

## Section 417 Schedule of Regulations

Use Districts	Minimum Size of Lot (n)		Maximum Height of Structure		Minimum Yard Setback (per Lot in Ft.) (m)				Max. % of Lot Coverage (Area of all Buildings)	Min. Floor Area in Sq. Ft.(a)	Min. Width of Dwelling Unit in Ft.	Footnotes
					Front (o)	Sides		Rear				
	Area	Width in Ft.	In Stories	In Ft.		Least One	Total of Two					
C Conservation	5 acres	300	2	30	25	20	40	35	---	600	---	f, m, n
FR Forest Recreation	40,000 sq ft	150	2	30	25	20	40	35	35%	600	---	f, m, n
A Agriculture	40,000 sq ft	150	2	30	25	20	40	35	---	600	---	f, m, n
WR Waterfront Residential	15,000 sq ft	100	2	30	25	5	15	25	35%	960	24	c, d, f, m, n, p
R-1 One- Family Residential	20,000 sq ft	100	2	30	25	5	15	25	35%	960	24	b, c, d, f, m, n, p
R-2 Rural Residential	20,000 sq ft	100	2	30	25	5	15	25	35%	600	12	b, c, d, f, m, n, p
R-3 Mixed Residential	15,000 sq ft	100	2	30	25	5	15	25	35%	600	12	b, c, d, e, f, m, n, p
OS Office Service	---	(o)	4	45	25	5	10	20	---	---	---	f, g, h, i, l, m, n, o
B-1 Restricted Business	---	(o)	2	30	25	5	10	20	---	---	---	f, g, h, i, l, m, n, o
B-2 General Business	---	(o)	4	45	20	5	10	20	---	---	---	f, g, h, i, l, m, n, o
B-3 Community Business	---	(o)	4	45	75	10	50 (j,k)	20	---	---	---	i, j, k, l, m, n, o
M-1 Light Manufacturing	---	(o)	4	45	30	10	20	20	---	---	---	f, i, j, k, l, m, n, o
M-2 Mixed Manufacturing	---	(o)	---	---	50 (f,i,m)	20 (g,j,k)	40 (j,k)	40 (j,k)	---	---	---	f, l, j, k, m, n, o

1 Title & Purpose

2 Definitions

3 General Provisions

4 District Regulations

5 Site Plan Review & Plot Plans

6 Special Land Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

**Notes to Article 417--Schedule of Regulations:**

- a. Minimum floor area requirements shall not include area of basements, utility rooms, breezeways, porches, or attached garages. In residential districts, tiny homes (homes which are less than the minimum dwelling unit size) as the principal dwelling on a property require a Special Land Use approval.
- b. If central water and central sewage facilities serve the development, the minimum lot requirements may be reduced to ninety-six hundred (9,600) square feet, eighty by one hundred twenty (80' x 120'), in R-1 and R-3 Districts.
- c. **Side Yard Setback.** The side yard abutting upon a street shall not be less than ten (10) feet, when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot the side yard abutting a street shall not be less than the required front yard of that district.
- d. **Lots with Multiple Dwellings.** For the purpose of said yard regulations, multiple dwellings shall be considered as one (1) building occupying one (1) lot.
- e. **Multiple-Family Dwellings.** Multiple-family dwellings may be erected on a minimum lot size of ninety-six hundred (9,600) square feet, provided that approved water and sewage facilities for all normal domestic uses serve the development. The following minimum lot sizes and floor areas shall be met:

Bedroom Unit*	Minimum Lot Area Per Unit with Public Water & Sewage Facilities	Minimum Floor Area per Unit
Efficiency Apartment	1,750 sq. ft.	250 sq. ft. to a maximum of 350 sq. ft.
1 Bedroom	2,000 sq. ft.	450 sq. ft.
2 Bedroom	2,500 sq. ft.	550 sq. ft.
3 Bedroom	3,000 sq. ft.	650 sq. ft.

\* A den or extra room shall count the same as a bedroom in multiple dwellings.



Charter Township of Alpena Zoning Ordinance

- f. **Setback Averaging.** Where the front yards of two (2) or more principal structures in any block in existence at the time of the passage of this Ordinance, within the district zoned, and on the same side of the street, are less than the minimum front yard indicated above, then any building subsequently erected on that side of the street shall not be less and need not be greater than the average depth of the front yards of said two (2) structures.
- g. **Modification of Interior Setbacks.** The Planning Commission may upon review of the proposed site plan, and after public hearing, modify interior setbacks, except as otherwise specified in an applicable building code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten (10') feet on the side abutting the residential street.
- h. **Loading Space.** Loading space shall be provided in the rear yard in the ratio of at least ten (10') square feet per front foot of building and shall be computed separately from the off-street parking requirements. When an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.
- i. **Parking.** Parking may be permitted in the front yard after approval of the parking plan layout and points of access by the Planning Commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines.
- j. **Setback from Residential District.** In the M-1 and M-2 Districts, no building shall be closer than forty (40') feet to the property line when said property line abuts any residential district. In the B-3 District, no building shall be closer than twenty (20') feet to property line when said property line abuts any residential district or residential use.
- k. **Modification of all Setbacks and Height.** The Planning Commission may, upon review of the proposed site plan and after public hearing, modify front, side and rear yard and height requirements upon a finding that (1) adequate ingress and egress for parking, loading and fire and police protection needs are met and (2) that any building code requirements relative to the relationships between buildings are met. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten (10') feet on the side abutting the residential street.
- l. **Modification of Height in a Planned Development.** Planned development involving three (3) acres or more under one (1) ownership shall be subject to the approval of the Planning Commission, after public hearing, regarding modifications with respect to height regulations.

## Charter Township of Alpena Zoning Ordinance

- m. **Waterfront Setback.** For lots which border on a lake or a stream, the minimum structure setback on the waterfront side shall be twenty-five (25') feet from the ordinary high water mark.
- n. **Lot Size Ratio.** The length of the lot shall not exceed four (4) times the width.
- o. **Access Management.** For properties with frontage on U.S. 23 and M-32, refer to [Section 327 \(Access Management\)](#).
- p. **Lot Coverage.** Single-Family Detached: 35%; All other uses: 50%. The Planning Commission shall have the authority to approve a greater percentage lot coverage for all uses.