

TABLE 1  
**ARTICLE 14- SCHEDULE OF DISTRICT REGULATIONS.**  
 Section 14.00. Height, Bulk, Density, Area, Setback and Lot Coverage by District:

USE DISTRICT	MINIMUM LOT AREA (a, h, l, n, v) (maximum density)	MINIMUM LOT WIDTH (IN FEET) (a, v)	MAXIMUM HEIGHT OF STRUCTURES (g)		MINIMUM YARD SETBACK PER LOT (IN FEET) (c, d, r)			MINIMUM FLOOR AREA (SQ. FT.) (f)	MAXIMUM PERCENTAGE OF LOT AREA COVERED BY BUILDINGS	
			IN STORIES	IN FEET	FRONT (b, e)	SIDES (m)				REAR
						LEAST ONE	TOTAL OF 2			
OS	--	--	1	25	75	50	100	50	--	10%
RA	2 acres	200 (t)	2 ½	35	60	20	40	50	1,200	10%
	2 acres with water	150 (t)								
RSF	2 acres	200(t)	2 ½	35	50	20	40	50	1,200	10%
	2 acres with water	150(t)								
	1.5 acres w / cluster	150 (t)				15	30	35		
R-1	1.5 acres w/o sewer	150 (t)	2 ½	35	35	15	30	35	980	10%
	20,000 sq. ft. w/sewer (i, j, k, l)	100 (t)	2 ½	35	25	10	25			
R-2	1.5 acres w/o sewer	150 (t)	2 ½	35	35	15	30	35	980	35%
	12,000 sq. ft. w/sewer (i, j, k, l)	70 (p, t)	2 ½	35	25	10	25	35		
MF	10,000 sq. ft. (i, j, k, l)	100	2 ½	35	25	20	40	35	(l)	35%
MHP	10 acres	330	(o)	(o)	(o)	(o)	(o)	(o)	(o)	(o)
C-1	1.5 acres	200	1	45	40 (u)	20 (p)	40	35 (q)	--	30%
C-2	1.5 acres	200	1	45	40 (u)	20 (p)	40	35 (q)	--	25%
LM	2 acres	200	1	45	50	20	40	35 (q, s)	--	30%
GSO	30 acres	600 (w)	-----	-----	SEE	SECTION	1301	-----	-----	-----

See footnotes to Table 1 in Section 14.01.

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## SECTION 14.01 FOOTNOTES TO SCHEDULE OF REGULATIONS

- (a) Calculations for determining the minimum lot area and minimum lot width shall not include the existing right of way or easement area for a public road, private road, or access easement.
- (b) Minimum front yard setback is measured from the edge of the existing right-of-way, based upon information and standards set forth by the St. Clair County Road Commission for public roads. The required front yard setback shall be measured from the edge of the easement for private access easements.
- (c) Off street parking setbacks.

In all residential districts, the required front yard setback 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, vehicle access drives, or parking of non-commercial vehicles on driveway aprons for single family homes. Non-obscuring ornamental fences may be permitted in the front yard as provided in Section 15.11. No solid or other obscuring fence shall be located in the front yard. Off-Street parking lots for permitted non-residential uses shall be located in a side or rear yard only or, if proposed in a front yard, it shall be setback a minimum of 75 feet and screened per Section 15.10.

For multiple family districts, off-street parking may be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of one hundred (100) feet between the nearest point of the off-street parking area, exclusive of access driveway, and the centerline of the adjacent road right-of-way. This minimum setback shall be reduced to eighty-three (83) feet if the adjacent road is designated as a collector road in the Township's Master Plan.

For commercial and industrial districts, a single row of off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of eighty (80) feet between the nearest point of the off-street parking area, exclusive of access driveway, and the and the centerline of the adjacent road right-of-way. This minimum setback shall be reduced to sixty-three (63) feet if the adjacent road is designated as a collector road in the Township's Master Plan. If the road is a major arterial, the minimum setback shall be increased to ninety-five (95) feet.

For all districts off-street parking shall be permitted within the rear and side yard setbacks provided that wherever a non-residential use abuts residential use off-street parking must be setback a minimum of twenty (20) feet. Where it abuts a non-residential district, it shall be setback a minimum of ten (10) feet.

For multiple-family districts, see Section 16.38 for additional regulations.

- (d) All yards abutting upon a public street shall be considered as front yard for setback purposes.
- (e) Where a front yard of lesser depth than specified in the Schedule of Regulations exists in front of dwellings on more than fifty (50) percent of the lots of record on one side of the street in any one block in a Single-Family Residential District, the depth of front yard for any building thereafter erected or placed on any lot in such

block need not be greater than the average depth of front yards of such existing building.

- (f) The minimum floor area per dwelling shall not include area of basements, breezeways, porches or attached garages.
- (g) The maximum height permitted for general and specialized farm buildings and structures shall not exceed one hundred (100) feet.
- (h) Land areas where a building is to be erected, altered, or used, shall be developed in accordance with the Health Department standards for water and septic. Health Department standards may require increased minimum lot sizes for parcels without public water and sewer service.
- (i) Individual two-family dwellings on their own site shall have a minimum lot area of twenty thousand (20,000) square feet. Minimum gross floor area for the structure shall be two thousand five hundred (2,500) square feet. The smaller of the two units shall contain a minimum livable floor area of nine hundred fifty (950) square feet. Two-family dwellings in a complex of two or more two-family dwellings shall adhere to the land area requirements in footnote J below.
- (j) Where multiple dwellings are permitted, or two or more two-family dwellings are proposed, the additional lot requirements per unit as listed below shall apply. These areas shall not include kitchens, bathrooms, closets or other storage areas.

Type of Unit	Additional Lot Area Per Dwelling Unit
Efficiency Unit	2,500 S.F.
One Bedroom Unit	3,500 S.F.
Two Bedroom Unit	4,000 S.F.
Each Additional Room	800 S.F. per room

- (k) In all Multiple Family developments there shall be usable open space provided for the use of the residents therein. Such space shall be provided upon the following basis:
  1. Five thousand (5,000) square feet for the first unit.
  2. An additional one hundred (100) square feet for each additional unit.
 The usable open space is to be separate and distinct from all other uses permitted upon said multiple site and a specific site shall be designed for recreation, passive outdoor activities, and similar uses and permanently reserved for same.

- (k) The minimum floor area per dwelling unit for multiple family dwellings shall be as follows:

Type of Unit	Minimum Floor Area Per Dwelling Unit
Efficiency Unit	350 S.F.
One Bedroom Unit	600 S.F.
Two Bedroom Unit	800 S.F.
Each Additional Room	200 S.F. per room

- (m) Each side yard shall be a minimum of twenty (20) feet and this space shall be increased beyond twenty (20) feet by two (2) feet for each ten- (10) feet or part thereof by which said dwelling structure exceeds forty (40) feet in overall dimension along the adjoining lot line. Maximum building length shall not exceed two hundred (200) feet.  
Where two (2) or more multiple, row or townhouse dwelling structures are erected on the same lot or parcel, a minimum distance between any two (2) structures shall be thirty (30) feet.
- (n) Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as regulated wetlands, flood plains and open water bodies shall not be included in calculations for determining maximum density and number of lots permitted).
- (o) Mobile home park developments are subject to the minimum requirements and standards as established in the Mobile Home Commission Act, Michigan Public Act 96 of 1987, and any and all rules and regulations promulgated pursuant to Act 96, as may be amended.
- (p) No side yards are required along the interior side lot lines of the District, or adjacent to other nonresidential use districts except as otherwise specified in the Building Code, provided that if walls of structures facing such interior side lot lines or district(s) contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.
- (q) Loading space shall be provided based on the gross floor area of the proposed building in accordance with the requirements of Section 15.09.
- (r) In all non-residential districts, no building shall be located closer than fifty (50) feet to the outer perimeter (property line) of such district when said property line abuts any residential district.
- (s) In all industrial districts, outdoor storage shall be in the rear yard and shall be completely screened with an obscuring masonry wall or decorative obscuring fence, not less than six (6) feet high and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.
- (t) A lot depth to lot width ratio of 4:1 shall be the maximum permitted for all districts.
- (u) The setback for vehicle service station canopies may be reduced to 25 feet provided the following conditions are met:

- 1) The canopy is constructed of the same building materials as the principal building.
  - 2) The canopy is not internally illuminated and no exterior lighting is directed onto the canopy.
  - 3) The maximum sign area permitted on a canopy is two (2) square feet per side. No logos, stripes or other display material shall be permitted in excess of two (2) square feet per side.
- (v) New land divisions must comply with the minimum lot area, width and frontage requirements of the applicable zoning district as specified in this Article, Section 14.00. Land Divisions shall be permitted in accordance with the Land Division Act, Act 288 of 1967 as amended. Per the Land Division Act, any parcel or tract which is “40 acres or the equivalent” or larger is known as an exempt division. Land owners can make as many exempt divisions as they desire, and such divisions are not subject to local approval as long as they are accessible. Where any proposed division for the purpose of sale, lease of more than one year, or for building development will result in parcels, tracts, lots, or outlots, that are less than the minimum area or size as required by the Clyde Township Zoning Ordinance, the applicant shall also file with the Township Clerk a copy of a deed restriction on the property recorded with the St. Clair County Register of Deeds, signed by all persons having legal or equitable interest in said parcels, tracts, lots, or outlots, stating that the property shall not thereafter be developed or used separately, but only in conjunction with adjoining, parcels, tracts, lots or outlots, which, when joined together, shall satisfy the minimum area and size requirements of the Clyde Township Zoning Ordinance.
- (w) The Township Board may allow access to the site via a 66’ wide easement built to the Township’s private road standards provided that the minimum required lot width is met at the terminus of the easement.