

CHARTER TOWNSHIP OF CALEDONIA ZONING ORDINANCE

District	Minimum Lot Area	Minimum Lot Width	Maximum Floor Area	Minimum Floor Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height
A Agricultural	<i>Residential - 2 acres</i>	<i>Residential - 200 feet</i>	<i>N/A</i>	One story-- 1,080 sq feet Two story--1,500 sq feet with minimum of 800 on the first story; other dwelling types - 1,100 horizontal expanse with at least 1,500 of living area.	50 feet	<i>Residential - Total side yard of 50 feet; no side yard less than 20 feet o n any side</i>	50 feet	35 feet, does not apply to barns & bona fide farm bldgs.
Accessory Building	<i>N/A</i>	<i>N/A</i>	<i>2400 sq ft, if there are more than 8 acres 1200 sq ft requires 2 full acres. No more than 30 percent of any required rear yard</i>	<i>N/A</i>	50 feet	Total of 50 feet; no side less than 20 feet on any side	20 feet	22 feet

R-R Rural Residential	<i>Residential -</i> acres	2 <i>Residential -</i> 200 feet	<i>N/A</i>	One story--1,080 sq feet Two story-- 1,500 sq feet with minimum of 800 on the first story; other dwelling types - 1,100 horizontal expanse with at least 1,500 of living area.	50 feet	<i>Residential -</i> Total side yard of 50 feet; no side yard less than 20 feet on any side	50 feet	35 feet, does not apply to barns & bona fide farm bldgs.
Accessory Building	<i>N/A</i>	<i>N/A</i>	2400 sq ft if there are more than 8 acres. <i>1200 sq ft requires 2 full acres.. No more than 30 percent of any required rear yard</i>	<i>N/A</i>	50 feet	Total of 50 feet; no side less than 20 feet on any side	20 feet	22 feet
R-1 Low Density Single Family (With Public or Sanitary Sewer)	1 acre	150 feet	<i>N/A</i>	One story--1,080 sq feet Two story -- 1,500 feet with minimum of 800 on the first story; other dwelling types - 1,100 horizontal expanse with at least 1,500 of living area.	30 feet	Total of 20 feet; no side less than 10 feet on any side	25 feet; lake front 50 feet	35 feet, except permitted communications antennas or towers
R-1 Low Density Single Family (W/O Public or Sanitary Sewer)	2 acres	200 feet		**Same**	50 feet	Total of 50 feet; no side less than 20 feet on any side	50 feet	** Same

Accessory Building (With Public or Sanitary Sewer)	N/A	N/A	792 square feet; <i>N/A no more than 30 percent of any required rear yard</i>	30 feet	Total of 20 feet; no side less than 10 feet on any side	25 feet	18 feet	
(Without)*****				50 feet	Total of 50 feet; no side less than 20 feet	**Same		
R-2 Medium Density Single Family(With Public or Sanitary Sewer)	½ acre	100 feet	N/A	One story-1,080 sq feet Two story-1500 sq feet with minimum of 800 on the first story; other dwelling types—1,100 horizontal expanse with at least 1,500 of living area	30 feet	Total of 20 feet; no side less than 7 feet on any side	25 feet; lake front 50 feet	35 feet, except permitted communications antennas or towers
R-2 Med Density Single Family (Without)	1 acre	150 feet	N/A	** Same**	50 feet	Total of 20 feet; no side less than 10 feet	**Same	** Same
Accessory Building	N/A	N/A	594 square feet; <i>N/A no more than 30 percent of any required rear yard</i>	30 feet	Total of 20 feet; no side less than 7 feet	25 feet	18 feet	
(Without)				50 feet		**Same**		

R-3 Medium Density Multiple Family	<p><u>Single family:</u> (w/o sewer) 20,000 sq. feet</p> <p><u>Single family:</u> (w/sewer) 10,000 sq. feet</p> <p><u>2 family:</u> (w/o sewer) 30,000 sq. feet</p> <p><u>2 family:</u> (w/sewer) 15,000 sq. feet</p> <p><u>Multiple family:</u> (only w/sewer) 21,000 sq. feet</p>	<p><u>Single family:</u> <i>N/A</i> (w/o sewer) 100 feet</p> <p><u>Single family:</u> (w/sewer) 75 feet</p> <p><u>2 family:</u> (w/o sewer) 150 feet</p> <p><u>2 family:</u> (w/sewer) 100 feet</p> <p><u>Multiple family:</u> (only w/sewer) 100 feet</p>	<p>One story-1,080 sq ft. Two story 1500sq ft, with a minimum of 800 on the first story; other dwelling types –1100 horizontal expanse with at least 1,500 of living area.</p> <p><u>2 family:</u> 960 sq ft for each dwelling unit</p> <p><u>Multiple family:</u> 1 bedroom—720 sq ft 2 bedroom—820 sq ft 3 bedroom—900 sq ft & each add bedroom—100 sf 750 square feet per unit for two bedroom unit; 900 square feet for three bedroom unit; additional 100 feet for each additional bedroom.</p>	<p>30 feet</p> <p>30 feet</p>	<p>Total of 20 feet; no side less than 7 feet</p> <p>Total of 20 feet; no side less than 7 feet</p>	<p>25 feet; lake front 50 feet</p> <p>25 feet</p>	<p>35 feet, except permitted communication antennas or towers</p> <p>18 feet</p>
Accessory Building	<i>N/A</i>	<p><i>N/A</i></p> <p>396 square feet; <i>N/A</i> <i>no more than 30 percent of any required rear yard</i></p>		30 feet	Total of 20 feet; no side less than 7 feet	25 feet	18 feet

<p>Flood Plain Note: In flood plain district, buildings and structures must generally be set back at least 100 feet from any water course and have a minimum lot width of 100 feet; see F-Flood Plain District Regulations for exceptions</p>	<p><i>Permitted Uses:</i> <i>Farms</i> <i>Boat landings</i> <i>Parks etc....</i></p>	<p><i>N/A</i></p>			
<p>Residential Planned Unit Development</p>	<p>20 acres minimum Per PUD Ordinance</p>				
	<p><i>Special Land Uses;</i> <i>Residential - 2 acres;</i></p>	<p><i>Residential - 200 feet</i> <i>N/A</i></p>	<p>One story-- 1,080 sq ft. 50 feet w Two story - 1,500 with minimum of 800 on the first story; other dwelling types - 1,100 horizontal expanse with at least 1,500 of living area.</p>	<p><i>Residential - 50 feet</i> Total side yard of 50 feet; no side yard less than 20 feet; <i>all other buildings there shall be two side yards of not less than 50 feet each</i></p>	<p>35 feet or 2 1/2 stories whichever is lesser, all other bldgs shall not exceed their usual and customary heights</p>

C-1 Neighborhood Business	20,000 square feet 120 feet	<i>N/A</i>	0 square feet	50 feet;	0 feet - abutting C-1, C-2, I-1 or I-2 zoning districts; 10 feet each side yard if abutting A-Ag; 25 feet each side yard if abutting R-1, R-2, or R-3; 40 feet where a side yard is otherwise required, in which that side of a corner lot is adjacent to the side wall of a principal bldg	10 feet; 25 feet if abutting R-1, R-2 or R-3	35 feet, except permitted communications antennas and towers
C-2 General Business Note: Additional Requirements if the C-2 Zone is within the Cherry Valley? Broadmoor Overlay District, specifically Side Yard	20,000 square feet 120 feet Cherry Valley/Broadmoor Overlay: One Acre 200 feet Maximum % of Lot Coverage by Buildings: 40 percent	<i>N/A</i>	0 square feet	50 feet 75 feet from the nearest right-of-way line of Broadmoor & Cherry Valley or 25 feet from a lot which fronts on an internal access road system.	0 feet - abutting C-1, C-2, I-1 or I-2 zoning districts; 10 feet each side yard if abutting A- Ag; 25 feet each side yard if abutting R-1, R-2, or R-3; 40 ft where a side yard is otherwise required, in which that side of a corner lot is adjacent to the side wall of a principal bldg.	10 feet; 25 feet if abutting R-1, R-2 or R-3 Cherry V: 60 ft, unless adjacent to residentially zoned land, in which case the rear yard shall be 75 ft.	35 feet, except permitted communications antennas and towers

I-1 Light Industrial	2 acres	200 feet	<u>Lot coverage</u> No more than 40 percent.	No minimum building floor area	50 feet	2 minimum totaling 100 ft, with each side not less than 50 ft except if it abuts I-1 or I-2 zoning districts, then not less than 25 ft.	100 feet; 50 feet if abutting I-1 or I-2 zoning districts	35 feet; <i>but may be exceeded by Planning Commission special land use **permitted communications antennas and towers are excepted.</i>
I-2 Heavy Industrial	2 acres	200 feet	<u>Lot coverage</u> No more than 40 percent.	No minimum building floor area	50 feet	2 minimum totaling 100ft with each side not less than 50 ft except if it abuts I-1 or I-2 zoning districts, then not less than 25 ft.	100 feet; 50 feet if abutting I-1 or I-2 zoning districts	35 feet; <i>but may be exceeded by Planning Commission special land use **permitted communications antennas and towers are excepted.</i>