



R-B - Residential Business

SECTION 1001. INTENT AND PURPOSE

To permit multiple family dwellings and the associated waterfront businesses and cottages, including facilities for seasonal and tourist use.

SECTION 1002. USES PERMITTED BY RIGHT

Following are the principal permitted uses by right within the R-B District.

- A. All uses permitted by right within the R-1 District, subject to the terms and conditions within Chapter 10.
- B. Multiple family dwelling groups, such as rental cottages, tourist homes and bed and breakfast facilities.
- C. State licensed residential facility providing resident services for persons under twenty-four (24) hour supervision or care, or both. This Section shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- D. State licensed or approved family day care facilities subject to the provisions of the Michigan Zoning Enabling Act of 2006.

SECTION 1003. USES PERMITTED AFTER SPECIAL APPROVAL

The following Special Approval uses shall be permitted subject to approval by the Township Board review and recommendation by the Planning Commission, and further subject to any and all reasonable condition which may be imposed in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 of this ordinance.

- A. A temporary building for a period of not more than one (1) year, when incidental to the construction or servicing of a structure or uses permitted in such district.
- B. Group day-care facility subject to the standards of Section 206 of the Michigan Zoning Enabling Act of 2006.

SECTION 1004. DIMENSIONAL REQUIREMENTS

1004.1 MINIMUM LOT SIZE.

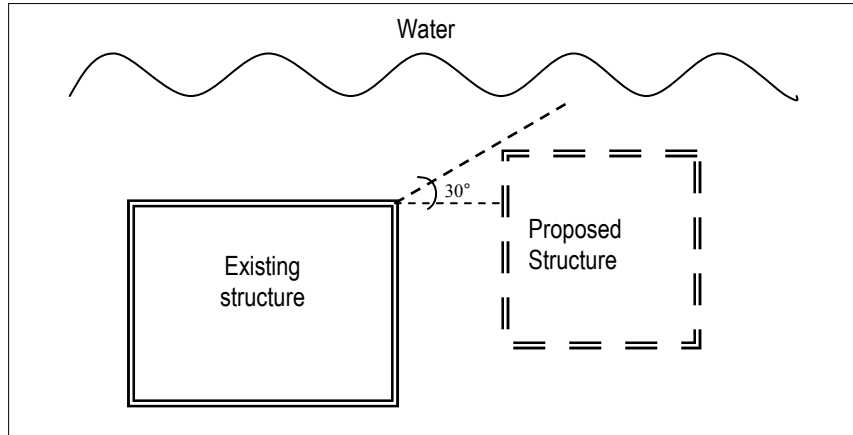
- A. Each lot shall contain a minimum of twelve thousand (12,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.

1004.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the road right-of-way.
- B. Where the side yard abuts upon the side or rear yard of any R-B district, the side yard shall be a minimum of three (3') feet. Where the side yard abuts upon the side or rear yard of any R-district the minimum side yard setback shall be ten (10') feet from the property line.
- C. Waterfront lots shall be setback a minimum of thirty-five (35') feet from ordinary high water mark.

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- D. The building setback on the lakeside of a waterfront property shall be such that from an adjoining property structure, by using a measurement from the front face corners of the existing principal structure (not including decks or porches, covered or uncovered) as a baseline to the proposed structure and/or addition, there shall be no more than a thirty (30°) degree angle. In addition, no trees or shrubs shall be planted within this thirty (30°) degree angle which will block the view from (of) existing neighboring properties.



The purpose being that new residences or additions should not obstruct the view from (of) existing neighboring properties. A special variance shall be required where the existing structure is setback more than fifty (50') feet from the front (waterfront) property line.

- E. In the case of a corner lot, the side yard on the street side shall not be less than twenty-five (25') feet and the remaining side yard shall not be less than six (6') feet from the property line.
- F. The rear yard shall have a minimum setback of ten (10) feet from the property line.
- G. All buildings if unattached, must be a minimum of ten (10') feet apart.

1004.3 MINIMUM FLOOR AREA PER DWELLING UNIT.

Each dwelling unit shall have a minimum floor area per dwelling unit in accord with the following schedule:

Single Family detached	Each dwelling unit shall have a minimum finished living area of seven hundred twenty (820) square feet of floor area per dwelling unit.										
Attached Single Family Including two family and Townhomes	Each dwelling unit shall have a minimum living area of seven hundred twenty (720) square feet of floor area per dwelling unit.										
Multiple Family Dwellings & Rental Cottages	<table border="0"> <tr> <td>0 bedrooms</td> <td>400 square feet</td> </tr> <tr> <td>1 bedrooms</td> <td>500square feet</td> </tr> <tr> <td>2 bedrooms</td> <td>600 square feet</td> </tr> <tr> <td>3 bedrooms</td> <td>700 square feet</td> </tr> <tr> <td>4 bedrooms or more</td> <td>800 square feet plus 100 square feet for each additional bedroom.</td> </tr> </table>	0 bedrooms	400 square feet	1 bedrooms	500square feet	2 bedrooms	600 square feet	3 bedrooms	700 square feet	4 bedrooms or more	800 square feet plus 100 square feet for each additional bedroom.
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1004.4 MAXIMUM BUILDING HEIGHT.

In this District maximum height shall be as listed below:

- A. Single Residential dwelling unit thirty-five (35') feet maximum.
- B. Detached accessory structure twenty-one (21') feet, ten (10') feet wall height.

1004.5 MAXIMUM LOT COVERAGE.

Thirty-five (35%) percent of the property maybe covered by buildings and structures.

1004.6 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-B district, subject to the following and additional structure regulations as contained in Chapter 12:

- A. Where the accessory building is structurally attached to a main building, it shall comply with all regulations applicable to a main or principal building.

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- B. Accessory buildings shall not be located in the required front yard. In the case of double frontage lots, accessory buildings shall observe front yard requirements on both street frontages.
- C. An accessory building may be located in a side or rear yard, but it must comply with all building setback standards that are applicable to a principal building in that zoning classification.
- D. The total square footage of all accessory buildings, including attached garages, shall not exceed the ground floor area of the principal building.
- E. The wall height of the structure shall not be more than ten (10') feet in height above the average grade or an overall (ridge) height of twenty-one (21') feet.
- F. No garage, utility or accessory building shall be constructed upon or moved to any parcel until the principal building on, or intended to be placed thereon, is at least two-thirds ($\frac{2}{3}$) completed except that construction of an attached garage may proceed with the construction of the principal building.
- G. No accessory building shall be used in any part for dwelling purposes.

SECTION 1005. GENERAL REQUIREMENTS

1005.1 SCREENING.

Side and rear yards abutting any R-district shall be screened as follows:

- A. By a compact hedge of evergreen plants which will reach a minimum of five (5') feet in height after one growing season or as best determined by the Planning Commission during site plan review not to extend into setback areas in front or rear yards.