

4.08 SUMMARY OF DISTRICT SIZE AND SETBACK STANDARDS (See also 2.07 & 18.01)

BROOKS TOWNSHIP DISTRICT REGULATIONS									
Zone	Zoning District	Minimum Lot Area ^{i, x}	Minimum Lot Width	Lot Depth to Lot Width Ratio	Setbacks ^{ii, ix}			Maximum Building Height	Maximum Lot Cover
					Principal Structures ⁱⁱⁱ				
					Front	Side (both/least)	Rear		
A-G	Agricultural	40 acres	450 ft.	4:1	75 ft.	100/50 ft.	50 ft.	35 ft.	25%
R-1	Low Density Residential	5 acres	330 ft.	4:1	25 ft.	60/30 ft.	30 ft.	35 ft.	30%
R-2	Medium Density Residential	2 acres	200 ft.	4:1	25 ft.	40/15 ft.	25 ft.	35 ft.	30%
R-3	High Density Residential	1 acre	150 ft.	4:1	25 ft.	30/15 ft.	25 ft.	35 ft.	35%
MHP	Mobile Home Park	10 acres	300 ft.	[State law requirements]					
LD	Waterfront	15,000 sq. ft. (w/sewer) ^{iv} 18,000 sq. ft. (w/o sewer) ^v	100 ft. on the water and for street frontage (amended 3/18/08)	4:1	50 ft. (water) ^{vi}	40/15 ft.	25 ft. (street) ^{vii}	35 ft.	35%
	Non-waterfront	15,000 sq. ft. (w/sewer) ^{iv} 18,000 sq. ft. (w/o sewer) ^v	150 ft.	4:1	25 ft.	40/15 ft.	25 ft.	35 ft.	35%
RTD	Waterfront	5 acres (amended 6/21/04)	250 ft. on the water and for street frontage (amended 3/18/08)	4:1	RD – 100 ft. (water) ^{vi} , 30 ft. top of bank TD -50 ft. (water) ^{vi} 20 ft. top of bank (amended 6/18/01; 5/15/12, 7-1-15)	60/30 ft.	25 ft. (street) ^{vii}	35 ft.	35%
	Non-waterfront	5 acres (amended 6/21/04)	250 ft.	4:1	25 ft.	60/30 ft.	25 ft.	35 ft.	35%
C-1	Commercial Business	1 acre	100 ft. (Amended 6-1-98; 5-15-12)	4:1	75 ft.	40/15 ft. (amended 3/18/08)	30 ft. 50 ft. (res.) ^{viii} (amended 3/18/08)	35 ft.	50%
I-1	Industrial	1 acre	100 ft.	4:1	75 ft.	60/30 ft. 100 ft. (res.) ^{viii}	50 ft. 75 ft. (res.) ^{viii}	35 ft.	50%

NOTES:

- i. Unless otherwise provided, each dwelling unit must have the minimum lot area requirements of this table.
- ii. For lots abutting a water body, set back shall be measured from the water's edge.
- iii. Fence Structures shall be regulated by Section 18.01 (amended 1/21/02). Accessory structures shall be regulated by Section 3.03b.
- iv. w/sewer: Those parcels with sanitary sewer.
- v. w/o sewer: Those parcels without sanitary sewer.
- vi. water: For Waterfront lots the yard abutting the water's edge is always the front yard.
- vii. street: For Waterfront lots the yard abutting a public or private road, street, or right of-way is always the rear yard.
- viii. res: The yard abutting a residential use.
- ix. Set Backs for properties located on corners that abut Michigan Department of Transportation Roads such as M-37 and M-82 shall be measured from the normal Road Right of Way not the increased State 'Clear Vision' right of way. However, all clear vision regulations set forth in Section 3.04c must be complied with. (Amended 12/8/03)
- x. Review the district regulations for rules addressing the possible requirement of combination of nonconforming lots.
- xi. RTD setbacks must meet both the distance from the river and from the bank (see graphic)

