

SECTION 1308. MORE THAN ONE (1) RESIDENTIAL BUILDING ON A LOT IN THE R-1 AND R-2 DISTRICTS

The intent of this section is to allow recognized nonconforming uses to exist and continue within the following parameters. Such uses may be enlarged, increased or extended not to exceed the following:

- A. Ground floor area shall not exceed seven hundred twenty (720) square feet;
- B. The floor area of a second story shall not exceed three hundred sixty (360) square feet.
- C. The total height shall not exceed twenty (20') feet to the ridge as measured from the average grade.
- D. Side yard setback shall be 6 feet or follow the requirements of Section 1310.
- E. Distance between buildings shall be no less than twelve (12') feet;
- F. No new structures will be permitted;
- G. Existing buildings to be altered or enlarged shall have a review done by the Huron County Health Department for septic requirements or a certified septic field inspector.
- H. Maximum lot coverage not to exceed twenty-five (25%) percent in ground floor area for all buildings and structures.