

**SECTION 4.03 Schedule of Regulations**

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure (f)(h)		Minimum Setbacks** (a)(g)(i)			Minimum dwelling width (b)
		Area	Width	Stories	Feet	Front	Side	Rear	Feet
R-1	Single Family Residential	6,000 sf	50'	3	35'	15'	5' (c)	10' (d)	20' (i)
R-2	Multiple Family Residential			3	35'	15'	20' (c)	20'	14'
R-3	High Density Single Family Residential	5,000 sf	50'	3	35'	15'	5' (c)	15'	14'
VC	Village Commons	6,000 sf	50'	3	35'	15'	5' (c)	15'	20' (i)
C	Commercial	20,000 sf	100'	3	35'	25' (e)	20'(c)	30'	--
CBD	Central Business District	2,500 sf	25'	3	35'	None	None	5'	--
M	Manufacturing	½ acre*	100'*	3	35'	25'	20' (c)	25'	--
CR	Conservation Reserve	Parks, forest, open space, may include structures							

**Footnotes:\*\***

- (a) For lots which border on the river, a 25' setback is imposed from the Ordinary High Water Mark.
- (b) Exclusive of unenclosed porches, garages, basements and patios
- (c) Side yard setback (on the street side) shall be the same as the front setback on the lot.
- (d) For parcels immediately adjacent to the Bellaire walking path, the setback for accessory buildings shall be reduced to a minimum of five (5) feet.
- (e) Front setback shall be reduced to allow the front of a new building to align with existing buildings located on immediately adjacent lots, but cannot be located within road right-of-way
- (f) Ornamental architectural features, not used for human occupancy, such as church spires, belfries, cupolas, domes, ornamental towers, flagpoles and monuments shall not be subject to the height limitations of this Section, but shall be subject to the applicable provisions of this Ordinance and the Antrim County Airport Zoning Ordinance.
- (g) Chimneys, flues, cornices, eaves, gutters and similar features may extend a maximum of twenty-four (24) inches into the required setback, provided the foundation location complies with the required setback.
- (h) Noncommercial towers, alternative tower structures, transmission and communication towers, noncommercial wind turbine generators, and commercial wind turbine generators shall not be subject to the height limitations of this Section, but shall be subject to the applicable provisions of this Ordinance and the Antrim County Airport Zoning Ordinance.
- (i) The minimum dwelling width may be reduced when proposed as part of a Planned Unit Development and is subject to Planning Commission approval.
- (j) In addition to the required setbacks specified in this Schedule of Regulations, each corner lot in every zoning district shall establish and maintain a clear vision area on the lot. The clear vision area shall be the area between the intersection of the front and side lot lines and an imaginary line drawn between two (2) points on the front and side lot lines measured 25' from the intersection of the front and side lot lines.

\*[Amended 12-6-2017 by Ord. No. #ZO 2 of 2017, eff. 12-22-2017]

\*\*[Amended 11-6-2019 by Ord. No. #ZO 1 of 2019, eff. 11-22-2019]