

ZONING

480 Attachment 1

Township of East China

Schedule of Regulations

Charter Township of East China

[Amended 7-17-2000 by Ord. No. 268; 10-20-2003 by Ord. No. 282; 1-7-2013 by Ord. No. 308]

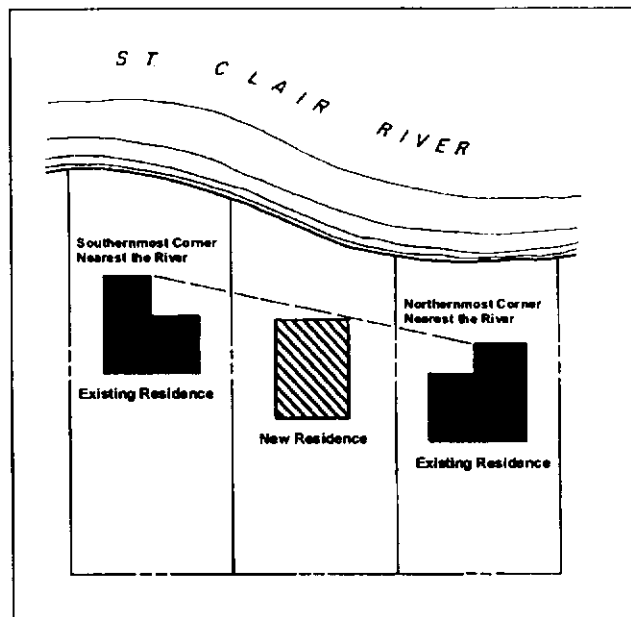
Use District	Minimum Size Lot		Maximum Height of Structures		Minimum Yard Setback (feet)			Minimum Floor Area per Unit (square feet)	Maximum Percentage of Lot Area Covered by All Buildings
	Area (square feet)	Width (feet)	In Stories	In Feet	Front	Each Side (e)	Rear		
R-1 One-Family Residential	7,800 (a)	65 (a)	2	25	25 (c)	8 (d)	40 (e)	1,050	25%
R-2 One Family Residential	10,200 (a, b)	85 (a)	2	30	30 (c)	10 (d)	40 (e)	1,150	25%
R-3 One Family Residential	14,500 (a, b)	100 (a)	2	35	35 (c)	15 (d)	50 (e)	1,400	25%
RM-1 Multiple-Family Residential	(f)	--	2	25	30 (g)	30 (g)	30 (e, g)	1 BR = 500 2 BR = 700	25%
RM-2 Multiple-Family Residential	(f)	(f)	--	42	35 (g)	35 (g)	35 (e, g)	3 BR = 900 4 BR = 1,100	25%
PND Planned Neighborhood Development	See Article 6								
MHP Mobile Home Park	See Article 7								
OS-1 Office Service	--	--	2 1/2 (h)	35 (h)	50 (i)	20 (j)	20 (j, k)	--	--
LB Local Business	--	--	2 (h)	25 (h)	25 (l)	10 (j)	20 (j, k)	--	--
GB General Business	--	--	3 (h)	30 (h)	30 (l)	10 (j)	20 (j, k)	--	--
MC Medical Campus	--	--	2 1/2	30 (h)	75 (n)	20 (o, p)	20 (j, o, p)	--	--
IRO Industrial Research Office	--	--	3 (h)	30 (h)	75 (q)	20 (r)	20 (k, r)	--	--
I-1 Industrial-1	--	--	--	50 (s)	300 (t)	40 (u, v, w)	40 (u, v, w)	--	--
I-2 Industrial-2	--	--	--	100 (s)	300 (t)	75 (u, v, w)	75 (u, v, w)	--	--
P-1 Vehicular Parking	--	--	1	15	15	--	--	--	--

Notes appear on the following pages.

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SCHEDULE OF REGULATIONS — NOTES:

- (a) Where central sanitary sewage facilities are not provided, the minimum lot area shall be at least one acre per dwelling unit, with a minimum lot width of 200 feet.
- (b) The minimum lot area requirements within an R-2 or R-3 One-Family Residential District may be reduced according to the flexibility allowances and requirements in § 480-13, Residential development options.
- (c) Except where greater minimum setbacks are required by other provisions of this chapter, the minimum front yard setback required on unplatted parcels of land which exceed 120 feet in depth shall be equal to not less than 25% of the depth of the lot; provided, however, that the setback need not exceed 80 feet.
- (d) A side yard abutting a street shall not be less than the minimum front yard setback of the district in which it is located.
- (e) The building setback as it relates to that yard along the St. Clair River shall conform to the setbacks established by existing structures and shall in no instance be less than the setbacks otherwise required in the Schedule of Regulations for the concerned district. In establishing the setback based on existing structures, a straight line shall be drawn from the southernmost corner nearest to the river on the building on the north to the northernmost corner nearest to the river on the building on the south. Any new structures shall be built behind this imaginary line.



Sketch Explaining Footnote (e)

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SCHEDULE OF REGULATIONS — NOTES: (continued)

- (f) In an RM-1 Multiple-Family District, the total number of rooms of 80 square feet or more (not including kitchen and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by 1,500. All units shall have at least one living room and one bedroom, except that not more than 10% of the units may be of an efficiency-type apartment.

In an RM-2 Multiple-Family District, any multiple buildings which are two stories or less in height shall conform to the preceding standards set forth in this footnote (f). In an RM-2 Multiple-Family District where at least 80% of the dwelling units are located in buildings which exceed two stories in height, the total number of rooms of 80 square feet or more (not including kitchen and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by 1,200. All units shall have at least one living room and one bedroom, except that not more than 10% of the units may be of an efficiency-type apartment. When this latter option is used, the minimum site area shall be three acres with a minimum width of 300 feet.

- (g) In RM-1 and RM-2 Districts, front, side or rear yards need not refer to spacing between buildings for a planned development for two or more buildings on the same parcel. In such cases, the minimum distance between any two buildings shall be regulated according to the length and height of such building, and in no instance shall this distance be less than 30 feet.

In RM-1 and RM-2 Districts, areas devoted to off-street parking, drives, or maneuvering lanes shall not cover more than 30% of the area of any required yard or any required minimum distance between buildings.

In RM-1 and RM-2 Districts, the formula for regulating the required minimum distance between two buildings is as follows:

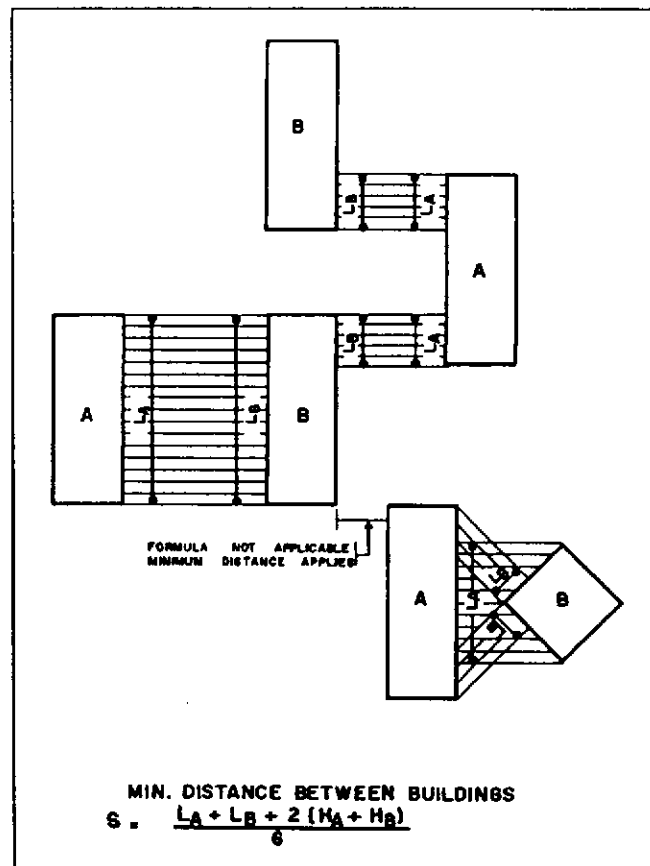
S = Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.

L_A = Total length of building A. The total length of building A is the length of that portion or portions of a wall or walls of building A from which, when viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.

L_B = The length of building B. The total length of building B is the length of that portion or portions of a wall or walls of building B from which, when viewed directly from above, the lines drawn perpendicular to building B will intersect any wall of building A.

SCHEDULE OF REGULATIONS — NOTES: (continued)

- H_A = Height of building A. The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.
- H_B = Height of building B. The height of building B at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

**Minimum Distance Between Buildings**

In an RM-2 Multiple-Family District where a multiple-family building exceeding two stories in height is located adjacent and/or parallel to a lot line which is a common lot line with a one-family zoning district, the thirty-five-foot setback shall be increased one-half-foot for each one foot of building length in excess of 80 feet along said common lot line.

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SCHEDULE OF REGULATIONS — NOTES: (continued)

- (h) Planned developments involving acreage under one ownership shall be subject to the approval of the Planning Commission, after public hearing, regarding modifications with respect to height regulations; subject further to the review by the Township Board and approval thereof. In approving an increase in structure height, the Planning Commission shall require that all yards shall at least be equal in their depth to the height of the structure.
- (i) The required front yard setback may be reduced to not fewer than 25 feet, provided that there are no off-street parking spaces or aisles located within the front yard. If buildings are set back at least 50 feet, parking and aisles may be permitted within the required front yard, provided that the parking setback is not fewer than 15 feet and is landscaped.
- (j) The building setback from any street shall not be fewer than 25 feet. The setback of parking spaces or aisles shall be not fewer than 15 feet from any street and shall be landscaped.
- (k) Off-street loading space shall be provided in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of Article 17, Off-Street Parking and Loading.
- (l) Off-street parking may be permitted within the required front yard setback, provided that the setback of parking and aisles is not fewer than 15 feet and is landscaped.
- (m) The side or rear yard setback from any residential district shall be not fewer than 25 feet or 20% of the depth of the lot as measured from the residential district, whichever is the greater. Such setback, however, need not exceed 50 feet.
- (n) Off-street parking and aisles may be permitted within the required front yard setback, provided that the setback of parking and aisles is not fewer than 50 feet and is landscaped.
- (o) The setback of buildings, parking spaces and aisles from any street shall not be fewer than 50 feet.
- (p) The side or rear yard setback from any residential district shall not be fewer than 75 feet.
- (q) Off-street parking may be permitted within the required front yard setback, provided that the setback of parking and aisles shall not be fewer than 25 feet and is landscaped.
- (r) Off-street parking may be permitted within any side or rear yard subject to the limitation of § 480-43 of this chapter.
- (s) The Board of Appeals may waive the height restriction as it applies to portions of the building or structure when the industrial process requires towers or masses to exceed the maximum height of the overall general physical plant. Yard setbacks shall not be penetrated by these masses.

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SCHEDULE OF REGULATIONS — NOTES: (continued)

- (t) Front yards along all roads where there is a front-to-front industrial relationship, or a front-to-side industrial relationship, may be reduced to 100 feet. All front yards shall be landscaped in lawn, shrubs, and trees. The 300 feet of required front yard may be penetrated to within 150 feet of the road right-of-way with that portion of the use housing only offices. Off-street parking for visitors, over and above the number of spaces required under Article 17, Off-Street Parking and Loading, may be permitted within the required front yard, provided that such off-street parking is not located within 30 feet of the front lot line, and provided, further, that the number of spaces does not equal more than 10% of the total number of spaces required.
- (u) Side and rear yards shall be equal to at least the height of the average of the various heights of the industrial buildings (excluding towers and chimneys and stacks) immediately abutting upon and adjacent to said side or rear yard. All side and rear yards, abutting a district other than an I-1 or I-2 District, shall have a minimum width of 100 feet, and the placement of buildings or outdoor storage within these yards shall not be permitted. Off-street parking shall be set back not fewer than 50 feet from a residential district.
- (v) A four-foot six-inch obscuring wall or fence, or a twenty-foot-wide greenbelt, shall be provided on those side and rear yards abutting residential development.
- (w) Parking shall be permitted in side and rear yards. When parking is planned for side and rear yards abutting a public thoroughfare, the parking plan layout and points of ingress and egress shall be reviewed and approved by the Planning Commission.