

# ZONING

## 530 Attachment 1

### Charter Township of Huron

#### Schedule of Area, Height and Placement Regulations (§ 530-39) [Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I]

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback			Maximum Lot Coverage (principal plus attached accessory (building) (percent))	Notes
	Area	Lot Width (feet)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)		
AG Agricultural District	10 acres	330	2	30 (75 for farm structures)	80	50	50	—	See g, h, i, j, m
RR Rural Residential District	2.5 acres	165	2	30 (75 for farm structures)	50	30	50	10%	See g, h, i, j, l
R-1 Suburban Residential District	1 acre	110	2	30 (75 for farm structures)	50	20	50	10%	See g, h, i, j, l
R-2 Low-Density Residential District	20,000 square feet	100	2	30	30	15	30	15%	See a, b, c, g, i, j, l
R-3 Medium-Density Residential District	9,600 square feet	80	2	30	25	10	25	23%	See a, b, c, g, i, j, k, l
RM Multiple-Family Residential District	1 acre	165	2.5	35	50	75	50	30%	See d, g, i, l
MHP Manufactured Housing Park District	10 acres	(see § 530-90)							
OP Office and Professional District	—	—	2	30	25 (35)	10 (25)	25 (35)	—	See e

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	Area	Lot Width (feet)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)		
CBD Central Business District	—	—	3	40	—	—	—	—	—
B-1 Local Business District	—	—	2	30	25	25	25	—	See e
B-2 General Business District	—	—	2	30	35	25	35	—	See e
I-1 Light Industrial District	—	—	2	30	50	50	50	—	See f
I-2 Heavy Industrial District	—	—	3	50	50	50	50	—	See f
SP Special Purpose District	—	—	2	30	50	50	50	—	—
PUD Planned Unit Development District	10 acres (residential) 5 acres (non-residential)	(see Article VIII)							
PDA Pinnacle Development Area District	10 acres	(see § 530-110)							

**NOTES:**

- a. All parcels of less than one acre shall be served with public sanitary sewer service, where available.
- b. Front yard averaging shall be required for a new structure located between two existing adjacent dwelling units when the existing dwelling units have different front yard setbacks. This requirement shall not be deemed to require a front yard of greater depth than 50 feet, but may result in a front yard setback of less than that required for the district in which it is located.
- c. The distance between single-family dwellings on adjacent parcels shall be no less than 20 feet when the side of said dwelling contains an attached garage.
- d. All multiple-family dwellings shall comply with the following dimensional requirements:
  - (1) Lot area and density. Every lot or parcel of land occupied by a multiple-family structure shall contain no less than the following lot area (excluding existing public road right-of-way):

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Unit Type	Lot Area/Dwelling Unit (square feet)
Efficiency	4,800
One bedroom	6,000
Two bedroom	6,700
Every additional bedroom	1,300

- (2) Building length. The maximum overall horizontal length of any one building or group of buildings attached together over any portion of a common party wall shall not exceed 200 feet.
- (3) Distance between buildings. In addition to the required setbacks from property boundaries, the following minimum distances shall be required between each multiple-family structure:
- A. Where buildings are front to front or front to rear, three times the height of the taller building, and not less than 70 feet.
  - B. Where buildings are side to side, 1.5 times the height of the taller building, but not less than 20 feet.
  - C. Where buildings are front to side, rear to side, or rear to rear, two times the height of the taller building but not less than 35 feet.
- In applying the above standards, the front of the building shall mean that the face of the building having greatest length and contains the primary entrance to the building; the rear is that face opposite the front. The side is the face having the smallest dimension.
- (4) The minimum distance of any principal building from the ordinary high water mark shall be 50 feet.
- e. When located adjacent to or abutting a residential zoning district, the minimum setback shall be no less than 50 feet.

- f. The required front yard setback may be reduced to 25 feet on internal streets in an industrial park, provided there is no front yard parking. Otherwise, off-street parking may be permitted in a portion of the required front yard, provided that such off-street parking, including the maneuvering lane, is not located within the 25 feet of the existing or proposed right-of-way line, whichever is closer.
- g. The minimum floor area of dwelling units shall be as follows:

Type of Dwelling	Total Usable Floor Area (square feet)
One-family	1,200
Two-family, per dwelling unit	800
Multiple-family:	
Efficiency unit	500
1-bedroom unit	700
2-bedroom unit	900
3-bedroom unit	1,100
4-bedroom unit	1,300
Each additional bedroom	90

- h. The front yard setback shall not exceed 150 feet for all residential buildings. However, if fire suppression and/or a fire hydrant are provided, the buildings may be set back greater than 500 feet. No residential buildings shall be located between 150 and 500 feet from the road right-of-way unless approved by the Zoning Administrator and the Planning and Zoning Director, with notice provided to the Planning Commission.
- i. No residential dwelling units shall be located within 175 feet from any railroad right-of-way.
- j. Farm structures (greater than 600 feet in floor area) shall comply with the following setback provisions: **[Amended 3-23-2011]**

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Front: No less than 150 feet from the road right-of-way and located in the rear yard.

Side: Structures housing farm animals or animal by-products shall be located no less than 100 feet from the adjacent parcel's perimeter and no less than 200 feet from a residential building located on an adjacent parcel. However, a lot less than 250 feet in width may be permitted a setback of 30 from the adjacent parcel perimeter, provided the structure is no less than 150 feet from all adjacent residential buildings.

No less than a fifty-foot setback is required between all on-site residential buildings and an on-site farm structure.

Other structures not housing farm animals shall be located no less than 20 feet from the side yard setback, 30 feet from the rear yard setback and no less than 80 feet from a residential building located on an adjacent parcel.

Rear: Same as side setback.

- k. Lots existing at the time of adoption of this chapter that are less than 80 feet wide shall be considered legally nonconforming.
- l. All corner lots and through lots shall be deemed to have two front yards and shall thus be subject to the front yard setback requirements for both parcel perimeters fronting on a public roadway.
- m. The minimum area in square feet in the AG Agricultural District may be reduced to two acres, provided that all requirements of § 530-26, R-1 Suburban Residential District, shall be met on these lots and provided, further, that the minimum width shall be 220 feet and the width-to-depth ratio shall not exceed one to two. **[Added 11-18-2009]**