Zoning District Regulations

Section 3.11   Schedule of Regulations

All uses shall be subject to the Schedule of Regulations unless otherwise provided for herein.

Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Min. Setbacks Front	Min. Setbacks Side	Min. Setbacks Rear	Max. Height Dwellings	Max. Height Other
AG Agricultural — All Permitted	5 acres	300 feet	10 percent	30 feet from road right-of-way, except 90 feet from centerline on major roads	30 feet except 60 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads	50 feet	35 feet or 2½ stories	100 feet
RR Rural Residential — All Permitted	2 acres	200 feet	20 percent	45 feet from road right-of-way except 90 feet from centerline on major roads	30 feet, except 35 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads	35 feet	35 feet or 2½ stories	15 feet
R-1 Single Family Residential — Sewer	10,000 sq. ft.	80 feet	30 percent	35 feet from road right-of-way, except 35 feet from road centerline on major roads	10 feet and the sum of two sides not less than 25 feet, except 35 feet from road right-of-way on a corner lot and 90 feet from centerline on major roads	20 feet	35 feet or 2½ stories	15 feet
Septic	15,000 sq. ft.	120 feet						
Other	1 acre	120 feet						
RM Multiple Family Residential — Single Family	15,000 sq. ft.	120 feet	25 percent	35 feet from centerline on major roads	20 feet plus 15 feet transition strip if abuts residential property	20 feet plus 15-foot transition strip if abuts residential property	35 feet or 2½ stories	35 feet
Multiple Family	See 3.4.3							
LC & GC Local and General Commercial — Sewer	10,000 sq. ft.	75 feet	35 percent	35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip	20 feet except 35 feet from road right-of-way on corner lot and 90 feet from centerline on major roads, plus a 15-foot transition strip if it abuts residential	20 feet plus 15-foot transition strip if abuts residential property	35 feet	35 feet
Septic	15,000 sq. ft.	100 feet						

Zoning District Regulations

Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Min. Setbacks Front	Min. Setbacks Side	Min. Setbacks Rear	Max. Height Dwellings	Max. Height Other
LI Limited Industrial								
Sewer	20,000 sq. ft.	80 feet	35 percent	35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip	20 feet except 35 feet from road right-of-way on corner lot and 90 feet from centerline on major roads, plus a 15-foot transition strip if it abuts residential	35 feet	35 feet	35 feet
Septic	1 acre	150 feet						
GI General Industrial	3 acres	150 feet	35 percent	35 feet from road right-of-way, except 90 feet from centerline on major roads; includes 20-foot curbed, landscaped transition strip	35 feet	35 feet	35 feet	35 feet
Sewer								
Septic		300 feet						

Major road/thoroughfares include, but are not limited to, the following roads located in Napoleon Township: Austin Road, Brooklyn Road (M-50), Cady Road, Clark Lake Road, Napoleon Road, South Street, Stony Lake Road (North and South), and Wolf Lake Road (north of Austin Road).

Manufactured Homes, Planned Unit Residential, and Open Space Community requirements not included in this chart.

Section 3.12   Schedule of Regulations, Expanded

3.12.1   **Minimum lot width** - For all regular rectangular-shaped lots shall be in accordance with Section 3.11 (Schedule of Regulations). Minimum lot width for irregular-shaped lots, including pie-shaped lots and lots located on "outside corners" of curved roads and cul-de-sacs shall also be measured at the two points where the required minimum front yard setback line intersects the side lot lines. However, in all cases, the lot width measured where the front lot line meets the road right-of-way shall not be less than 75 percent of the required minimum lot width. This provision shall not be construed to enable lot line manipulation in order to circumvent the intent of Section 3.11.

3.12.2   **Definition of Lot** - A lot, as used in this Section and elsewhere in this Ordinance for the purpose of sizing requirements, including structural (buildings) sizing, shall consist of a single contiguous piece of property which is not divided by public or private roads unless those roads are totally integrated into the lot which they serve.