

ARTICLE VIII  
AREA, WIDTH, SETBACK AND HEIGHT REGULATIONS

SECTION 801. GENERAL RESTRICTIONS:

Except as otherwise specifically provided in this Ordinance, no lot shall be smaller than the minimum size specified below; nor less than the minimum width specified below; nor shall the buildings or structures on any lot occupy a greater percentage of the lot than the maximum specified below.

Also, except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained between any lot line and the pertinent setback distance listed below, and no building shall be erected or maintained which exceeds the height limit specified below. The side setback requirement applies to a side lot line and shall also apply to any lot line which is neither a front, rear, nor side lot line as defined in this Ordinance. No space which for the purpose of a building has been counted or calculated as part of a side yard, rear yard, front yard, or other open space, may be counted or calculated to satisfy a yard or other open space requirement for any other building which is not located on the same lot.

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SECTION 802. FOOTNOTES TO TABLE OF AREA, WIDTH SETBACK AND HEIGHT REGULATIONS:

A. In the case of a utility structure, as herein defined, the Board of Appeals may grant a variance from

the minimum lot size if the utility company can demonstrate that such size is not necessary for the facility, provided protection is afforded to adjoining neighborhoods and uses, and provided that the facility shall still comply with the minimum setback requirements of this Ordinance.

B. Only one (1) main building shall be located, erected, or moved onto a lot (unless otherwise approved by the Board of Appeals).

C. Minimum setback requirements shall be determined in accordance with the definitions of "lot lines" contained in this Ordinance. The front setback shall be measured from the center of the road. (See setback requirements). It is important to note that a front setback is required on any side of a lot line that lies adjacent to a public or private road.

D. Building height shall be measured from the average ground level of the grade where the walls or other structural elements intersect the ground to the highest point on the building, excepting chimneys, antennas, or church steeples. Except as otherwise provided for in this Ordinance, the height limitations of this provision do not apply to structures that are not buildings.

E. Minimum floor area per dwelling units in one-family and two-family dwellings shall be as follows:

One-bedroom dwellings.....	870 sq. ft.
Two-bedroom dwellings.....	870 sq. ft.
Three-bedroom dwellings.....	1056 sq. ft.

Plus 120 sq. ft. for each additional bedroom over three (3).

F. Minimum floor area per unit for multiple-family dwellings shall be:

One-bedroom dwellings.....	500 sq. ft.
Two-bedroom dwellings.....	700 sq. ft.
Three-bedroom dwellings.....	960 sq. ft.
Four-bedroom dwellings.....	1,100 sq. ft.

G. Minimum lot area per unit for multiple-family dwellings shall be:

Efficiency.....	16,200 sq. ft.
One-bedroom dwellings.....	16,600 sq. ft.
Two-bedroom dwellings.....	17,000 sq. ft.
Three bedroom dwellings...	17,400 sq. ft.
Four-bedroom dwellings....	17,800 sq. ft.

Plans presented which include a den, library, or extra room shall have such extra room counted as a bedroom for purposes of this Ordinance.

H. All lots, parcels and/or division of property, created after the effective date of this Amendment to the Riley Township Zoning Ordinance shall front upon, and have actual frontage upon, a public street, road or highway, as defined under the terms and provisions of this Ordinance, for at least the minimum lot width (frontage) as required in the District in which it is located. The said lot width (frontage) shall be calculated and measured in accordance with the terms and provisions of this Ordinance, and the said lot, parcel and/or division of property shall physically and actually abut and lie immediately adjacent to and along the said public street, road or highway. Published 3-19-97

I. In the EC District, side setbacks may be reduced to ten (10') feet on one side with a cumulative total side setback of thirty (30') feet when the abutting parcel is in the EC District. When the abutting parcel in a non-commercial district, the thirty (30') foot setback must be maintained.

J. All lots in all districts having frontage on Belle River Road must also meet the minimum lot width (frontage) of three (300') feet and the minimum lot size of three (3) acres. 5-6-02 Approved; 5-15-02 Published; Effective 45 days after publication; Moratorium until December 31, 2002, All lot splits not meeting these requirements shall be approved prior to this date.