

ARTICLE 6
DIMENSIONAL STANDARDS

SECTION 6.01. Table of Dimensional Standards by District

STANDARDS			PRD	SPD	R-1A	R-1B	R-1C	R-1D	R-2 (S)	RM	MH	B-1	B-2	B-3	ULR	CV	TC	HRC	O	TLM	I	HF	HOS				
Building Height (feet)	Maximum	Feet	35	35	35	35	35	35	35	35	See Article 17 (Mobile Home Park District)	35	35	35	See Article 16 (Union Lake Road Overlay District)	See Article 20 (Commerce Village Overlay)	See Article 19 (Town Center Overlay)	See Article 18 (Haggerty Road Corridor Overlay)	35	35	45	35 (V)	35 (Q)				
		Stories	2½	2½	2½	2½	2½	2½	2½	2½		2	2	2					2	2	2 (V)	2 (Q)					
Lot Standards (per unit)	Minimum Width (feet)		200	200	100(A)	70(A)	60(A)	50(A)	(R)	150 (A)		100(A)	100(A)	100(A)					150	100	100	100	100				
	Minimum Area (square-feet)		5ac	5ac	20,000	12,000	10,000	7,200	(R)	(F)(G)		12,000	12,000	12,000					15,000	20,000	20,000	10ac	1.5ac				
	Maximum Coverage (%)		35	35	35	35	35	35	35	(N)		(N)	(N)	(N)					(N)	(N)	(N)	(N)	(N)				
Yard / Setback Standards (feet)	Front Yard	Minimum	25	25	25 (B) (W)	25(B) (W)	25(B) (W)	25(B) (W)	30(T)	30(H)		30(J)	30(J)	30(J)					30(J)	30(J)	30(J)	50(J)	35				
	Minimum Side Yard	One Side Yard			4(C)(D)	4(C)(D)	4(C)(D)	4(C)(D)	4(C)(D)	30(H)		10(K)	10(K)	15(K)					10(K)	25(O,P)	25(O,P)	50	15				
		Total of Two			14	14	14	14	14	30(H)		20	20	30					20	50	50	100	30				
	Minimum Rear Yard				35	35	35	35	30	35(H)		25(L)	25(L)	30(L)					35(L)	35	35(M)	50	35				
Minimum Gross Floor Area (square feet/unit)					(E)	(E)	(E)	(E)	(E)	(I)																	
Minimum Land Area per Principal Dwelling Unit (square feet/unit)										(G)																	

DISTRICT NAME	SYMBOL
Public Recreation District	PRD
Special Purpose district	SPD
Large Lot Single Family Residential	R-1A
Single Family Residential	R-1B
Single Family Cottage Residential	R-1C
Single Family Neighborhood Residential	R-1D
Attached Residential	R-2
Multiple Family Residential	RM
Manufactured Housing	MH
Parking	P
Local Business	B-1
Community Business	B-2
General Business	B-3
Union Lake Road District Overlay	ULR
Commerce Village Overlay District	CV
Town Center Overlay District	TC
Haggerty Road Corridor Overlay District	HRC
Office	O
Technology and Light Manufacturing	TLM
Industrial	I
Hospital Facilities	HF
Hospitality	HOS

SECTION 6.02. Footnotes to the Table of Dimensional Standards

- A.** Where a platted subdivision or a single family detached residential site condominium project is proposed to be developed under the Road Commission for Oakland County's open ditch road option specified in Section 3.B.4 of its "Procedures for Plat Development and Standards and Specifications," the minimum lot width shall not be less than one hundred fifty (150') feet.
- B.** The waterfront setback for a water frontage lot shall be no less than the minimum front yard requirement for the zoning district in which the lot is located. If a setback of greater depth than specified exists on adjacent lots at the time of passage of this Ordinance, then the required minimum setback shall not be less than the average setback of the dwellings on the adjacent lots but the maximum setback shall be fifty (50') feet. The fifty foot maximum does not apply where an average setback greater than fifty (50') feet is established because there is an intervening subdivision outlot, condominium common area or other communal property separating the water frontage lot from the water's edge.
- C.** At no time shall any dwelling be constructed less than ten (10') feet from a dwelling on an adjacent lot.
- D.** In the case of a corner lot, the side yard abutting the road shall not be less than that required for a front yard.
- E.** The minimum floor area in the R-1A, R-1B, R-1C and R-1D One Family Residential Districts, and the R-2 Two Family Districts, shall be based upon the following schedule:

	R-1A	R-1B	R-1C	R-1D	R-2
	Minimum Floor Area Per Unit (In Square Feet)				
One (1) story in Height	1,500	1,200	1,050	900	900
One and One-Half (1 ½) stories and Tri-levels	1,800	1,500	1,300	1,100	1,100
Two (2) Stories in Height and More	1,900	1,750	1,550	1,300	1,300

Attached private garages may occupy 900 square feet or 50% of the ground floor area, whichever is greater, in addition to the required Minimum Floor Area of the proposed building.

- F.** No multiple-family structure (three (3) or more attached dwelling units) shall be erected on a lot or parcel of land which has an area of less than one-half (1/2) acre, or has a lot width of less than one hundred and fifty (150') feet.
- G.** The following minimum lot area per dwelling unit type shall be required in all RM Multiple Family Residential Districts:

Dwelling Unit Type	Minimum Lot Area Per Unit
Efficiency and One Bedroom	4,000 sq.ft.
Two-Bedroom	5,000 sq.ft.
Three-Bedroom	6,500 sq.ft.
Four or More Bedrooms	8,500 sq.ft.

Plans presented which include a den, library, or extra room shall have such extra room counted as a bedroom for purposes of this Ordinance.

- H.** Yards abutting major thoroughfares, as defined in Article 2, shall have a minimum depth of fifty (50') feet.
- I.** Minimum floor areas for apartments shall be as follows:
1. Efficiency Apartment: the term "Efficiency Apartment" shall mean a dwelling unit containing not over five hundred (500) square feet of floor area, and consisting of not more than one (1) room in addition to kitchen, dining and necessary sanitary facilities.
 2. One-Bedroom Unit: The term "One-Bedroom Unit" shall mean a dwelling unit containing a minimum floor area of at least six hundred (600) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining and necessary sanitary facilities.
 3. Two-Bedroom Unit: The term "Two-Bedroom Unit" shall mean a dwelling unit containing a minimum floor area of at least seven hundred (700) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining, and necessary sanitary facilities.
 4. Three or More Bedroom Unit: The term "Three or More Bedroom Unit" shall mean a dwelling unit wherein for each room in addition to the three (3) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of one hundred fifty (150) square feet to the minimum floor area of seven hundred fifty (750) square feet.
- J.** Required front yards, and road side yards on corner lots, shall not be used for parking, loading or any other use except for drives necessary for access to and from the site from the road and except as otherwise provided herein.
- K.** In all O and B Districts, no side yards are required except in the following circumstances:
1. If walls of structures facing interior side lot lines contain windows, or other openings, including those required by the Michigan Building Code or for emergency ingress and egress, the minimum yard requirements shall be met.

2. Where O and B Districts abut any Residential zoning and SP Districts, the minimum side yard requirement shall be thirty (30') feet.
 3. In O and B Districts, the minimum side yard requirement shall be met for the exterior side of a corner lot, and for the exterior side of a parcel or lot on the exterior of the District.
- L.** In all O and B Districts, off-street loading and unloading shall be provided in the rear yard at the ratio of at least one space per establishment where required, and shall be provided in addition to any required off-street parking area. Loading and unloading may be permitted in the side yard provided a setback of fifty (50') feet is maintained.
- M.** Any portion of a front, side or rear yard not utilized for storage, parking, loading or unloading shall be planted in berm or landscaping and shall be maintained in a neat condition.
- N.** The minimum floor area per unit and maximum percentage of lot coverage by all buildings shall be determined by the use of the lot, the provision of off-street parking, loading and storage areas, and required yards.
- O.** Where the lot or parcel lies within the interior of the industrial district, the side yard may be reduced to fifteen (15') feet where no openings or windows are contained in the wall paralleling the side lot line, but where there are any openings or windows, other than those required by Michigan Building Code or for emergency ingress and egress, the side yard shall not be less than twenty-five (25') feet. In the I (Industrial) Districts, a minimum 50-foot side yard setback shall be provided from the boundary of any abutting residential zoning district.
- P.** In I Districts, required side or rear yards may be utilized for parking and loading and unloading provided that in such instances the Planning Commission shall review the plans for such area to assure sufficient access to the building, or any storage or related areas, to provide for the health, safety and general welfare of employees in the building.
- Q.** Building Heights in excess of two (2) stories or thirty five (35) feet are permitted up to four (4) stories or forty eight (48) feet, whichever is less. For each foot of building height above thirty five (35) feet, the minimum yard requirements shall increase one foot on all required yards.
- R.** Minimum project size: No structure shall be erected in the R-2 Residential District on a lot or parcel of land which has an area of less than one-half (1/2) acre or a lot width of less than one hundred fifty (150') feet.
- S.** The permitted density within the R-2 Residential District shall not exceed 4.5 dwelling units per net acre.
- T.** The minimum front yard setback shall be thirty (30') feet from the back of curb.
- U.** It is the purpose of this section to require an additional setback from certain major thoroughfares which serve or are anticipated to service as main traffic arterials and/or are rated for high existing or anticipated traffic volumes. Additional setbacks are intended to improve traffic flow, visibility, pedestrian safety and traffic safety in general. In cases involving the following roads the setback line distance shall be measured in feet from a point to the centerline of the proposed right of way of the road as indicated below.

Road	Setback line from centerline of road
Bass Lake Road	60'
Beck Road	60'
Benstein Rod	60'
Bogie Lake Road	60'
Carey Road	60'
Carroll Lake Road	60'
Charms Road	60'
Commerce Road	60'
Cooley Lake Road	60'
Duck Lake Road	60'
Fourteen Mile Road	60'
Glengary Road	60'
Haggerty Road	60'
Ladd Road	60'
Maple Road	60'
Martin Road	60'
McCoy Road	60'
Newton Road	60'
Oakley Park Road	60'
Pontiac Trail	60'
Richardson Road	60'
Sleeth Road	60'
S. Commerce Road	60'
Union Lake Road	60'
Walnut Lake Road	60'
Welch Road	60'
Wise Road	60'
Wixom Road	60'

- V. Building heights in excess of two (2) stories or thirty five (35) feet are permitted up to five (5) stories. For each foot of building height above two (2) stories or thirty five (35) feet the minimum yard requirement shall be increased one foot on all required yards.

W. The setback requirements in Section 33.02 govern residential fences.

SECTION 6.03. Front Yards

Any required front yard area shall be used primarily for open space and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures shall be maintained within the required front yard, except porches, fences, and similar improvements permitted by this Ordinance. Front yards shall be further subject to the following:

A. Existing Neighborhoods

Where the predominant pattern of front yard setbacks on a single block in the R (One Family Residential) District is less than that required by Article 6, the minimum front yard setback for any new addition to an existing structure or any new structure on the same block may be reduced to the average front yard depth of existing structures on the same side of the street.

B. Corner Lots

Structures on corner lots shall comply with the minimum front yard setback requirements from all road rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance.

C. Double Frontage Lots

Where a block of double frontage lots exists, one (1) road may be designated by the Zoning Administrator as the front street for all lots in the block. Otherwise, both frontages shall be considered front yards for purposes of this Ordinance.

D. Maximum Setback

The purpose of the maximum front yard setback (also known as a “build-to line”) established for the B-2 (Community Business) Districts is to preserve the unique character of the Township’s downtown commercial area, provide a pleasant and diverse experience for pedestrians, and enhance the Township’s attractiveness and economic vitality.

All new buildings, alterations and expansions constructed after the effective date of this Ordinance shall follow the established historic development pattern of these areas of the Township by complying with the maximum setback requirements of this Article.

SECTION 6.04. Reserved

SECTION 6.05. Height Exceptions

Exceptions to the maximum height standards set forth in this Article shall be permitted, as follows:

- A. Exempt structures.** Farm buildings, flagpoles, water towers, and public monuments in any zoning district shall be exempt from the maximum height standards of this Ordinance. Wireless communication towers and antennae shall be subject to the maximum height standards of Article 26.
- B. Limited exceptions.** Chimneys, steeples and spires, cupolas, elevator towers, stage scenery lofts, mechanical equipment, and similar structures shall not be included in calculating the height of a principal building.

SECTION 6.06. Permitted Yard Encroachments

Architectural features, chimneys, and other building projections and attached structures shall be considered part of the primary building for purposes of determining yard and setback requirements. The following features are permitted to project into certain required yards as follows:

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Building Director.
Access drives and sidewalks	All	None
Arbors and trellises	All	None.
Architectural features (such as cornices, eaves, gutters, sills, pilasters, bay windows, and similar elements)	All	May project into a required side yard up to three (3) inches per foot of side yard width, and may project up to three (3) feet into a required front or rear yard.
Balconies, fire escapes, and similar structures	Rear	May project up to six (6) feet into required rear yard.
Egress Window Wells	All	May project up to four (4) feet into a required yard. Egress window wells in the front yard shall be screened from view.
Flagpoles	All	Flagpoles shall be set back a minimum of 20 feet from all lot boundaries and road rights-of-way.
Handicapped access ramps	All	None
Off-street parking lots	All	See Article 28 (Parking, Loading, and Access Management)

Projection	Yard	Restrictions
Propane tanks	Rear	Not permitted in any required front yard. Units located within any required rear yard shall be screened by landscaping or other means approved by the Building Director to completely obscure the unit from view.
Signs	Front	See Article 30 (Signs)
Unenclosed terraces, porches (unenclosed, covered, or open), patios, decks up to 30 inches in height, awnings, canopies, and stairways	Front. Rear	May project up to ten (10) feet into a required front yard and 15 feet into a required rear yard.

SECTION 6.07. Area and Yard Regulations

No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located

A. Lot Standards

1. New lots created after the effective date of adoption or amendment of this Ordinance shall comply with all applicable dimensional standards of this Ordinance.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. Existing yard setbacks shall not be reduced below the minimum requirements of this Ordinance.

B. Number of Principal Uses per Lot

Only one (1) principal building shall be placed on a lot of record in a single-family residential district. For single-family condominium developments, only one (1) principal building shall be placed on each condominium lot, as defined in Article 2.

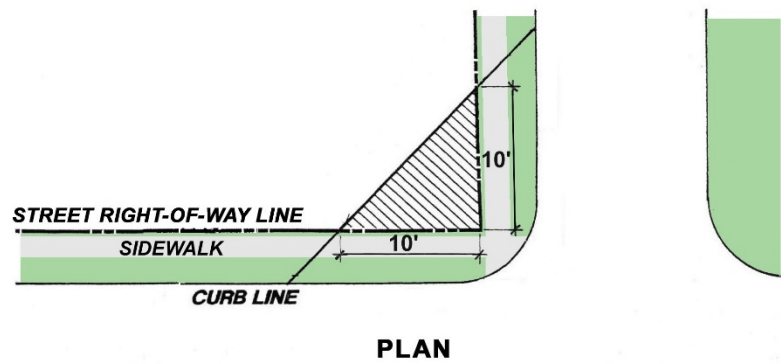
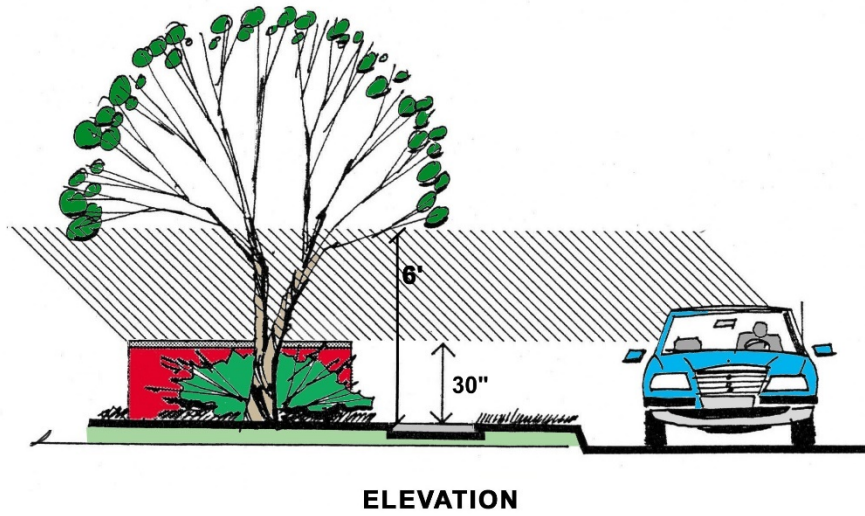
SECTION 6.08. Frontage and Access Required

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved road. Indirect access via a private access easement shall not be sufficient to satisfy this requirement.

SECTION 6.09. Corner Clearance

No structures, walls, fences, signs, landscaping or other obstructions to visibility shall be permitted between the height of thirty (30) inches and six (6) feet above the existing road grade within a triangular area formed by the intersection of two (2) road right-of-way lines connected by a diagonal across the interior of such lines at points ten (10) feet from the point of intersection. Trees shall be permitted within the triangular area, provided that limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard.

Buildings in the B-2 (Community Business) Districts shall be exempt from this requirement. Upon review of site circulation, visibility and accessibility, the Planning Commission may require additional corner clearance area for sites in the B-3 (General Business) District.



Corner Clearance Area