**

- a. The required front yard setback shall not be used for off-street parking and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicle access drives. All yards abutting upon a public or private street shall be considered as front yards for setback.
- b. In all residential zoning districts, the front yard setback shall apply to both lot lines of a corner lot which abut upon a public or private street.
- c. Where two (2) or more multiple, row or terrace dwelling structures are erected on the same lot or parcel, a minimum distance between any two (2) structures shall be thirty (30) feet plus one (1) foot for each ten (10) feet, or part thereof, by which the total length of that portion of the two (2) structures lies opposite each other.

- d. The minimum required floor space per dwelling unit in each multiple dwelling structure shall be:
 

Efficiency apartment	350 square feet	Two bedroom apartment	800 square feet
One bedroom apartment	600 square feet	Three bedroom apartment	1,000 square feet

 Plus an additional eighty (80) square feet for each bedroom in excess of three (3) bedrooms in any unit.
- e. Loading space and parking spaces shall not be located in a required front yard.
- f. Required road frontage may be reduced to sixty-five (65) feet in cases of lots fronting on cul-de-sacs and curvilinear streets, provided that the lot meets the required lot width at the required front yard setback line.
- g. For purposes of determining whether a residential development complies with the maximum density requirement and/or whether a parcel meets the minimum requirement for area (square footage), only usable land area shall be considered. Wetlands, floodplains or submerged land such as a lake, pond or stream shall be excluded from the land area calculations.
- h. To encourage the preservation of unique natural features and the Village's rural character, a single family residential condominium development or a single family platted subdivision in a R-2 or R-3 zoning district is strongly encouraged to utilize a clustering option (conservation planning / design concept) in lieu of a traditional subdivision development.
- i. The minimum ground level floor area for 1-1/2 story, 2 story and split-level homes shall be 600 square feet.

**End of Article 3**