

# ZONING

## 290 Attachment 2

### Village of Albion

### Zoning Schedule

| ZONING DISTRICT   | PERMITTED USES   | Minimum Lot Size            | Minimum Width (feet) | Minimum Setbacks (feet)                                     |       |      | Maximum Building Coverage on Lot |
|---|--|-----------------------------|----------------------|---|-------|------|----------------------------------|
|   |  |                             |                      | Front   | Side  | Rear |                                  |
| <b>R-1<br/>Single-Family Residential</b>                    | *SPECIAL PERMIT USES   |                             |                      |   |       |      |                                  |
|   | Single-family dwellings  | 7,500 sq. ft.               | 75                   | 30(1)   | 5     | 25   | 50%                              |
|   | *Bed-and-breakfast establishments                              | 7,500 sq. ft.               | 75                   | 30(1)   | 5     | 25   | 50%                              |
|   | *Cluster residential developments                              | 3 acres                     |                      | <i>See specific design standards in Art. VII</i>            |       |      |                                  |
|   | *Essential services and utilities                              |                             |                      | <i>See specific design standards in Art. VII</i>            |       |      |                                  |
|   | *Public and semipublic buildings and uses                      | 7,500 sq. ft.               | 75                   | 30(1)   | 5     | 25   | 35%                              |
|   | *Townhouse developments  | 2 acres                     |                      | <i>See specific design standards in Art. VII</i>            |       |      | 25%                              |
| <b>R-2<br/>One- and Two-Family Residential</b>              | Single-family dwellings  | 7,500 sq. ft.               | 60                   | 30(1)   | 5     | 25   | 50%                              |
|   | Two-family dwellings   | 10,000 sq. ft.              | 75                   | 30(1)   | 5     | 25   | 50%                              |
|   | *Bed-and-breakfast establishments                              | 7,500 sq. ft.               | 60                   | 30(1)   | 5     | 25   | 50%                              |
|   | *Conversion of single-family dwelling into two-family dwelling | 10,000 sq. ft.              | 75                   | 30(1)   | 5     | 25   | 50%                              |
|   | *Essential services and utilities                              |                             |                      | <i>See specific design standards in Art. VII</i>            |       |      |                                  |
|   |  | *Public and semipublic uses | 7,500 sq. ft.        | 60  | 30(1) | 5    | 25                               |
|   | *Townhouse developments  | 2 acres                     |                      | <i>See specific design standards in Art. VII</i>            |       |      | 25%                              |
| <b>R-3<br/>Multifamily Residential</b>                      | Multifamily dwellings and developments                         | 30,000 sq. ft.              |                      | <i>See specific design standards in ~ 290-27</i>            |       |      | 30%                              |
|   | Townhouse developments   | 2 acres                     |                      | <i>See specific design standards in Art. VII</i>            |       |      | 25%                              |
|   | *Essential services and utilities                              |                             |                      | <i>See specific design standards in Art. VII</i>            |       |      |                                  |
|   |  | *Public and semipublic uses | 7,500 sq. ft.        | 60  | 30    | 5    | 25                               |
| <b>R-MH<br/>Mobile Home Park</b>                            | Mobile/Manufactured home park                                  |                             |                      | <i>See specific requirements in Ch. 179 of Village Code</i> |       |      |                                  |
|   | *Essential services and utilities                              |                             |                      | <i>See specific design standards in Art. VII</i>            |       |      |                                  |
|   |  | *Public and semipublic uses | 7,500 sq. ft.        | 60  | 30    | 5    | 25                               |
| <b>R-C<br/>Residential/ Offices/<br/>Limited Commercial</b> | Single-family dwellings  | 7,500 sq. ft.               | 60                   | 30  | 5     | 25   | 50%                              |
|   | Two-family dwellings   | 10,000 sq. ft.              | 75                   | 30  | 5     | 25   | 50%                              |
|   | Neighborhood businesses  | 7,500 sq. ft.               | 60                   | 30  | 5     | 25   | 50%                              |
|   | Administrative, professional or medical offices                | 7,500 sq. ft.               | 60                   | 30  | 5     | 25   | 50%                              |
|   | Funeral parlors  | 7,500 sq. ft.               | 60                   | 30  | 5     | 25   | 50%                              |

VILLAGE OF ALBION CODE

Village of Albion

Zoning Schedule  
(continued)

| ZONING DISTRICT                          | PERMITTED USES<br><br>*SPECIAL PERMIT USES      | Minimum Lot Size                                  | Minimum Width (feet)                             | Minimum Setbacks (feet)                             |      |      | Maximum Building Coverage on Lot |
|--|---|---|--|---|------|------|----------------------------------|
|  |   |   |  | Front   | Side | Rear |                                  |
|  | Public and semipublic buildings and uses        | 7,500 sq. ft.                                     | 60   | 30  | 5    | 25   | 50%                              |
|  | *Bed-and-breakfast establishments               | 7,500 sq. ft.                                     | 60   | 30  | 5    | 25   | 50%                              |
|  | *Essential services and utilities               |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
|  | *Multifamily dwellings and developments         | 30,000 sq. ft.                                    |  | <i>See specific design standards in Art. VII</i>    |      |      | 30%                              |
|  | *Townhouse developments                         | 2 acres   | <i>See specific design standards in Art. VII</i> |   |      |      | 25%                              |
| <b>CBD<br/>Central Business District</b> | Business uses listed in ~ 290-30                | <i>As needed to comply with setbacks</i>          | 60   | 20  | 0    | 10   | 50%                              |
|  | Public and semipublic uses                      |   | 60   | 20  | 0    | 10   | 50%                              |
|  | *Essential services and utilities               |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
|  | *Drive-in businesses                            |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
| <b>GC<br/>General Commercial</b>         | Commercial uses listed in ~ 290- 30B            | <i>As needed to comply with setbacks</i>          | 60   | 20  | 15   | 10   | 75%                              |
|  | *Car wash establishments                        |   |  | <i>See specific design standards in Art. VII</i>    |      |      | 75%                              |
|  | *Kennels and animal hospitals                   |   |  | <i>See specific design standards in Art. VII</i>    |      |      | 50%                              |
|  | *Motor vehicle service stations/repair shops    |   |  | <i>See specific design standards in Art. VII</i>    |      |      | 50%                              |
|  | *Essential services and utilities               |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
|  | *Drive-in businesses, except banks              |   |  | <i>See specific design standards in Art. VII</i>    |      |      | 50%                              |
| <b>PC<br/>Planned Commercial</b>         | Neighborhood businesses                         | <i>As needed to comply with required setbacks</i> | 60   | 30  | 15   | 25   | 50%                              |
|  | Administrative, professional or medical offices |   | 60   | 30  | 15   | 25   | 50%                              |
|  | Public and semipublic buildings and uses        |   | 60   | 30  | 15   | 25   | 50%                              |
|  | *Essential services and utilities               |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
|  | *Multifamily dwellings and developments         |   |  | <i>See specific design standards in Art. VII</i>    |      |      |                                  |
|  | *Townhouse developments                         | 2 acres   |  | <i>See specific design standards in Art. VII</i>    |      |      | 25%                              |
| <b>LI<br/>Light Industrial</b>           | Research and development; administration        | <i>As needed</i>                                  | 60   | 30  | 15   | 25   | 50%                              |
|  | Manufacture, assembly, fabricating or packaging |   | 60   | 30  | 15   | 25   | 50%                              |
|  | *Junkyards; auto wrecking and dismantling Yards |   |  | <i>See specific standards in Article VII</i>        |      |      |                                  |
|  | *Adult bookstores and adult entertainment Uses  |   |  | <i>See specific design standards in Article VII</i> |      |      |                                  |

NOTES: (1) Or the average of the front setbacks of existing buildings, if any, within 150 feet of the proposed building, on either side thereof.