

ZONING

360 Attachment 1

Village of Michiana

Table 4-3
Site Development Requirements for Principal Land Uses¹

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width and Frontage (feet)	Maximum Building Height (feet)	Minimum Floor Area per Dwelling (square feet)	Maximum Lot Coverage (LC)	Minimum Yard Setback (feet)		
						Front ^{3,7}	Each Side ³	Rear ³
VR	8,000	80	30 ⁶	1,200 ²	30% LC ⁵	20 ^{3,7}	10	20
LR	8,000	80	25 ⁶	1,200 ²	30% LC ⁵	20 ^{3,7}	10	See Foot-note 4
PL	8,000	80	30 ⁶	Not applicable	30% LC ⁵	20 ^{3,7}	10	20

Footnotes for Table 4-3

1. All principal uses shall comply with the site development requirements in Table 4-3, unless otherwise specified in this chapter. In addition, all uses shall comply with all other site development regulations of this chapter.
2. The minimum floor area for a one-story dwelling shall be 1,200 square feet.
3. In the case of a corner lot, the minimum required yard setback for each yard along a road shall be equal to the required front yard setback. Of the remaining two yards, one yard shall comply with the minimum required side yard setback, and the other yard shall comply with the minimum required rear yard setback.
4. The rear yard setback for a lot in the Lakefront Residential District shall be the imaginary straight line extending between the rear building corners of the dwellings most adjacent to each side lot line of said lot or, in the case where no such dwelling may exist, the setback of the nearest dwelling. However, in no case shall a structure or building be erected except in compliance with the critical dune and high-risk erosion areas regulations of the State of Michigan.
5.
 - a. Maximum lot coverage shall not exceed 35% for lots of 5,000 square feet or less.
 - b. In no case shall more than 30% of a lot surface be covered by impervious surfaces such as but not limited to: wood or other decking, stone, brick, asphalt, concrete, gravel, landscape pavers, hard-surface patios and outdoor areas irrespective of the width of the gap between bricks, pavers and stones, and similar component surfaces of such areas; and any modification of ground surface areas that generally impedes the normal growth of grasses, shrubs and trees, and roof overhang, except that this 30% standard shall not apply to handicap access ramps. Maximum lot coverage applies to, but is not limited to, principal and accessory structures and buildings. See Article XIV, Definitions, for the definitions of “lot coverage” and “impervious surfaces.”
6. The filling of land to increase the height of a dwelling is prohibited. The height of a building, according to this chapter’s definition of “building height,” is measured according to the existing grade along the proposed building foundation prior to any construction, regrading, clearing or earthmoving. See Article XIV, Definitions, for “building height” definition.
7. The front yard setback shall be measured from the front lot line, which typically is the line separating the lot from the road right-of-way. See Article XIV, Definitions, for definition of “lot line, front.”