

ZONING

ZO Attachment 1

City of New Buffalo

Schedule of Regulations*

Districts		Area (a) (square feet)	Width (feet)	Yard Setbacks (feet)			Height		Coverage (%)
				Front	Side	Rear	Feet	Stories	
R-1 Single Family Residential		8,700(h)	66(b)	20	6	30	35(c)	2 1/2	35
R-2 Medium Density Residential		8,700 (d)(h)	66 (b)(d)	20	6(e)	30	35(c)	2 1/2	40
R-3 High Density Residential	Single- and two-family	See Section 8-4							
	Multiple-family	See Section 8-4							
R-4 Manufactured Home Park		See Article 9							
CBD Central Business		8,000	66	None	(f)	25	35		70
GCD General Commercial		15,000	100	30	(f)(i)	30 (i)	35		60
WM Waterfront Marina		15,000	100	15	10(g)	10	35		70
I-1 General Industrial		43,560	150	35	15 (i)	20 (i)	40		50
PUD Planned Unit Development		See Article 18							

NOTES:

* Footnotes are an integral part of these District Regulations and should be read in conjunction with the above schedule.

FOOTNOTES TO DISTRICT REGULATIONS

- (a) All dwellings shall contain a minimum floor area in accordance with the following:
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| Single family | 1,000 sq. ft., with at least 800 square feet on the ground floor |
| Two-family | 1,600 square feet, total |
| Multiple-family: | |
| Efficiency | 500 square feet |
| 1-bedroom | 600 square feet |
| 2-bedroom | 800 square feet |
| 3-bedroom | 1,000 square feet |
| 4-bedroom | 1,150 square feet |
- Accessory buildings shall conform to the requirements of Section 3-2.
- (b) Minimum width shall be 200 feet for all nonresidential uses.
- (c) Nonresidential buildings may be built to a height of up to 65 feet; provided one additional foot of setback shall be added to each yard requirement for each foot by which the height exceeds 35 feet.
- (d) All two-family dwellings shall have a minimum lot area of 11,000 square feet.
- (e) The total of both side yards shall not be less than 20 feet.
- (f) When abutting non-residentially used or zoned property, a side yard of 10 feet shall be provided. However, the Planning Commission may approve up to a zero setback if it can be demonstrated that the lesser setback will not adversely affect adjoining properties, and specifically the availability of light to existing or proposed buildings. Where abutting lots have buildings employing a common party wall, no side yard shall be required. When abutting residentially used or zoned property, a side yard of 30 feet shall be provided.
- (g) Where there is a common wall planned for a building on an adjacent property, no side yard shall be required.
- (h) All lots platted prior to the date of adoption of this ordinance may be 8,000 square feet.
- (i) Where a side or rear yard abuts residentially zoned property, a landscaped buffer shall be provided in accordance with the requirements of Section 3-28.