

Erie Township - DEVELOPMENT REQUIREMENTS – from Zoning Ordinance 117

TABLE 10-4 SITE DEVELOPMENT REQUIREMENTS¹

Zoning District	Minimum Lot Area	Minimum Lot Width & Frontage ²	Maximum Structure Height	Minimum Floor Area per Dwelling	Maximum Lot Coverage	Minimum Yard Setback			Maximum Front Yard Setback
						Front ³	Side	Rear	
AP	87,120 sq. ft. ⁴	300 ft. ⁵	35 ft. ⁶	1,200 sq. ft.	25%	60 ft.	25 ft. each	50 ft.	NA
AC	43,560 sq. ft. ⁴	200 ft. ⁵	35 ft. ⁶	1,200 sq. ft.	25%	60 ft.	25 ft. each	50 ft.	NA
BC	20 acres ⁴	500 ft.	35 ft. ⁶	NA	5%	60 ft.	50 ft. each	50 ft.	NA
R-1	32,625 sq. ft.	125 ft. ⁵	35 ft.	1,200 sq. ft.	25%	40 ft.	15 ft. each	40 ft.	NA
R-2	21,760 sq. ft.	80 ft. ⁵	35 ft.	1,200 sq. ft.	30%	20 ft.	10 ft. one yard, 6 ft. the other	25 ft.	NA
R-3	10,800 sq. ft.	60 ft. ⁵	35 ft.	900 sq. ft.	35%	20 ft.	10 ft. one yard, 6 ft. the other	25 ft.	NA
R-4	No more than 8 dwelling units per acre.	80 ft. ⁵	35 ft.	Footnote ⁷	30%	30 ft.	15 ft. ⁸	50 ft.	NA
R-5	10 ac.	See Section 10.07							NA
C-1	NA	NA	35 ft.	See Footnote ⁷	50%	40 ft.	20 ft. ⁹	20 ft. ⁹	NA
C-2	NA	NA	35 ft.	See Footnote ⁷	50%	40 ft.	20 ft. ⁹	20 ft. ⁹	NA
C-W	NA	NA	35 ft.	See Footnote ⁷	30%	40 ft.	20 ft. ⁹	20 ft. ⁹	NA
C-TC	NA	NA	35 ft.	See Footnote ⁷	70%	0 ft.	0	20 ft. ⁹	10 ft
I-1	NA	NA	80 ft. ¹¹	NA	70%	50 ft.	20 ft. ¹⁰	20 ft. ¹⁰	NA
I-2	NA	NA	80 ft. ¹¹	NA	70%	50 ft.	20 ft. ¹⁰	20 ft. ¹⁰	NA

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 distance equal to (or greater than) the minimum required frontage in the applicable zoning district.
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.

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4. The minimum lot or parcel area is as shown. Any lot or parcel created or resulting from a land division or combination is subject to the same minimum area requirement. The number of divisions and/or the manner of dividing or combining lots or parcels is subject to the Land Division Act, which is Act 288 of the Public Acts of 1967, as amended by Act 591 of the Public Acts of 1996, and as may otherwise be amended or replaced, and the Erie Township Land Division Ordinance which is Ordinance No. 98, as may be amended or replaced.
 - 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 equal to, or greater than, the required minimum lot size in the applicable zoning district, or any 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 twenty percent (20%) 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 eighty (80) 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 a multiple family dwelling, or mixed use structure, shall comply with the following:

Efficiencies:	300 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 five (5) feet 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. Minimum setback to be increased to 40 feet where the yard abuts a Conservation or Residential District.
10. Minimum setback to be increased to 60 feet where the yard abuts Conservation or Residential District, or a distance equal to or greater than the height of the wall most parallel to the side lot line that abuts a Conservation or Residential District.
11. The Planning Commission may allow for greater structural height, but may also require greater setbacks from any lot line to help mitigate the impacts on adjoining property.

TABLE 10-5 ACCESSORY BUILDING REQUIREMENTS FOR CONSERVATION DISTRICTS

Zoning District	Lot Area	Maximum Building Height	Maximum Floor Area	Maximum Lot Coverage of All Buildings	Minimum Yard and Setbacks		
					From Side Lot Line	From Rear Lot Line	From Dwelling
AC / AP / A-RB	0-1.99	Sec. 20.6	Sec. 20.06	25%	Sec. 20.06	Sec. 20.6	10 ft.
AC / AP / A-RB	2.0 – 4.99	30 ft.	5,000 sq. ft.	25%	25 ft.	50 ft.	50 ft.
AC / AP / A-RB	5.0 + ac.	35 ft.	10,000 sq. ft.	25%	25 ft.	50 ft.	50 ft.
BC	20 ac. +	Table 10-4	10,000 sq. ft.	5%	25 ft.	50 ft.	50 ft.