

CHAPTER 30

SCHEDULE OF REGULATIONS

Section 30.1 SCHEDULE OF REGULATIONS.

The following schedule of regulations includes minimum standards, restrictions, and requirements for various types of buildings and structures and uses thereof. Regulations as established for each of the Zoning Districts indicated on the schedule are the official record of such regulations and are hereby adopted as an official part of this Ordinance.

This schedule is intended to include only the most frequently required building and use restrictions and does not include all zoning regulations for the uses listed, nor does it include a complete listing of all structures and uses regulated by other Sections of this Ordinance.

Section 30.2 TABLE OF MINIMUM LOT SIZES AND YARDS.

ZONING DISTRICT	Minimum Lot Size - all criteria to be met			Minimum Required Yard, Feet		
	Width (Feet)	Depth (Feet)	Area	Front	Sides	Rear
A-1, Agricultural	250 ^(a)	330 ^(a)	82,500 square feet	75	25	25
A-2, Agricultural Service	250 ^(a)	330 ^(a)	82,500 square feet	75	25	25
RR, Rural Residential	250 ^(a)	330 ^(a)	82,500 square feet	75 ^(f)	20 ^(g)	25 ^(h)
E-1, Lowland Resource Conservation	330	330	108,900 square feet	75	25	25
R-1, Residential One-Family	150 ^(b)	250 ^(b)	37,500 square feet	75 ^(f)	20 ^(g)	25 ^(h)
R-2, Residential Multiple-Family	(c)	(c)	(c)	75 ^(f)	20 ^(g)	25 ^(h)
B-1, Neighborhood Commercial	200	250	1.15 acres	75	25	25
B-2, General Business	200	250	1.15 acres	75	25	25

ZONING DISTRICT	Minimum Lot Size - all criteria to be met			Minimum Required Yard, Feet		
	Width (Feet)	Depth (Feet)	Area	Front	Sides	Rear
I-1, Industrial	250	250	2 acres	100	50 ^(e)	25
I-2, Industrial	330	300	5 acres	100	100 ^(e)	100
M-1, Mining	330	330	20 acres	100	100	100
PUD, Planned Unit Development ^(d)	(d)	(d)	(d)	(d)	(d)	(d)
LSOD	200	200	1 acre	50 minimum, 70 maximum (build-to zone adjacent to Lincoln St. and 124 th Ave.) ^(j) ; 20 feet for internal access roads	15	15
LMDCOD Highway Commercial Sub-District, North of M-45	200	200	1 acre	100 minimum, 120 maximum (build-to zone adjacent to M-45); 50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.) ^{(j), (k)} ; 20 feet for internal access roads	15	20
LMDCOD Highway Commercial Sub-District, South of M-45	200	200	1 acre	155 minimum, 175 maximum (build-to zone adjacent to M-45); 50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.) ^{(j), (k)} ; 20 feet for internal access roads	15	20

ZONING DISTRICT	Minimum Lot Size - all criteria to be met			Minimum Required Yard, Feet		
	Width (Feet)	Depth (Feet)	Area	Front	Sides	Rear
LMDCOD Community Commercial Sub-District	250	250	2 acres	50 minimum, 70 maximum (build-to zone adjacent to 120 th Ave.); 20 for internal access roads	15	20
LMDCOD Industrial Sub-District	250	250	2 acres	75	50	50
					25 adjacent to industrial	25 adjacent to industrial

- (a) The minimum width shall be 330 feet if the minimum depth is equal to or greater than 250 feet but less than 330 feet.
- (b) The minimum width shall be 250 feet if the minimum depth is equal to or greater than 150 feet but less than 250 feet.
- (c)
 - (1) For a lot with a one-family dwelling, the minimum width and depth shall be 150 feet and 250 feet, respectively. However, the minimum width shall be 250 feet if the minimum depth is equal to or greater than 150 feet but less than 250 feet. In either event, the minimum lot area shall be 37,500 square feet.
 - (2) For a lot with a multiple family dwelling having two dwelling units, the minimum width and depth shall be 200 feet and 250 feet, respectively. However, the minimum width shall be 250 feet if the minimum depth is equal to or greater than 200 feet but less than 250 feet. In either event, the minimum lot area shall be 50,000 square feet.
 - (3) For a lot with a multiple family dwelling having three or four dwelling units, the minimum width and depth shall be established on a case-by-case basis by the Township Board in the course of the required special use process established by Chapter 32 of this Ordinance.
 - (4) For a lot with more than one multiple family dwelling, each having two or three or four dwelling units, the minimum width and depth shall be established on a case-by-case basis by the Township Board in the course of the required special use process established by Chapter 32 of this Ordinance.

- (d) Areas are governed by the specifications as provided in the PUD Chapter.
- (e) May be reduced to 25 if the adjoining parcel is zoned I-1 or I-2.
- (f) Shall be reduced to 40 for any existing non-standard lot which meets the requirements of Section 4.24(A) of this Ordinance.
- (g) Shall be reduced to 15 for any existing non-standard lot which meets the requirements of Section 4.24(A) of this Ordinance; shall be further reduced to 10 for an accessory building located on any lot within the Village of Robinson Plat.
- (h) Shall be reduced to 20 for any existing non-standard lot which meets the requirements of Section 4.24(A) of this Ordinance; shall be further reduced to 10 for an accessory building located on any lot within the Village of Robinson Plat.
- (i) A build-to zone is an area designated by minimum and maximum front yard requirements. The front building line of a structure shall be placed within this zone. Required front yards shall be measured from the right-of-way line.
- (j) The build-to zone is measured from the street centerline for the LMDCOD when fronting M-45. All other required front yards shall be measured from the right-of-way line.
- (k) A build-to zone is an area designated by minimum and maximum front yard requirements. The front building line of a structure shall be placed within this zone.

Section 30.3 TABLES OF PRINCIPAL AND ACCESSORY BUILDING REGULATIONS.

ZONING DISTRICT	Principal Building		Accessory Building			Structure
	Maximum Building Height		Maximum Building Size (Feet Squared)	Maximum Height (Feet)	Minimum Distance From Principal Building and All Other Accessory Buildings (Feet)	Maximum Height (Feet)
	(Feet)	Stories				
A-1, Agricultural	50	3	(a)	35	10	35
A-2, Agricultural Service	50	3		20	10	35
RR, Rural Residential	35	3	(a)	20	10	35
E-1, Lowland Resource Conservation	35	3		20	10	35

ZONING DISTRICT	Principal Building		Accessory Building			Structure
	Maximum Building Height		Maximum Building Size (Feet Squared)	Maximum Height (Feet)	Minimum Distance From Principal Building and All Other Accessory Buildings (Feet)	Maximum Height (Feet)
	(Feet)	Stories				
R-1, Residential One-Family	35	3	(b)	18	10	35
R-2, Residential Multiple-Family	35	3	(b)	18	10	35
B-1, Neighborhood Commercial	35	3		20	10	35
B-2, General Business	35	3		20	10	35
I-1, Industrial	35	3		20	10	35
I-2, Industrial	35	3		20	10	35
M-1, Mining	40	2		20	10	35
PUD, Planned Unit Development	(c)	(c)	(c)	(c)	10	35

Zoning District	Principal Building			Accessory Building - one per lot			Structure
	Maximum Building Height		Maximum Building Size (Feet Squared)	Maximum Building Size (Feet Squared)	Maximum Height (Feet)	Minimum Distance From Principal Building and All Other Accessory Buildings (Feet)	Maximum Height (Feet)
	Feet	Stories					
LSOD	20	2	5,000 (first story)	5% of principal building, but not less than 150	18	10	20
LMDCOD Highway Commercial	30	2	10,000	5% of principal building, but not less than 150	30	10	30

Zoning District	Principal Building			Accessory Building - one per lot			Structure
	Maximum Building Height		Maximum Building Size (Feet Squared)	Maximum Building Size (Feet Squared)	Maximum Height (Feet)	Minimum Distance From Principal Building and All Other Accessory Buildings (Feet)	Maximum Height (Feet)
	Feet	Stories					
LMDCOD Community Commercial	30	2	40,000	5% of principal building, but not less than 150	30	10	30
LMDCOD Industrial	30	2	50,000	5% of principal building, but not less than 150	30	10	30

- (a) See Section 4.2(D)(1).
- (b) See Section 4.2(D)(2).
- (c) This information will be established by and/or covered in the restrictive covenants for the PUD, the PUD application, or the PUD approval.

Section 30.4 TABLE OF MINIMUM REQUIRED FLOOR AREA FOR DWELLINGS.

ZONING DISTRICT	Minimum Floor Area, Square Feet	
	Up to 2 Bedroom	Add for Each Additional Bedroom
A-1, Agricultural	1080 (800 on main floor)	120
A-2, Agricultural Service		
RR, Rural Residential	1080 (800 on main floor)	120
E-1, Lowland Resource Conservation	1080 (800 on main floor)	120
R-1, Residential One-Family	1080 (800 on main floor)	120

ZONING DISTRICT	Minimum Floor Area, Square Feet	
	Up to 2 Bedroom	Add for Each Additional Bedroom
R-2, Residential Multiple-Family	900	120
B-1, Neighborhood Commercial ^(a)		
B-2, General Business ^(b)		
I-1, Industrial		
I-2, Industrial		
M-1, Mining		
PUD, Planned Unit Development ^(c)	1080 (800 on main floor)	120

(a) For regulations see Chapter 12.

(b) For regulations see Chapter 13.

(c) Mobile home specifications as provided in PUD Chapter 20. Recreational Use PUD does not permit dwellings.