

LAND USE

188 Attachment 2

**Schedule II Bulk and Dimensional Requirements  
Residential Zones  
[Amended 3-17-2003 by Ord. No. O-03-6<sup>1</sup>]**

	R			R-50	RRC	ARE	ARE	Moderate Income
	2	3	4			C	NRW	
Minimum lot area	20,000	15,000	10,000	5,000	See specific zoning sections for standards.			
Minimum lot frontage	100	100	100	50				
Minimum side yard	20	10	10	6				
Minimum front yard setback	50 <sup>1</sup>	50 <sup>1</sup>	40 <sup>1</sup>	25				
Minimum rear yard	30	30	30	20				
Maximum building height	30 feet and 2 1/2 stories, whichever is less							
Accessory building location	Side and rear yards shall equal building height; for lots of 10,000 square feet or less, structures of 10 feet or less in height shall not be placed closer than five feet to a side or rear property line.							

NOTES:

<sup>1</sup> Front yard setback may be reduced to 25 feet for lots fronting on internal streets.

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<sup>1</sup> Editor's Note: Requirements pertaining to the ARE Zones formerly included as part of this schedule can now be found in Schedule III.

HOWELL CODE

**Township of Howell**  
**Schedule II Bulk and Dimensional Requirements**  
**Nonresidential Zones**  
**[Amended 7-25-2006 by Ord. No. O-06-30; 7-14-2009 by Ord. No. O-09-35; 5-24-2011 by**  
**Ord. No. O-11-13; 12-13-2022 by Ord. No. O-22-73]**

	MHP	LC/OS	NC	HC	HD-1	HD-1S	HD-2	HD-3	HD-4	SED	SED-1	SED-2
Minimum lot area	See specific section for requirements		15,000 sf	40,000 sf	80,000 sf	80,000 sf	80,000 sf	40,000 sf	40,000 sf	120,000 sf	120,000 sf	120,000 sf
Minimum lot frontage			100 ft	150 ft	200 ft	200 ft	200 ft	150 ft	150 ft	200 ft	200 ft	200 ft
Minimum side yard			15 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater
Minimum front yard setback			35 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft
Minimum rear yard			35 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft	25 ft	50 ft	50 ft	50 ft
Maximum impervious coverage			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Maximum height			35 ft	45 ft	45 ft	45 ft**	45 ft	45 ft	45 ft	45 ft*	45 ft*	45 ft*
Location of accessory buildings			In side or rear yards only, accessory buildings shall be set back at least twice their height.									

NOTES:  
 \* Maximum height for solar farms in the SED Zone shall be 15 feet.