

Here are pages 48 and 49 from the LAKE TOWNSHIP ZONING ORDINANCE for complete zoning rules see the LAKE LAKE TOWNSHIP ZONING ORDINANCE file which can be found on our website www.LakeTownshipLakeCountyMI.com on the Forms page.

**SCHEDULE OF ZONING DISTRICT REGULATIONS (Section 5.1)
Limitations Regarding Area, Height, Setback, Bulk and Density by Zoning District**

Notes:	(e),(j),(i)	(k)	(b),(c),(d),(g)	(f)	(h)		
Zoning District	Minimum Lot Area in Sq. Ft.	Min. Lot Width in Ft.	Story/Height in Stories	In Height	Minimum Yard Setback Front Side Rear	Min. Floor Area Per Unit (Square Ft.)	Maximum Lot Coverage
R-1 (a) Single Family Residential	15,000	75	2	30	30 feet on Lake Front 20 10 20	720 / 1 story +100/bdrm 960 / more than 1 story +100/ bdrm	30%
R-2, (a) Residential, Duplex and Mobile Home	15,000	75	2	30	20 10 20	720/1 story; 960/+1 story 672 / mobile home Apt. 576/+100/add bdrm	30%
AG-F (a) Agricultural, Forestry	2 acre	200	3	40	40 25 40	1 & 2 story same as R-2 672 / mobile home	10%
C (a) Commercial	12,000 35%	100	2	35	25 10 25	same as AG-F	35%
I (a) Industrial	20,000	100	3	40	50 25 25	576 industrial use sameas as AG-F	35%
PUD (a) Planned Unit Development	5 acres	330	2	30	20 10 20	same as R-2 C or I as appropriate	25%

Notes to the SCHEDULE OF ZONING DISTRICT REGULATIONS:

(a) Minimum building width for any single family dwelling is 20 feet.

- (b) Setbacks are measured from the lot line or road right-of-way, to the foundation wall, outermost building wall, deck or similar part of this main principal structure. Bay windows, eaves, steps, and similar architectural elements which do not extend more than eighteen (18") inches from the structure, are not included in the setback measurement. *[Editor's Note: Amended by Zoning Ordinance Amend. #2, eff., July 19, 2000]*
- (c) Residential lots with water frontage, the waterfront side shall be considered the front yard. See Section 5.6 for waterfront setback regulations and Section 5.7 for areas adjacent to natural rivers.
- (d) For corner lots, the designated side yard abutting a street shall be equal in depth to the front yard setback requirements for the district, except where the adjoining lot on the side street has an existing dwelling, the front yard setback need not be greater than established by the existing dwelling, but in no case shall the setback be reduced to less than 20 feet.
- (e) Lot or yard widths are measured from either the front setback line for lots fronting on a road, or from the building line on waterfront lots. In platted or condominium subdivisions the minimum yard width and area requirements may deviate not more than 10% for approved subdivisions, provided the listed minimum lot sizes are met on an average, and further provided the allowed deviation will not result in the creation of an attendant increase in the number of lots.
- (f) For apartment and multiple unit developments, the ratio of efficiency apartments to other types in any apartment development shall not exceed a ratio of one efficiency to six regular apartments.
- (g) A minimum of four foot setback shall be maintained from all public utility or municipal easements and a four foot spacing shall be maintained between all unattached buildings or structures.
- (h) The maximum ground coverage requirements for a lot may be increased to 60% where stormwater drains to an approved stormwater retention facility.
- (i) Minimum lot sizes are on a per unit basis. Residential lots served by public sewer or water may be reduced by 10 percent in area and to 65 feet in lot width; where both public water and sewer are provided the lot sizes may be reduced by 20% in area and to 65 feet in lot width.
- (j) No lot in a residential zone less than 10 acres in size shall have a length to width ratio which exceeds a length greater than five times the width unless approved as part of a PUD.
- (k) In all districts, height requirements may be exceeded by chimney, silos, farm barns and storage, roof-mounted television and radio antennas, cupolas, spires ornamental projections or water towers. In industrial districts, chimneys, cooling and fire towers, elevator buildings and bulkheads, roof storage tanks and other necessary accessory structures are permitted provided they are located not less than the same distance as their height from any adjoining property. A basement shall not be counted as a story for purposes of height measurement.

Here are sections 3.8 and 3.9 from the LAKE TOWNSHIP ZONING ORDINANCE for complete zoning rules see the LAKE TOWNSHIP ZONING ORDINANCE file which can be found on our website www.LakeTownshipLakeCountyMI.com on the Forms page.

3.8 ACCESSORY USES AND BUILDINGS

A. Intent. Accessory uses and structures which are customarily and incidental to the principal or permitted use shall be allowed in all districts and shall comply in all respects with the applicable requirements of this Ordinance. Accessory uses include agricultural buildings, parking lots, signs, mechanical equipment and appurtenances, structures less than 100 square feet, free standing or movable equipment, sports courts, swimming pools, decks and porches as regulated, pet shelters; fences; radio and television antennas as regulated; walkways, sidewalks and driveways; and similar structures. All accessory uses shall be included within the lot coverage calculations. The following structures are excluded from these regulations: utility and flag poles, light posts, clothes lines, mailboxes, free standing art work and sculptures, movable play structures, portable spas, and similar incidental structures and features.

B. General Regulations. All accessory buildings or structures, except as otherwise provided, are subject to the following regulations:

(1) Private Garages: Private garages, which are customarily used as single family residential storage facilities are permitted in any zoning district as follows:

(a) There shall not be more than one private garage on a lot or parcel and then only where there is also a principal building located on that lot or parcel.

(b) Such private garage shall not be larger than 900 square feet in an R-1 district or 1500 square feet in an R-2 district, and not exceed 16 feet in height, except as provided below. In all other districts, there is no maximum structure size, except that no private garage shall exceed the maximum height of the district.

(c) Private garages attached to the main structure shall not exceed the height of the main structure.

(d) Detached private garages in an R-1 district on parcels of 5 acres or more as certified by a registered surveyor and where the lot of record is under one property description and one tax identification number may not exceed 1500 square feet and 18 feet in height. Detached private garages in an R-2 district on parcels of 5 acres or more as certified by a registered surveyor and where the lot of record is under one property description and one tax identification number may not exceed 1800 square feet and 18 feet in height.

(e) The detached private garage must be constructed in the back yard only except when an already existing private garage is to be added on to that exists in a side yard. Then the side yard setback shall be 20 feet. No private garage shall be constructed in the front yard of a lot or parcel.

(f) Detached private garages shall be located no closer than 10 feet of the main principal residence.

(g) The building height shall be measured from the highest point or peak of the structure to the main floor of the structure immediately below the peak or highest point of the structure to the cement floor, dirt floor grade or the bottom of the structure's overhead door in a closed position.

(h) Where a gambrel type manufactured roof truss is used the 18 foot height requirement may be extended to 19 feet.

(i) If an attached private garage exists with a principal residence and cannot be added on due to setbacks or structural design, then a separate structure may be built that does not exceed the size and height allowed for the district by adding the square footage of the two respective buildings together not to exceed the requirements for the district.

(j) No portion of the accessory building may be used for residential occupancy, temporary or permanent, and no portion of the building shall be plumbed or improved with water or sanitary facilities.

(2) Detached Accessory Buildings or Structures.

(a) In addition to one private garage, in all Residential Districts, each parcel or lot is permitted up to two detached accessory buildings or structures. No detached accessory structures shall exceed 10 feet in height in any front yard, or 14 feet in height in any side or rear yard. Exterior walls/siding must be compatible aesthetically to the principal structure on the same lot. The size of the detached accessory structures is regulated by the following schedule:

(i) The maximum size of the any additional accessory structure(s) shall be based on the lot or parcel size as follows: (1) if the lot or parcel size is less than 1.0 acre, then the maximum size shall not exceed 240 square feet; or (2) if the lot or parcel size is 1.0 acres or more then the accessory structure(s) may exceed 240 square feet. Provided, the total of all accessory structures on a parcel or lot shall not exceed the lesser of 5% of the total ground coverage on the lot or parcel or 5,000 square feet. The maximum height for accessory structures on lots larger than 1.0 acres is twenty-two (22) feet.

(ii) The maximum size of detached decks and gazebos are regulated in Section 3.14 or as otherwise provided in this ordinance.

(iii) No accessory structure shall have a finished or habitable second story space.

(b) No more than two detached accessory buildings or structures including detached decks, but excluding an attached or detached private garage, may be erected on any lot. Detached accessory uses or structures may be located in any required yard, except a detached garage shall only be erected in a side or rear yard. No detached accessory building or structure may be erected prior to the construction of the principal building. Walkways and landings not over four feet wide, and DNR/DEQ approved marine piers and sea walls, are excluded from the

regulations under this subsection (2), but are still subject to the ground coverage requirements of this ordinance.

(3) Attached Uses. Where the accessory use is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.

(4) Setback Requirements. An accessory building or structure 10 feet or less in height must be set back a minimum of 5 feet from any lot line; accessory buildings over 10 feet in height shall be set back a minimum of 10 feet from any lot line; and accessory buildings over 12 feet in height shall be set back an additional foot, for each two foot increase in height. In those instances where the rear lot line is an alley or right-of-way, the accessory building shall be set back at least 10 feet from the rear lot line. Unless expressly permitted by the easement holder, no accessory building shall be located in any easement or right-of-way. Accessory buildings in the C (Commercial), I (Industrial) or AG-F (Agricultural-Forestry) Districts may be equal to the permitted maximum height of structures in those districts. Unless accessory buildings or structures are physically abutting or attached, no accessory building or structure shall be closer than 4 feet from any other principal or accessory building or structure.

(5) Marine Storage, Free Standing Decks, and Water-related Uses. Only docks, walkways no more than four feet wide, DNR/DEQ approved piers and seawalls, and temporary structures less than 64 square feet which can easily and economically be removed may be permitted between the ordinary high water mark and shoreline. All other marine storage building or structures or decks may be permitted above the high water mark; provided all setback and ground coverage requirements of the district are met and any marine related storage structure does not exceed 120 square feet or ten feet in height.

(6) Site Plan Approval. All accessory structures in any residential district over 100 square feet or 10 feet in height require site plan approval and a permit issued by the Land Use Administrator.

C. Vehicle Storage. In any district which has residential use as a principal use, the parking or outdoor storage of current licensed passenger automobiles, one commercial vehicle of less than one ton carrying capacity, one recreational camping vehicle (whether self-motorized or trailer-type), and one trailer carrying other recreational equipment shall be permitted. All other parking and storage of vehicles shall be prohibited as an accessory use. No mobile homes may be stored. No camping trailer may be occupied except as specifically provided by this Ordinance.

D. Private Garages and Accessory Buildings on Vacant Lots or Parcels.

(1) Not more than one private garage, as regulated in subsection (B) (1) above, may be erected on a vacant lot contiguous or located across a dedicated public or private street or other right-of-way from the lot owned by the same person on which a principal structure is located as follows:

- (a) The lot where the private garage is to be built or located must be contiguous or located in such a manner that at least 10 feet of that lot on which the principal structure is located (which shall be determined by extending the exterior or outside lot lines where the principle structure is built or located across the private or public street or right-of-way). Any such garage shall be located on the lot so it is as close to being directly across from the principle lot or lots as possible.
- (b) The minimum square footage of any lot on which a private garage is to be built or located must be at least 5,000 square feet.
- (c) The property owner of the private garage on a vacant lot or parcel must execute a covenant or deed restriction in recordable form, which will run with the land for as long as the lot or parcel contains only the private garage without a principle residence. The deed restriction shall state essentially the following: “The lot or parcel on which the private garage is to be built or located shall be used exclusively for storgae of vehicles, recreational vehicles and equipment, and similar household items; and shall not: (1) be sold as a separate parcel from the lot on which the principle structure is built or located; and (2) be used as a primary or secondary residence, or for other residential purposes, including, but not limited to sleeping, cooking, or otherwise housing persons whether for long-term or short-term purposes.
- (d) No private garage built on any lot or parcel can be used as a primary or secondary residence or for other residential purposes, including, but not limited to, sleeping, cooking, or otherwise housing persons whether for long-term or short-term purposes.
 - (2) Not more than one accessory storage building, not to exceed 100 square feet or more than 10 feet in height, may be erected on any vacant lot or parcel for purposes of storage of personal items.
 - (3) No storage building built on a vacant lot or parcel can be used as a primary or secondary residence or for other residential purposes, including, but not limited to, sleeping, cooking, or otherwise housing persons whether for long-term or short-term purposes.
 - (4) Any building or structure erected must be on a buildable lot which meets all the minimum lot size, road frontage, setback, and yard requirements for the district in which it is located
 - (5) The property owner shall present a site plan or survey to the Zoning Administrator, and obtain a Land Use Permit. For a private garage on a vacant contiguous lot or parcel, the owner shall provide a survey of the property where both the principle structure and all other buildings or structures are located, and where the private garage is proposed to be erected on the adjoining lot. The survey must be completed by a licensed

surveyor. For an accessory building, a site plan shall locate all structures on the lot or parcel for the Land Use Permit.

3.9 FENCES, BERMS, SCREENING AND BUFFER YARDS

A. Fences and Berms which enclose all or a portion of the property are permitted in any yard, subject to the following conditions:

(1) Fences within five feet of a side or rear lot line shall not exceed six feet in height. The height of any fence is measured from the surface of the ground, and may be placed on the lot line.

(2) Fences along a road right-of-way within a front yard shall not exceed four feet in height along the road, except that no fence shall extend into the street right-of-way at the front property line.

(3) Where property abuts a lake or stream no fence shall be erected in a front yard or that portion of the front yard facing the lake or stream, except for natural vegetation or an earthen berm.

(4) Living fences (hedges, shrubbery, etc.), obscuring walls, berms or signs, located in a required front yard setback, that shall not obstruct the vision of traffic for person exiting from a driveway, alley, private street or other easement. Living fences within a public right-of-way or private road shall not exceed a height of two feet.

(5) Where a berm is used for fencing purposes, it shall be smoothly graded and shall have erosion preventing ground cover installed.

(6) No fences, except in the AG-F District, shall contain barbed wire, electric current, charge of electricity, broken glass caps, or chain-link-type fences with sharp wire edges exposed.

(7) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight feet in height, measured from the surface of the ground and shall not obstruct vision to an extent greater than 25% of their total area.

B. Screening. Except for single and two family residential uses, all outdoor storage areas, trash or refuse containers, outdoor air conditioners, gas or storage containers, and similar structures shall be screened from view, except to permit access to service areas.

C. Plant Screens. Where planting screens are used, they shall consist of plant material which shall provide maximum interruption of view from the ground to a height of six feet after three years growth. Where plant material cannot be expected to provide adequate screening within three years, other screening material shall be used with the plant material, except where

screening shall pose a hazard to pedestrians or traffic. Such material shall be consistent with adjacent screens, if present. All plant material shall be properly installed and maintained in a healthy condition, consistent with professional management practices. All planting shall be installed prior to receiving any occupancy permit. Where compliance is not possible prior to occupancy, because of the season of the year, the Zoning Use Administrator may grant an appropriate delay for a period of up to nine months.

D. Bufferyards and Greenbelting. Except as otherwise provided below, all areas located within the minimum yard setbacks and road right-of-ways shall maintain a bufferyard or greenbelt in their natural condition. The natural condition may be modified if the Land Use Administrator finds that such modification is necessary for the construction of buildings, structures, driveways, wells, septic systems, or other utility or essential public or private services and that such removal will not increase water run-off or soil erosion. A parcel shall be regarded in natural condition when there is at least one tree or shrub having a height of at least 10 feet for each 100 square feet of area wooded or sufficient natural ground cover in open spaces.