

**Table 10-1
PURPOSES of ZONING DISTRICTS**

DISTRICT TYPE	DISTRICT	PURPOSE
ALL DISTRICTS	All Districts	It is the purpose of all Districts to protect environmental resources that may be part of a development site, and that all uses be adequately served by facilities and services including sewage disposal, potable water, fire protection, and streets, and recognize natural constraints presented where public sewer and water is not present. In addition, it is the purpose of all Residential Districts that development assure a stable and sound residential environment with suitable open spaces associated with dwellings. It is further the purpose of all Commercial and Industrial Districts that uses within be designed to avoid negatively impacting adjacent uses and in recognition of the Township's overall rural character, including complimentary landscaping, screening, signage and related development features. In addition to the above, more specific purposes of each District are delineated below:
CONSERVATION DISTRICTS	AC	It is the purpose of the AC (Agricultural Conservation) District to encourage and provide opportunities for agriculture and retention of land areas in Erie Township which are well suited for production of food and fiber, while also providing opportunities for comparatively low density rural residential lifestyles and development patterns that encourage the preservation of open spaces, agricultural and other natural resources, and the Township's rural character. The District boundaries include land areas which support farming operations due to, in part, soil and topographic conditions, the extent of and proximity of nonfarm development, and/or typical parcel sizes. Persons considering residing within this district should be aware that the traditional smells, noises, pesticide applications, and other generally recognized agricultural activities associated with responsible farming will continue on a long term basis in this District. This District also includes certain land areas that have been divided so as to preclude farm operations, but support opportunities for rural residential development and lifestyles.
	BC	It is the purpose of the BC (Bay Conservation) District to protect the special natural and sensitive environmental resources of North Maumee Bay. North Maumee Bay is a unique environmental resource and includes shoreline, wetland and open water areas. The enjoyment and long-term protection of these resources is of great public interest and importance to the Township, the State of Michigan, and other public entities. These resources are important in providing for wildlife habitats, water purification, flood control, and recreational and tourism opportunities, and support the desired rural character of the Township. It is the purpose of this District to carefully review and limit the introduction of uses that could undermine the recreation, economic or environmental benefits derived from such resources.
RESIDENTIAL DISTRICTS	R-1	It is the purpose of the R-1 (Low Density Residential) District to provide opportunities for comparatively low density single family residential development patterns often associated with rural and suburban lifestyles.
	R-2	It is the purpose of the R-2 (Medium Density Residential) District to provide opportunities for residential development patterns and lifestyles of somewhat greater densities than the R-1 District, and often associated with suburban lifestyles.
	R-3	It is the purpose of the R-3 (High Density Residential) District to provide opportunities for residential development patterns and lifestyles of a more urban character than the R-2 District. In light of the comparatively small lot sizes authorized in this District, this District is not intended to be established except where public sewer is present or expected to be extended to in the near future, or to recognize such land division patterns already in existence.
	R-4	It is the purpose of the R-4 (Multiple Family Residential) District to provide alternative urban housing opportunities in the form of multiple family dwellings. In light of the development densities associated with multiple family developments authorized by this District, this District is not intended to be established except where public sewer is present or expected to be extended to in the near future, or to recognize such development already in existence.
	R-5	It is the purpose of the R-5 (Manufactured Housing Community) District to provide alternative urban housing opportunities in the form of manufactured housing communities, frequently referred to as mobile home parks. In light of the development densities associated with such developments, this District is not intended to be established except where public sewer is present or expected to be extended to in the near future.

(Table 10-1 Continued on Next page)

(Table 10-1 Continued)

DISTRICT TYPE	DISTRICT	PURPOSE
COMMERCIAL DISTRICTS	C-1	The C-1 (Local Commercial District) is intended to provide opportunities for business establishments that primarily address the local day-to-day retail and service needs of Township residents and visitors. It is the intent of this District that the buildings and uses within this District be of comparatively small size and bulk in light of the local market such buildings and uses are intended to serve and the desired small-town character and scale of such Districts. This District is intended to accommodate commercial uses of such size, scale and type that support the desired character of the Erie Town Center central business area and similar commercial nodes. This District is not intended to accommodate regional or highway retail and service uses, or other uses or site development characteristics that may undermine the intended function and character of this District.
	C-2	The C-2 (General Commercial District) is intended to provide opportunities for business establishments that primarily address the retail and service needs of both local and regional populations, including uses that draw from a regional market. This District is intended to provide opportunities for more intensive commercial development in a manner consistent with available public services, and the overall rural character of the Township.
	C-3	The C-3 (Waterfront Commercial) District is intended to accommodate commercial uses which uniquely benefit from being situated along or in close proximity to the North Maumee Bay shoreline due to the water-based character of such uses, including tourist lodging, marinas and other land uses which encourage a healthy water-based tourist economy. Development in this District is intended to recognize the sensitive environmental character of the District and nearby lands and all development is intended to be designed to preserve the environmental integrity of the Bay and associated ecosystems. It is the intent of this District that the buildings and uses in this District be of comparatively small size and bulk to minimize their physical and visual impact upon the natural Bay environments and the overall rural character of the community.
INDUSTRIAL DISTRICTS	I-1	The I-1 (Light Industrial) District is intended to provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, traffic patterns, and which are characterized by activities and operations which are typically contained wholly within enclosed structures and buildings. Manufacturing uses are intended to be generally limited to those operations primarily involved in the making of products from previously prepared materials, rather than reliance on raw materials.
	I-2	The I-2 (Heavy Industrial) District is intended to provide for a variety of manufacturing and other industrial uses which are typically characterized by activities and operations that have comparatively high public services demands and a heightened potential to negatively impact surrounding land uses and the natural environment. Such uses typically require increased environmental protection measures including public sewer and water, and permit approvals from county, state, and/or federal agencies, and may rely upon manufacturing operations requiring the use of raw materials.
OTHER DISTRICTS	OSC	See Section 12.01, OSC (Open Space Communities) Overlay District.
	PUD	See Section 13.01, PUD (Planned Unit Development) District.

End of Table 10-1

**Table 10-2
PERMITTED PRINCIPAL USES
in CONSERVATION and RESIDENTIAL DISTRICTS**

Irrespective of the particular labeling of a cell in this table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Procedures for Special Land Uses:

- a. Any use in a C-1 or C-3 District that exceeds 4,000 sq. ft. in gross floor area (excluding any dwelling area).
- b. Any use in a C-2, I-1 or I-2 District that exceeds 8,000 sq. ft. in gross floor area.
- c. Any use that has a principal function or operational characteristic of the storage and/or sale of toxic or explosive material including, but not limited to, the storage and/or sale of fuels, pesticides, fertilizers, and fireworks.

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED PRINCIPAL USES ¹						
		"BR" = Use Permitted by Right "S" = Special Land Use "-" = Prohibited Use						
		AC	BC	R-1	R-2	R-3	R-4	R-5
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character								
1	Agriculture, except concentrated livestock operations.	BR	-	-	-	-	-	-
2	Concentrated livestock operations.	S	-	-	-	-	-	-
3	Agricultural service establishment.	S	-	-	-	-	-	-
4	Retail sales of ornamental trees, shrubs, and nursery stock that is grown on the premise.	S	-	-	-	-	-	-
5	Commercial stables, hunt clubs, outdoor shooting ranges, and campgrounds,	S	S	-	-	-	-	-
6	Public or private conservation areas, areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, game refuges, and similar uses,.	BR	BR	-	-	-	-	-
7	Golf courses, country clubs and driving ranges.	S	-	S	-	-	-	-
8	Retreat Center	S	S	S	-	-	-	-
9	Extraction Operations	S	-	-	-	-	-	-
Uses of a Primarily Residential Character								
1	Single family dwellings.	BR	BR	BR	BR	-	-	-
2	Single family dwellings above first-story businesses provided such dwellings are wholly above such businesses, except for access stairways, and comply with all applicable building codes.	S	S	S	S	S	-	-
3	Two family dwellings.	-	-	-	BR	BR	-	-
4	Day care, family home.	BR	BR	BR	BR	BR	BR	BR
5	Day care, group home.	S	S	S	S	S	S	S
6	Foster care facility, family home.	BR	BR	BR	BR	BR	BR	BR
7	Foster care facility, group home.	S	S	S	S	S	S	S
8	Nursing home.	-	-	S	S	S	S	-
9	Multiple family dwelling.	-	-	-	-	-	BR	-
10	Manufactured Housing Community	-	-	-	-	-	-	BR

See Footnote #1 at End of Table.

(Table 10-2 Continued on Next Page)

(Table 10-2 continued)

PRINCIPAL USES		ZONING DISTRICTS & USES PERMITTED ¹						
		"BR" = Use Permitted by Right "S" = Special Land Use "-" = Prohibited Use						
		AC	BC	R-1	R-2	R-3	R-4	R-5
Uses of a Primarily Commercial or Business Character ¹								
1	Funeral homes and mortuaries.	S	-	-	S	S	-	-
2	Day care center.	-	-	-	S	S	S	-
3	Hospitals and clinics.	-	-	-	-	S	S	-
4	Kennels.	S	-	S	-	-	-	-
5	Commercial stables.	S	-	S	-	-	-	-
6	Veterinarian clinics.	S	-	S	-	-	-	-
7	Communication towers, Class 2.	BR	BR	BR	BR	BR	BR	BR
8	Bed and breakfast establishments.	S	S	S	S	S	-	-
9	Motels existing as of the effective date of this Ordinance.	BR	-	-	-	-	-	-
10	Vehicle repair shops existing as of the effective date of this Ordinance.	BR	-	-	-	-	-	-
11	Offices and truck and equipment storage areas associated with excavation services, existing as of the effective date of this Ordinance.	BR	-	-	-	-	-	-
12	Standard restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol and/or provide entertainment, existing as of the effective date of this Ordinance, but excluding adult entertainment businesses.	BR	-	-	-	-	-	-
13	Sale of new or used cars, farm machinery, and other vehicles and equipment, including items intended for tow, where existing as of the effective date of this Ordinance, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use.	BR	-	-	-	-	-	-
Other Uses not Listed Above								
1	Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S	S	-
2	Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	S	S
3	Clubs, lodges, and similar social centered organizations.	S	S	S	S	-	-	-
4	Commercial airports.	S	-	-	-	-	-	-

Footnotes for Table 10-2

- 1 Irrespective of the particular labeling of a cell in this table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Procedures for Special Land Uses:
- Any use in a C-1 or C-3 District that exceeds 4,000 sq. ft. in gross floor area (excluding any dwelling area).
 - Any use in a C-2, I-1 or I-2 District that exceeds 8,000 sq. ft. in gross floor area.
 - Any use that has a principal function or operational characteristic of the storage and/or sale of toxic or explosive material including, but not limited to, the storage and/or sale of fuels, pesticides, fertilizers, and fireworks.

End of Table 10-2

Table 10-2, Other Uses not Listed Above, item 4 was added by Zoning Ordinance 111-7 effective ___/___/2007

**Table 10-3
PERMITTED PRINCIPAL USES
in COMMERCIAL and INDUSTRIAL DISTRICTS**

Irrespective of the particular labeling of a cell in this table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Procedures for Special Land Uses:

- a. Any use in a C-1 or C-3 District that exceeds 4,000 sq. ft. in gross floor area (excluding any dwelling area).
- b. Any use in a C-2, I-1 or I-2 District that exceeds 8,000 sq. ft. in gross floor area.
- c. Any use that has a principal function or operational characteristic of the storage and/or sale of toxic or explosive material including, but not limited to, the storage and/or sale of fuels, pesticides, fertilizers, and fireworks.

PRINCIPAL USES		ZONING DISTRICTS & USES PERMITTED ¹				
		C-1	C-2	C-3	I-1	I-2
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character						
1	Agriculture, except concentrated livestock operation.	-	BR	-	BR	BR
2	Agricultural service establishment.	-	S	-	-	-
3	Retail sales of ornamental trees, shrubs, and nursery stock that is grown on the premise.	-	S	-	-	-
4	Farm equipment sales, service, and repair.	-	S	-	-	-
5	Golf courses and country clubs.	-	S	-	-	-
6	Retreat Center	-	S	-	-	-
Uses of a Primarily Residential Character						
1	Dwellings above first-story businesses provided such dwellings are wholly above such businesses, except for access stairways, and comply with all applicable building codes.	BR	S	S	-	-
2	Nursing home.	S	-	-	-	-
Uses of a Primarily Commercial or Business Character ¹						
1	Any generally recognized retail business, excluding adult entertainment facilities, which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware.	BR	BR	-	-	-
2	Sales of fishing bait, tackle, and other fishing accessories.	BR	-	BR	-	-
3	Personal service establishments which perform services on the premises within a completely enclosed building, such as, but not limited to, shoe repair shops, barber and beauty shops, photographic studios, and dry cleaners.	BR	BR	-	-	-

See Footnote #1 at End of Table.

(Table 10-3 Continued on Next Page)

(Table 10-3 continued)

PRINCIPAL USES		ZONING DISTRICTS & USES PERMITTED ¹				
		“BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use				
		C-1	C-2	C-3	I-1	I-2
Uses of a Primarily Commercial or Business Character ¹ (continued)						
4	Day care center.	-	S	-	-	-
5	Service station, standard.	S	S	-	-	-
6	Service station, multiple use.	S	S	-	-	-
7	Vehicle repair shop.	-	S	-	S	-
8	Standard restaurants and other establishments which provide food or drink for consumption by persons seated within a building, but shall not serve alcohol or provide entertainment.	BR	BR	BR	-	-
9	Standard restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol and/or provide entertainment, but excluding adult entertainment businesses.	S	S	S	-	-
10	Drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle retail or service establishments including drive-through restaurants, financial institutions, dry cleaning businesses, and similar facilities.	S	S	-	-	-
11	Indoor commercial recreation such as indoor theaters, bowling alleys, skating rinks, shooting ranges, arcades, and banquet halls.	-	S	-	-	-
12	Adult entertainment businesses.	-	S	-	-	-
13	Hospitals and clinics.	S	S	-	-	-
14	Office establishments which perform services on the premises including but not limited to; financial institutions, insurance offices, real estate offices, artist offices and galleries, professional offices for accountants, doctors, lawyers, engineers, and architects, and similar office uses.	BR	BR	-	-	-
15	Arcade	S	S	-	-	-
16	Offices and showrooms of plumbers, electricians, decorator, or similar trades in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display.	-	BR	-	-	-
17	Sale of new or used cars, farm machinery, and other vehicles and equipment, including items intended for tow, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use.	-	S	-	-	-
18	Boat sales, repair, and storage.	-	S	S	-	-
19	Marinas.	-	S	S	-	-
20	Motels and hotels.	S	S	S	-	-
21	Funeral homes and mortuaries.	-	S	-	-	-
22	Mini-storage facilities.	-	S	-	-	-
23	Kennels.	-	S	-	-	-
24	Commercial stables.	-	S	-	-	-
25	Veterinarian clinics.	BR	BR	-	-	-
26	Communication towers, Class 1.	-	S	-	S	S
27	Communication towers, Class 2.	-	BR	-	BR	BR
28	Towing Service.	S	S	-	S	S

1. See Footnote #1 at End of Table.

(Table 10-3 Continued on Next Page)

(Table 10-3 continued)

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED PRINCIPAL USES ¹				
		C-1	C-2	C-3	I-1	I-2
Uses of a Primarily Industrial Character ¹						
1	Bulk storage and warehousing establishments.	-	-	-	BR	BR
2	Building material sales yard, including retail lumber yards and incidental millwork; storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment; storage and transfer establishments; distribution plants; and parcel delivery service.	-	-	-	S	S
3	Junkyards.	-	-	-	S	S
4	Plastic molding and extrusion, tool and die manufacturing, and monument and art stone production establishments.	-	-	-	S	S
5	The manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, hardware, instruments, optical goods, cutlery and food products (except fish, sauerkraut, vinegar, yeast, rendering or refining of fats and oils, and similar food products involving odors or other offensive impacts),.	-	-	-	S	BR
6	The manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. Previously prepared materials are materials that were processed, manufactured or created at another location and shipped to the manufacturers permitted in this district for assembly into new products.	-	-	-	S	BR
7	Food processing, smoking, curing, and canning.	-	-	-	-	S
8	Iron and steel foundry and fabrication, and smelting.	-	-	-	-	S
9	Manufacture of brick, tile, terra cotta, glass, plastic, gas, chemicals, and cement.	-	-	-	-	S
10	Machine and battery building, and tire recapping and retreading.	-	-	-	-	S
11	Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as condensers, transformers, crystal holders, and the like.	-	-	-	BR	BR
Other Uses not Listed Above						
1	Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S
2	Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S
3	Clubs, lodges, and similar social centered organizations.	S	S	-	-	-

Footnotes for Table 10-2

1 Irrespective of the particular labeling of a cell in this table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Procedures for Special Land Uses:

- a. Any use in a C-1 or C-3 District that exceeds 4,000 sq. ft. in gross floor area (excluding any dwelling area).
- b. Any use in a C-2, I-1 or I-2 District that exceeds 8,000 sq. ft. in gross floor area.
- c. Any use that has a principal function or operational characteristic of the storage and/or sale of toxic or explosive material including, but not limited to, the storage and/or sale of fuels, pesticides, fertilizers, and fireworks.

End of Table 10-3

**Table 10-4
Site Development Requirements¹**

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage ²	Maximum Building Height	Minimum Floor Area Per Dwelling	Maximum Lot Coverage	Minimum Yard Setback		
						Front ³	Side	Rear
AC	43,560 sq. ft. ⁴	125 ft. ⁵	35 ft. ⁶	1,200 sq. ft.	25%	60 ft.	25 ft. each	50 ft.
BC	20 acres	500 ft.	35 ft. ⁶	NA	5%	60 ft.	50 ft. each	50 ft.
R-1	43,560 sq. ft.	150 ft. ⁵	35 ft.	1,200 sq. ft.	25%	40 ft.	15 ft. each	40 ft.
R-2	<u>SFD</u> : 43,560 sq. ft. without public sewer, otherwise 20,000 sq. ft.; <u>TFD</u> : 65,000 sq. ft. without public sewer, otherwise 43,560 sq. ft.	125 ft. without public sewer, otherwise 90 ft. ⁵	35 ft.	1,200 sq. ft.	30%	20 ft.	10 ft. one yard, 6 ft. the other	25 ft.
R-3	<u>SFD</u> : 43,560 sq. ft. without public sewer, otherwise 10,000 sq. ft.; <u>TFD</u> : 65,000 sq. ft. without public sewer, otherwise 15,000 sq. ft.	125 ft. without public sewer, otherwise 80 ft. ⁵	35 ft.	1,000 sq. ft.	35%	20 ft.	10 ft. one yard, 6 ft. the other	25 ft.
R-4	43,560 sq. ft. for the first six dwelling units, plus an additional 2,500 sq. ft. for each additional unit..	100 ft. for six or less dwelling units, otherwise 150 ft. ⁵	35 ft.	Footnote ⁷	30%	40 ft.	15 ft. ⁸	50 ft.
R-5	10 ac.	See Section 10.07						
C-1	20,000 sq. ft.	100 ft.	25 ft.	NA	70%	20 ft. ¹³	20 ft. ¹¹	20 ft. ¹¹
C-2	43,560 sq. ft.	200 ft. ⁹	35 ft.	NA	50%	40 ft.	20 ft. ¹¹	40 ft. ¹¹
C-3	20,000 sq. ft.	100 ft. ⁹	35 ft.	NA	30%	20 ft.	20 ft. ¹¹	20 ft. ¹¹
I-1	43,560 sq. ft.	200 ft. ¹⁰	35 ft.	NA	50%	50 ft.	20 ft. ¹²	20 ft. ¹²
I-2	2 ac.	200 ft. ¹⁰	35 ft.	NA	50%	50 ft.	20 ft. ¹²	20 ft. ¹²

SFD = single family dwelling; TFD = two family dwelling; sq. ft. = square feet; ac. = acres

See Following Page for Footnotes

Footnotes for Table 10-4

1. All uses shall comply with the site development requirements in Table 10-4, unless otherwise specified by Article 11 – Standards for Specific Special Land Uses, or Article 20 – General Provisions, or otherwise authorized pursuant to Article 12 – Open Space Communities Overlay District, or Article 13 – Planned Unit Development District. In addition, all uses shall comply with all other applicable site development provisions of this Ordinance, including, but not limited to, the following Articles: Article 15 - Signs; Article 16 - Off-Street Parking and Loading; Article 17 - Landscaping and Screening; and Article 18 - Environmental Standards.
2. The depth of a lot shall not exceed 4 times its width. A lot served by a shared driveway shall have frontage on such shared driveway for a minimum continuous length of sixty-six (66) feet.
3. Front yard setback shall be measured from the road right-of-way. A front yard setback shall be maintained on a corner lot on both sides of the lot that abuts a public road.
4. The maximum number of parcels that may be created from a parcel existing on the effective date of this Ordinance shall be equal to one (1) parcel per ten (10) acres, based on the area of such parcel existing on the effective date of this Ordinance. Fractions of lots resulting from this computation shall be rounded off to the nearest whole number. For example purposes only, a 37-acre parcel existing on the effective date of this Ordinance may be divided so as to result in a total maximum of four (4) parcels because 37 acres divided by one parcel per ten acres equals 3.7 parcels which, when rounded to the nearest whole number, equals 4. Each of the four parcels shall be a minimum of 43,560 sq. ft. in area.
 - a. Nothing in this footnote shall prohibit the dividing of any parcel of twenty (20) acres or less in area, existing on the effective date of this Ordinance, into a total of four (4) parcels provided such parcels are a minimum of 43,560 sq. ft. in area and comply with all other applicable provisions of this Ordinance.
 - b. The creation of parcels according to this Footnote shall not preclude the development of an Open Space Community (Article 12) on any parcel created from the parcel existing on the effective date of this Ordinance, provided all other provisions of this Ordinance are met.
5. The minimum lot width and frontage shall be increased to two-hundred (200) feet for any lot that gains direct access to U.S. 24 or M-125.
6. The maximum height of farm buildings and structures shall be one hundred (100) feet. All farm buildings and structures over eighty (80) feet shall be set back from a lot line a distance at least equal to one half the height of the building.
7. The minimum floor area of dwelling units within multiple family dwellings shall comply with the following:

Efficiencies:	400 sq. ft.
One bedroom units:	600 sq. ft.
Two bedroom units:	750 sq. ft.
Three bedroom units:	950 sq. ft.
Four or more bedroom units:	1,250 sq. ft.
8. The minimum fifteen (15) foot side yard required for a multiple family dwelling shall be increased beyond fifteen (15) feet at a rate of one (1) foot for each ten (10) feet or part thereof by which the length of the multiple family building exceeds forty (40) feet in overall dimension, where such building generally parallels or follows the side lot line.
9. The minimum lot width/frontage requirement shall be increased to 300' where a lot gains direct access to U.S. 24 or M-125.
10. The minimum lot width/frontage requirement may be reduced by 50% where a lot is located within an industrial park and gains direct access from a road serving the interior of such park.
11. Minimum setback to be increased by 20 feet where the yard abuts a Conservation or Residential District. No side yard setback is required in the C-1 District on the side of a lot characterized by shared-wall construction with a building on an abutting lot.
12. Minimum setback to be increased by 40 feet where the yard abuts a Conservation or Residential District.
13. The front yard setback in the C-1 District may be waived by the site plan approval body where consistent with the predominant setbacks of similar buildings in the immediate area.

