

ZONING

86 Attachment 1

City of Corunna

Schedule of Regulations

Height, Bulk, Density and Area Requirements

[6-6-1994 by Ord. No. 94-06; 11-19-2007 by Ord. No. 07-03; 9-15-2008 by Ord. No. 08-05; 8-1-2011 by Ord. No. 2011-01; 3-16-2015 by Ord. No. 15-03; 6-18-2018 by Ord. No. 18-01; 6-3-2024 by Ord. No. 24-05; 4-21-2025 by Ord. No. 25-02]

Zoning District	Minimum Size per Zoning Lot (a)		Maximum Building Height		Maximum Building Lot Coverage (percent)	Minimum Yard Setback Requirements per Zoning Lot (feet)(b)			Minimum Livable Floor Area per Unit (square feet)
	Area (square feet)	Width (feet)	Stories	Feet		Front	Each Side	Rear	
R-C, Recreation/Conservation	43,560	150	2.5	35	15%	50	50	50	—
R-A, One-Family Residential	7,500	75*	2.5	35	25%	25(b)	10(b), (c)	30(b)	1,200
R-O, Residential/Office	7,500	75*	2.5	35	25%	25(b)	10(b), (c)	30(b)	1,200
RM, Multiple-Family Residential	20,000	200	2.5	35	25%	50(e)	30(e), (j)	30(c)	—
C-1, Central Business District	—	—	3.0	40	—	(f)	(j)	(h)	—
C-2, Service/Business	—	—	2.5	35	—	25(f)	(g), (j), (i)	25(h), (i)	—
C-3, General Business	—	—	3.0	40	—	30(f)	(g), (j), (i)	25(h), (i)	—
I-H (Heavy Industrial)	87,120	150	—	165	—	50(k)	25(j), (i)	25(l), (m)	—
I-L (Light Industrial)	52,500	150	—	45	—	50(k)	25(j), (i)	25(l), (m)	—
RM-2, Multifamily High Rise	10,000	100	3	70	25%	30	Per Planning Commission	Per Planning Commission	—
PUD	PPC**	PPC**	PPC**	PPC**	PPC**	PPC**	PPC**	PPC**	PPC**

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* No building shall be erected on a R-A or R-O zoned lot unless the lot fronts no less than 80% of its full width, upon a street or road that has been dedicated to the public.

** Per Planning Commission.

NOTES:

- (a) See § 86-302, pertaining to average lot size, regarding flexibility allowances.
- (b) For all uses permitted other than single-family residential, the setback shall equal the height of the main building or the setback required in this section, whichever is greater.
- (c) In the case of a rear yard abutting a side yard, the side yard abutting a street shall not be less than the minimum front yard of the district in which located.
- (d) In an RM Multiple-Family District, the total number of rooms, not including kitchen, dining 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 apartment type. For the purpose of computing the permitted number of dwelling units per acre, the following room assignments shall control:
 - Efficiency: one room.
 - One-bedroom: two rooms.
 - Two-bedroom: three rooms.
 - Three-bedroom: four rooms.
 - Four-bedroom: five rooms.Plans presented showing one-, two- or three-bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density. The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding roads.

- (e) In all RM Multiple-Family Residential Districts, the minimum distance between any two buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than 30 feet. Parking may be permitted within a required side or rear yard but shall not cover more than 30% of the area of any required yard, or any minimum distance between buildings. The formula regulating the required minimum distance between two buildings in all RM Districts is as follows:

$$S = L_A + L_B + 2(H_A + H_B)$$

Where:

- 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 = Total 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.
- H_A = Height of Building A.

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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.

- (f) Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of 10 feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the major thoroughfare plan.
- (g) No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code, provided that, if walls of structures facing such interior side lot lines contain windows or other openings, side yards of not less than 10 feet shall be provided.
- (h) On a corner lot which has a common lot line with a residential district, there shall be provided a setback of 20 feet on the side or residential street. Where a lot borders on a residential district or a street, there shall be provided a setback of not less than 10 feet on the side bordering the residential district or street. Loading space shall be provided in the rear yard in the ratio of at least 10 square feet per front foot of building and shall be computed separately from the off-street parking requirements. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.
- (i) On a zoning lot of three acres or more in area, side and rear yard setbacks shall be 60 feet in depth when abutting a residential district.
- (j) Off-street parking shall be permitted in a side yard setback.
- (k) Off-street parking for visitors, over and above the number of spaces required under § 86-337, may be permitted within the required front yard, provided that such off-street parking is not located within 25 feet of the front lot line.
- (l) No building shall be located closer than 60 feet to the outer perimeter (property line) of such district when the property line abuts any residential district.
- (m) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than five feet high, or with a chainlink type fence and a greenbelt planting so as to obscure all view from any adjacent residential or business district or from a public street.