



## Districts

### SECTION 401. DIVISION OF THE TOWNSHIP

For the purposes of this Ordinance, all land within Lake Township, excepting streets and alleys, is divided into the following Zoning Districts. The districts as listed here are presumed to be in ascending order of permissiveness and land use intensity, or in descending order of restrictiveness as one proceeds from top to bottom.

- AG Agricultural
- R-R Rural Residential
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Multiple Family Residential
- R-B Residential Business
- B-1 General Business

At the time of adoption of this Zoning Ordinance, there are several industrial zoned properties within Huron County which are either improved and vacant or unimproved, which are most likely better suited for industrial development than any area within Lake Township. If, at some point in the future, industrial development is needed or wanted within the boundaries of Lake Township, the planning commission will review the current Master Plan and Zoning Ordinance for consideration of an industrial district.

### SECTION 402. OFFICIAL ZONING MAP

The boundaries of Zoning Districts are defined and established as shown on a map entitled "Lake Township Zoning Map" which accompanies this Ordinance. This map, with all explanatory matter thereon, is hereby made part of this Ordinance.

The official zoning map shall be identified by the signature of the Township Supervisor and attested by the Township Clerk, and shall contain the following, "This is to certify that this is the Official Zoning Map of Lake Township, adopted on December 18, 2006."

Two (2) official copies of the zoning map shall be maintained, one in the office of the Zoning Administrator and the other in the office of the Township Clerk.

**SECTION 403. INTERPRETATION OF BOUNDARIES**

For consistency of enforcement and to prevent ambiguity, where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as following streets, alleys, highways, or other modes of conveyance shall be deemed to follow the centerlines of such right-of- way.
- B. Boundaries which are indicated, as approximately following lot lines, or boundary lines shall be constructed as following such legally placed lines.
- C. Boundaries following the shoreline of a stream, lake, or other body of water shall be constructed as the ordinary high water mark as established by the Army Corp of Engineers.
- D. Boundaries that follow the shoreline of Lake Huron shall be construed as the ordinary high water mark, set at 581.5 feet above sea level by the USACE.

**SECTION 404. SCOPE OF REGULATIONS**

No building or structure or part thereof shall be hereafter erected, moved constructed, or altered, and no new use or change in use of a parcel or structure shall be made unless it conforms with the provisions of this Ordinance, including the regulation of the Zoning District in which it is located.

The regulations applying to Zoning Districts include specific limitation on the use of land and structures, height and bulk of structures, parcel area and dimensions, setback of structures from public thoroughfares and neighboring properties, and area of a parcel that can be covered by structures.

The Zoning Board of Appeals shall have the power to classify a use which is not specifically mentioned by this Ordinance. Said use shall be treated in a like manner with a comparable permitted or prohibited use for the purpose of clarifying the district regulations of any Zoning District.

**SECTION 405. DISTRICT BOUNDARY EXCEPTIONS**

Where a district boundary line, as established by this Ordinance, when adopted or subsequently amended, divides a lot in single or separate ownership, a use permitted in the less restricted portion of said lot may be extended to the entire lot, subject to the following conditions:

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- A. That one-half (½) or more of the area of said lot shall be in the less restrictive district.
- B. That any part of a less restricted use extended beyond a district boundary under the terms of this section shall be housed entirely within an enclosed building and such building shall conform to any applicable yard and area requirements in the more restrictive district.

Restrictiveness by district proceeding from most restrictive to least restrictive is herein established as follows:

R-1, R-2, R-3, R-R, R-B, B-1, AG

**SECTION 406. APPROVAL OF PLATS**

No proposed plat of a new or redesigned subdivision shall hereinafter be approved by either the local governing body or its agents unless the lots within the plat equal or exceed the minimum size and width requirements of this Ordinance and all other applicable codes or Ordinances.

**SECTION 407. DIMENSIONAL REQUIREMENTS TABLE**

This table appears on one (1) page. The table specifies parcel dimensions and setback requirements for parcels in each Zoning District.

### Dimensional Requirements by Zoning District

District	Chapter	Min. Lot Size	Min. Width	Min. Floor Area per Dwelling Unit	Front Yard	Side Yard	Rear Yard	Building Height	Maximum Lot Coverage
AG	5	1-1/2 Acre	150'	720 sq. ft.	50'	25'	25'	35'	N/A
R-R	6	1-1/2 Acre	150'	720 sq. ft.	25'	10'	25'	30-35'	25 35%
R-1	7	12,000 sq ft	100'	720 sq. ft.	25' <sup>a</sup>	16' total, 6' min.	NA	28 35'	25 35%
R-2	8	12,000 sq ft	100'	720 sq. ft.	25'	16' total, 6' min.	10'	28 35'	25 35%
R-3	9	12,000 sq ft	100'	720 sq ft	40'	15'	25'	35'	35%
R-B	10	12,000 sq ft	100'	720 sq ft	25'	10' <sup>b</sup>	20'	35'	35%
B-1	11	15,000 sq ft	100'	N/A	40'	25' <sup>c</sup>	25' <sup>c</sup>	35'	35%

Minimum building width for all dwelling units must have a minimum width on any side of 24'.

In any Residential district, in the case of a corner lot, the side yard on the street side shall not be less than 25' and the remaining side yard shall not be less than 10'.

<sup>a</sup> 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 structure as a baseline to the proposed structure and/or addition, there shall be no more than a 30 degree angle. See 705.2. D.

<sup>b</sup> When the side yard abuts upon the side or rear yard of another R-B district, the minimum side yard setback shall be 3'.

<sup>c</sup> When the side yard or rear yard abuts the side yard or rear yard of another B-1 district, the minimum side yard shall be 6' and the minimum rear year shall be 10'.

<sup>d</sup> In the R-1 District, the front yard setback for Decks shall be the seawall. If no seawall, the setback shall be determined by the Zoning Administrator. *Amended 5.20.2013*

**For Accessory Structures see chapter for respective districts.**