

## SCHEDULE OF REGULATIONS

**Table of Dimensional Standards by District**

Zoning Districts	Lot Minimums		Max. Building Height (feet)	Max. Lot Coverage <sup>2</sup>	Minimum Setback Measured from Lot Line (feet)			Minimum Useable Floor Area Per Unit (sq. ft.)	See Detailed Standards In....
	Area	Width <sup>1</sup> (feet)			Front Yard <sup>3</sup>	Side Yard	Rear Yard		
<i>AR – Agricultural Residence</i>	1 acre	150	35	--	40	10	50	960	Chapter 4
<i>R-1 – Low Density</i>	1 acre (30,000 sq. ft. w/ public sewer)	150 (125 w/ sewer) <sup>4</sup>	35	--	35	10	25	960	Chapter 5
<i>R-2 – Medium Density</i>	22,000 sq. ft. – 1 acre <sup>5</sup>	100 – 150 <sup>5</sup>	35	--	25	10 <sup>6</sup>	25 <sup>7</sup>	(8)	Chapter 6
<i>MHP – Manufactured Housing Park</i>	See Chapter 7 for the Standards pertaining to the MHP district.								
<i>R-4 – Lake Residential</i>	6,000 sq. ft.	50	35	--	30	5	25	960	Chapter 8
<i>C-1 – Mixed Use District</i>	10,000 sq. ft. (min) <sup>9</sup>	100	35	--	R-25 <sup>10</sup> C-20	R-10 <sup>11</sup> C-(12)	R-25 <sup>12</sup> C-(13)	(8)	Chapter 9
<i>C-2 – General Commercial</i>	(13)	(13)	35	60%	25 <sup>14</sup>	15 <sup>15</sup>	(16)	--	Chapter 10
<i>I-1 – Light Industrial</i>	(13)	(13)	35	50%	50	25 <sup>17</sup>	50 <sup>17</sup>	--	Chapter 11
<i>M – Manufacturing</i>	(13)	(13)	35	50%	50	50 <sup>1</sup>	50 <sup>18</sup>	--	Chapter 12

(##) - Footnote

**Notes to Schedule of Regulations**

1. Lot width shall be measured at the front setback line between the points where the setback line intersects with the side property lines. In all districts, the minimum lot width requirement is also the minimum frontage requirement.
2. Percent lot coverage is the maximum amount of the lot permitted to be covered by buildings or structures.
3. Front yard setback notes.
  - a. Unless otherwise stated, the front yard setback shall be measured from the existing road right of way line, which is also the front lot line.
  - b. For corner lots, both street frontages shall be considered front yards and shall provide the minimum front yard setback. The size of corner lots shall be large enough to accommodate both front yard setbacks and a building of similar size to those located on non-corner lots. The rear yard of a corner lot is the side opposite the narrower of the two street frontages.
  - c. No new double frontage lots shall be created. For existing double frontage lots, both street frontages shall be subject to the front yard regulations. In districts where the rear yard setback is greater than the front yard setback, the building shall be setback at least the distance of the rear yard setback requirement from the street that it does not primarily face.
  - d. For waterfront lots, the waterfront side shall be the front yard. The ordinary high water mark shall be considered the lot line for purposes of zoning and setback measurement.
4. The minimum lot area in the R-1 district without being connected to an approved sewer system is one (1) acre. However, with a connection to an approved sewer system, the minimum lot size is reduced to 30,000 square feet. If the minimum lot size is one (1) acre, the minimum lot width shall be 150 feet. If the minimum lot size is 30,000 square feet, the minimum lot width shall be 125 feet.
5. The minimum lot area and lot width shall be as follows.
  - Single family dwelling – 30,000 sq. feet and 100 feet width
  - Single family dwelling with public water and sewer – 22,000 sq. ft and 100 feet width
  - Two family parcels – 49,000 sq. ft. and 100 feet width
  - Multiple family developments – 1 acre and 150 feet width
6. For multi-family dwellings and uses other than single and two family dwellings, each side yard shall be not less than 25 feet, except that where a principal structure is taller

- than 25 feet in height, it shall be setback a distance equal to the height from the side property line.
7. Multiple family structures taller than 25 feet shall have a setback from the rear property line equal to the overall height of the building.
  8. Minimum usable floor area shall be based on the following:
    - Single and two family dwelling – 960 square feet per dwelling
    - Multiple family dwelling
      - One bedroom unit – 650 square feet per unit
      - Two bedroom unit – 750 square feet per unit
      - Three bedroom unit – 900 square feet per unit
      - 100 square feet of usable floor area for each additional bedroom
  9. Minimum lot area for residential developments shall be as follows:
    - Single family dwellings with public sewer and water – 10,000 sq. feet
    - Single family dwellings without public sewer or water – 20,000 sq. feet
    - Two family parcels shall require double the area required for single unit parcels
    - Multiple family developments must be connected to a public water and sanitary sewer system and shall require 5,000 sq. feet per unit
  10. The front yard setback for residential structures and uses shall be 25 feet. For commercial structures and uses the setback shall be 20 feet.
  11. For residential structures, the side yard setback shall be a minimum of 10 feet. For multiple family structures, see footnote #7. For commercial structures, the side yard setback is 25 feet when that yard is adjacent to residentially owned property or 10 feet when adjacent to non-residentially zoned property.
  12. For residential structures and uses, the rear yard setback shall be 25 feet. For multiple family structures, see footnote #8. For commercial uses and structures, the rear yard shall be 25 feet when the yard is adjacent to any residentially zoned district or 15 feet in all other cases.
  13. The minimum lot area and width in this District shall be such as is reasonable for the contemplated use as recommended by the Decatur Township Planning Commission and approved by the Decatur Township Board.
  14. Where all lots on a street frontage between two intersections are undeveloped, the front yard setback shall be 25 feet from the road or street right-of-way or easement line or 50 feet from the center of the road, whichever is greater. Where one or more lots are impacted, the front yard need not be greater than the average depths of the existing front yards of the lots adjoining on either side. In no case shall it be less than 25 feet.

15. On lots abutting residential zoning districts, the side yard setback shall be 30 feet with screening consisting of landscaping, at least 50% evergreens, creating a 7 foot opaque screen, a wall, or fence.
16. There shall be a rear yard on every lot, which rear yard shall have a minimum depth of not less than ten (10) percent of the depth of the lot for a one (1) story building, which depth shall be increased to fifteen (15) percent of the depth of the lot for a two (2) story building; provided however, that such rear yard need not exceed thirty (30) feet in depth. Accessory buildings not more than fifteen (15) feet high may be located in a rear yard, providing the accessory buildings occupy not more than twenty-five (25) percent of the rear yard area, and are located no nearer to the side or rear lot line than five (5) feet. Accessory buildings shall not be used for residential purposes.
17. For L-1 lots abutting a residential district, no building or structure shall be located within 100 feet of the residential district and no parking within 40 feet. The 40 foot area shall be maintained as green space.
18. For M lots abutting a residential district, no building or structure shall be located within 200 feet of the residential district and no parking within 40 feet. The 40 foot area shall be maintained as green space.