

**ARTICLE VIII
SCHEDULE OF DIMENSIONAL REQUIREMENTS**

District	Minimum Building Site or Parcel (in sq. ft.)	Minimum Building Site or Parcel Lot Width (in Lineal ft.)	Minimum Front Setback	Minimum Side Setback Each One	Minimum Rear Setback	Maximum Height		Maximum Building Site or Parcel Coverage (in percent)	Minimum Floor Area C (in square feet)
						Stories	Height		
A-1	1 acre	200	75' a, b, d	30'	50'	2 1/2	35'	30	One story - 900 Two story - 768 1st 232 2nd
AE	2 acres	200	75' a, b, d	30'	50'	2 1/2	35'	30	One story - 900 Two story - 768 1st 232 2nd
R-1	22,000	100	50' a, b, d	15'	35'	2 1/2	35'	30	One story - 900 Two story - 768 1st 232 2nd
RM-1	e	e	e	e	e	2 1/2	35'	30	e
RMH	-	-	f, 9	-	-	-	-	-	-
C-1	1 acre	150	75' j	h	35'	3	40'	-	-
C-2	1 acre	150	75' j	15'	15'	3	40'	-	-
OS	1 acre	150	75' j	15'	35' i	3	35'	-	-
I-1	3 acres	300	75' j	30'	15' k	2 1/2	35'	50	-
I-2	3 acres	300	100' j	50'	50'	3	40'	50	-
P	-	-	-	-	-	-	-	-	-

ARTICLE VIII

SECTION 8.10 FOOTNOTES TO SCHEDULE OF DIMENSIONAL REQUIREMENTS:

- a. In all residential districts, the required front yard shall not be used for off-street parking, loading or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives.
- b. Where lots are on a river or lake, the property shall be treated as a through lot and have required front yards on both frontages.
- c. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds, or utility rooms.
- d. Where the front yards of two (2) or more principal structures in any block (in case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front yards required herein, then any building subsequently erected within said block (or 300 feet) shall not be less and need not be greater, than the average depth of the front yards of the existing structures.

In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which located and all regulations applicable to a front yard shall apply.

e. Site Requirements:

	Garden Apartments	Townhouses	Housing for the Elderly*	High-Rise Apartments in excess of 2 ½ stories
Gross Site Area	1 acre (min.) .3 x developable area	2 acres (min.) .25 x developable area	1 acre (min.) .4 x developable area	1 acre (min.) .3 x developable area
Maximum Lot Coverage	30%	30%	30%	30%
Maximum Height (b)	2 ½ stories, or 35 ft.	2 ½ stories, or 35 ft.	6 stories, or 80 ft.	No limit
Minimum Parking	2 spaces per unit of 1-24 units. 1.75 spaces per unit of 24+ units	2 spaces per unit	.75 spaces per unit	1.5 spaces per unit
Minimum Landscaped Area	.2 x gross site area	.25 x gross site area	.3 x gross site area	.2 x gross site area
Maximum Density	14 units per acres	8 units per acre	25 units per acre	22 units per acre
Minimum Front Yard (a)	25 ft.	25 ft.	25 ft.	25 ft.
Minimum Side Yard	20 ft., 40 ft. (total two)	20 ft., 40 ft. (total two)	25 ft., 50 ft. (total two)	25 ft., 50 ft. (total two)
Minimum Rear Yard (b)	30 ft.	30 ft.	40 ft.	40 ft.
Minimum Floor Per Unit				
Efficiency	330 sq. ft.	600 sq. ft.	330 sq. ft.	330 sq. ft.
One Bedroom	520 sq. ft.	750 sq. ft.	520 sq. ft.	520 sq. ft.
Two Bedroom	630 sq. ft.	900 sq. ft.	630 sq. ft.	630 sq. ft.
Three Bedroom	765 sq. ft.	1,200 sq. ft.	-	765 sq. ft.
Four Bedroom	920 sq. ft.	1,500 sq. ft.	-	-

* Funded by HUD Section 202, FMHA Section 515, or MSHDA

- f. For every lot on which a multiple row, or terrace dwelling is erected, there shall be provided a side setback on each side of the lot, as indicated in the Schedule. Each side setback shall be increased beyond the yard spaces indicated by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple row, or terrace dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line.
- g. Where two (2) or more multiple row or terrace dwellings are erected upon the same lot, a minimum setback space of twenty (20) feet in width shall be provided between structures. This setback width shall be increased by two (2) feet for each ten (10) feet or part thereof, by which each multiple row or terrace dwelling, having common areas exceeds forty (40) feet in length on that side of the dwelling facing the common yard.
- h. No side yards are required along the interior side lot lines of the District, except as otherwise specified in the Building Code, provided that if walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.

When the lot has a common lot line with a residential district a setback of 20 feet is required of which 10 feet shall be landscaped.

If the said lot is a corner lot, the side line that abuts a street shall have a setback of 20 feet, 10 feet of which shall be landscaped.

- i. Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of the OS Districts, loading space shall be provided in the ratio of five (5) square feet per front foot of building except when such OS District has common lot line with which at least ten (10) feet shall be landscaped. Where an alley exists or is provided at the rear of buildings the rear building setback and loading requirements may be computed from the center of said alley.
- j. An off-street parking lot for visitors, over and above the number of spaced required may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line.
- k. All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.
- l. Any residential dwelling unit shall have minimum width across any front, side or rear elevation of twenty (20) feet and shall comply in all respects to the Raisin Charter Township Building Code.

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