

**EXCERPT FROM THE SUTTONS BAY TOWNSHIP ZONING ORDINANCE
AS OF AUGUST 13, 2020**

SECTION 3.6 SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS

ZONING DISTRICT-----		<u>AGRICULTURE</u>	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>
Minimum Lot Area		2 acres	1 acre	1 acre (c)	1 acre
Minimum Lot Width		200 feet	150 feet	150 feet	150 feet
Maximum Height of Structure		30 feet (d)	30 feet	30 feet	30 feet
Minimum Area of Dwelling Structure		700 sq. ft.	700 sq. ft.	700 sq. ft.	
Minimum Setbacks	Front	40 ft.	40 feet (k)	40 ft.	(g) (b)
	Side	35 feet (f)	10 feet	10 feet	(a)
	Rear	35 feet (f)	30 feet	30 feet	(a)
	Shoreline	50 feet	50 feet (j)	50 feet	50 feet
Maximum Lot Area covered by structures.					
		25 percent	25 percent (h)	25 percent	80 percent

(Annotation: Subsection changed by Amendment 02-002 effective July 4, 2002; k and j added and h amended by Amendment 04-002 effective July 1, 2004)

For Waste Management District see Article 11.

(a) Side yard and rear yard setbacks shall be fifteen (15) feet when adjoining other Industrial zoned property; thirty (30) feet when adjoining property that is not zoned Industrial.

(Annotation: Subsection changed by Amendment 02-002 effective July 4, 2002)

(b) Front setback areas in the Commercial and Industrial District shall be appropriately landscaped and maintained in accordance with Section 3.12 Landscaping, Screening, Buffers

and Greenbelts.

(Annotation: Subsection changed by Amendment 02-002 effective July 4, 2002)

- (c) Motels, hotels, inns, and rooming houses shall have a lot area of one acre (43,560 square feet) for the first unit and two thousand five hundred (2,500) square feet for each additional one-bedroom or efficiency unit.

- (d) Farm buildings other than dwellings or structures may be allowed by the Zoning Administrator to exceed the height limitation if he determines that the height is usual for that type of building, and the building is to be used for farm purposes only.

- (e) In duplexes and multi-family dwellings, the average floor area per dwelling in each structure shall be a minimum of seven hundred (700) square feet.

- (f) See Article 4 Agricultural District, Section 4.6 Setbacks and Setback Areas.
(Annotation: Subsection changed by Amendment 02-002 effective July 4, 2002)

- (g) 40 foot front yard setback, subject to Section 3.12 Landscaping, Screening, Buffers and Greenbelts.
(Annotation: Subsection changed by Amendment 02-002 effective July 4, 2002)

- (h) All residential lots may have a coverage of either twenty-five (25) percent or six thousand (6,000) square feet whichever is larger. All shoreline property shall have an impervious surface coverage no greater than twenty-five (25) percent. Any portion of a public road traversing a lot will not be included as part of the impervious surface for calculation purposes.
(Annotation: Subsection changed by Amendment 04-002 effective July 1, 2004)

- (i) A reduced front or rear setback shall be allowed for septic systems and wells in instances where appropriate health department authorities certify that no other reasonable alternatives are available and that the encroachment on setback yards is held to a minimum.

- (j) Shoreline Setbacks:
 - 1. Setbacks for structures on lots of record on or before September 14, 1994 may be reduced to the average setback from the shoreline of primary structures on the two (2) closest developed lots on both sides of the subject parcel property

lines. The applicant shall be required to provide an accurate measured drawing of these lots to determine the required setbacks. The minimum shoreline setback shall be no less than thirty (30) feet. If the average shoreline setback option is used, then the minimum side yard setback requirement shall be increased to an average of fifteen (15) feet. For example, if one side yard setback is ten (10) feet, the other side must be twenty (20) feet. No side yard setback shall be less than ten (10) feet.

2. Lots of record created after September 14, 1994 shall conform to the fifty (50) foot shoreline setback.
3. A survey of adjoining properties will not be required for any parcel or lot of record that meets the fifty (50) foot shoreline setback.

(Annotation: Subsection changed by Amendment 04-002 effective July 1, 2004)

(k) Front Yard Setbacks for Shoreline Property:

1. Front setbacks for structures on lots of record on or before September 14, 1994 may be reduced to the average setback from the property line adjacent to the right-of-way and the primary structures on the two (2) closest developed lots on both sides of the subject parcel property lines. The applicant shall be required to provide an accurate measured drawing of these lots to determine the required setbacks. The minimum front yard setback shall be no less than twenty (20) feet. If the average front yard setback option is used, then the minimum side yard setback requirement shall be increased to an average of fifteen (15) feet. For example, if one side yard setback is ten (10) feet, the other side must be twenty (20) feet. No side yard setback shall be less than ten (10) feet.
2. Lots of record created after September 14, 1994 shall conform to the forty (40) foot front yard setback and the ten (10) foot side yard setback minimum.
3. A measured drawing of adjoining properties will not be required for any parcel or lot of record that meets the forty (40) foot front setback.

(Annotation: Subsection changed by Amendment 04-002 effective July 1, 2004)

(l) Setbacks on Through Lots: Through Lots shall require Front Setbacks from both street or road right-of-ways / easements. Side Setbacks shall be required from the remaining lot lines.

(Annotation: Subsection added by Township Ordinance No. 3 of 2011, effective June 24, 2011)

(m) Setbacks on Corner Lots: Front Setbacks shall be required from the right-of-way or easement line of both streets or roads. Side Setbacks shall be required from the remaining lot lines.

(Annotation: Subsection added by Township Ordinance No. 3 of 2011, effective June 24, 2011)