

**300 ARTICLE III ZONING DISTRICTS**

**301 DIVISION OF TOWNSHIP**

The Township of Lake shall be divided into zoning districts, as hereafter described, within which districts no buildings or premises or lot shall be used and no building shall hereafter be erected, altered, or located except for the uses and purposes hereafter set forth as "permitted uses" under each separate zoning district classification, or as "special exception uses".

**302 SCHEDULE OF REGULATIONS CHART (SEE PAGE 1F-2)**

COPY

**302 SCHEDULE OF REGULATIONS FOR DWELLINGS CHART**

District	Minimum Floor Area	Minimum Dwelling Width	Max Dwelling Height	Minimum Lot Area Development	Minimum Lot Frontage	Front Yard Setbacks <sup>A</sup>			Side Yard Setback	Rear Yard Setback	Max Lot Coverage of all structures
						RO W	Canal /River	Lakefront			
<b>AG<sup>B</sup></b>	720 sq ft	23 ft	32 ft	1 acre	100 ft	20 ft	-	-	10 ft	10 ft	50%
<b>R-1</b>	960 sq ft	23 ft	32 ft	8,125 sq ft	65 ft	20 ft	25 ft <sup>C</sup>	50 ft <sup>C</sup>	10 ft <sup>D</sup>	20 ft <sup>E</sup>	50%
<b>RR-1</b>	960 sq ft	23 ft	32 ft	2 acres	200 ft	50 ft	-	-	20 ft	20 ft	60%
<b>R-2</b>	840 sq ft	23 ft	32 ft	7,200 or 12,000 sq ft <sup>F</sup>	60 ft	20 ft	-	-	5 ft	5 ft	50%
<b>R-3</b>	720 sq ft	23 ft	32 ft	6,000 sq ft	50 ft	20 ft	-	-	5 ft	5 ft	50%
<b>R-4<sup>G</sup></b>	-	-	-	-	-	-	-	-	-	-	-
<b>MDU</b>	600 sq ft Per Unit	23 ft	Requires Site Plan	12,000 sq ft	100 ft	20 ft	25 ft	50 ft	5,10 or 20 ft <sup>H</sup>	TBD <sup>I</sup>	70%
<b>C-W</b>	Determined at Site Plan Review	23 ft	32 ft <sup>J</sup>	12,000 sq ft	100 ft	20 ft	25 ft	50 ft	10 ft	20 ft	70%
<b>C-1</b>		23 ft	32 ft <sup>J</sup>	12,000 sq ft	100 ft	20 ft	-	-	10 ft	10 ft	70%
<b>C-2</b>		23 ft	32 ft <sup>J</sup>	21,780 sq ft; ½ acre	100 ft	20 ft	-	-	10 ft	10 ft	70%
<b>PUD</b>	Determined at Site Plan Review			5 acres	Determined at Site Plan Review						

\* See Section 303 for Footnotes to Schedule of Regulations

### 303 FOOTNOTES TO SCHEDULE OF REGULATIONS

- A. Where any parcel abuts water, the waterfront side shall be considered the front yard. Where a parcel abuts both a lake and a canal/river, the lakeside shall be considered the front yard.
- B. In the AG District, all structures and uses must be setback at least seventy five (75) feet from any lake, stream, waterway or designated wetland.
- C. Front yards in the R-1 District are subject to the following additional regulations:
  - 1. Front yards that abut a lakefront or a canal/river must maintain the Established Setback Line.
    - a. The Established Setback Line is calculated by the average of the actual waterfront setback measurements from all waterfront dwellings within two hundred (200) feet, left or right, of the proposed dwelling.
    - b. Dwellings shall not be included in the calculations for the Established Setback Line if they would create an erratic setback line, meaning that they are setback more than seventy five (75) feet or less than twenty five (25) feet from a lakefront, or more than fifty (50) feet or less than fifteen (15) feet from a river/canal.
    - c. If there are no dwellings within two hundred (200) feet, left or right, of the proposed dwelling, the default front yard setback shall be fifty (50) feet from the lakefront or twenty five (25) feet from a canal/river.
    - d. Decks, porches and patios may extend beyond the Established Setback Line if they are under twelve (12) inches in height. Such structures shall be setback from the lakefront or canal/river a distance equal to 20% of the lot depth (so for a waterfront lot that is eighty five (85) feet deep, a deck can be built as close as seventeen (17) feet to the waterfront).
  - 2. Lakefront or canal/river setbacks shall be determined by measuring from the crest of the nearest seawall on the right to the crest of the nearest seawall on the left of the dwelling in question.
- D. In the R-1 District, the side yard setback for dwellings and structures, including patios, decks and sheds, shall be five (5) feet from adjacent lot lines. If the side yard abuts a canal/river, the setback shall be ten (10) feet.
- E. In the R-1 District, a twenty (20) foot setback applies to waterfront parcels where the rear yard abuts the road right-of-way. In the case of non-waterfront property, the required rear yard setback is five (5) feet from property line.
- F. Single-family dwellings in the R-2 District shall have a minimum lot area of 7,200 square feet. Minimum lot area for two-family dwellings in the R-2 District is 12,000 square feet.
- G. Dimensions for Mobile Homes are as set forth in the Mobile Home Commission Act, Public Act 96 of 1987, and all amendments thereto.

- H.** For the MDU District, side yard setbacks shall be as follows:
- 1.** Five (5) feet from an adjoining lot line.
  - 2.** Twenty (20) feet from a road right-of-way.
  - 3.** Ten (10) feet from a river/canal.
  - 4.** Ten (10) feet from a road end lake access easement.
- I.** Rear yard setback for Multiple Dwelling Units will be determined at time of Site Plan Review.
- J.** For structures in the C-W, C-1 and C-2 Districts, maximum building height can be increased to fifty five (55) feet with a Special Land Use Permit.
- K.** For all districts, where a side lot abuts a road end lake access easement, the following setbacks apply:
- 1.** Dwellings shall be setback at least ten (10) feet.
  - 2.** Garages shall be setback at least twenty (20) feet.
- L.** Where applicable, all setbacks shall be measured from the edge of the roof overhang.
- M.** In all districts, corner lots must maintain a side yard setback of twenty (20) feet on the side yard abutting the road right-of-way.