

ZONING

380 Attachment 2

Township of Three Oaks

Dimensional Standards

(§ 380-3.07)

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)	Minimum Floor Area		Setback Requirements			Maximum Building Height
				Total Floor Area (square feet)	Ground Floor	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
AG-RR	1 acre	150	35%	1,000	1 story: 1,000 square feet 2 stories: 800 square feet	50	15	25	35 feet or 2 1/2 stories ^(a)
R-1	15,000 square feet	100	30%	1,250 ^(b)	833 square feet	50	15	25	35 feet or 2 1/2 stories
R-2	22,500 square feet, plus 6,000 square feet per additional dwelling beyond first	150	30%	1,500 ^(b)	1,000 square feet	35	15	25	35 feet or 2 1/2 stories
R-3	22,500 square feet, plus 6,000 square feet per additional dwelling beyond first	150	30%	1,500 ^(b)	1,000 square feet	35	5	15	35 feet or 2 1/2 stories
R-4	6,000 ^(c) square feet for a single-family dwelling; 10,000 ^(c) square feet for two-family or multifamily units	60 for a single-family unit; 80 for two-family or multifamily units	40%	N/A		15	20	10	35 feet or 2 1/2 stories
C-1	None	None	80%	N/A	N/A	40	10	40	35 feet or 3 stories
I	None	None	80%	N/A	N/A	40	10	40	35 feet or 3 stories

NOTES:

(a) Agricultural buildings shall not exceed 45 feet, except for grain elevators, silos, and windmills, which shall not exceed 120 feet in height.

THREE OAKS CODE

- (b) Each dwelling unit in the R-1, R-2 and R-3 Districts shall also have a front building dimension of not less than 33 feet measured at the foundation. The minimum front building dimension shall be maintained not less than 33% of the length of the longest building side wall.
- (c) For a single-family dwelling in the R-4 District, the minimum lot area is 6,000 square feet. For two-family or multiple-family dwellings, the minimum lot area shall be 10,000 square feet, plus an additional 2,000 square feet for each additional dwelling up to 20 dwellings, and an additional 2,500 square feet per additional dwelling in excess of 20, to a maximum density of eight dwelling units per acre.