

ZONING

515 Attachment 1

Village of New Haven

Table 1
Schedule of District Regulations
Height, Bulk, Density, Area, Setback and Lot Coverage by District

Use District	Minimum Lot Area (G)(H) (maximum density)	Minimum Lot Width (feet) (I)	Maximum Height of Structures (A)		Minimum Yard Setback Per Lot (feet) (A)(G)				Minimum Floor Area (square feet)	Maximum Percentage of Lot Area Covered By Buildings
			Stories	Feet	Front	Sides (B)		Rear		
						Least One	Total of 2			
FP	SPR	SPR	2 1/2	35	SPR	SPR	SPR	SPR	SPR	SPR
SF	12,000 square feet	100	2 1/2	35	35	15	30	35	1,200(Q)	25%
SF-1	8,700 square feet	70	2 1/2	35	25(K)	6	12	35	900(Q)	35%
SF-2	7,200 square feet(J)	60	2 1/2	35	25(K)	6	12	35	768(Q)	35%
MF	9,600 square feet(L)(M)(P) (12 dwelling unit/acre maximum)	100(P)	2 1/2	35	35	20	40	45	(D)	35%
MH	10 acres	300	(C)	(C)	25	6	12	35	600	(C)
RO	9,600 square feet	100	2 1/2	35	35	20	40	45	768(Q)	35%
GBD	1,600 square feet	20	3	40	0(N)	0	0	0	1,000	NA
GB	20,000 square feet	125	2	35	35	15(N)(R)	30(N)	15	1,000	35%
IO	1 acre(S)	175(S)	—	45	50(S)	30(S)	50(S)	50(S)	2,000	35%
LI	1 acre(S)	175(S)	—	45	70(S)	50(R)(S)	80(S)	50(S)	2,000	35%
HI	3 acres	350	—	55	100	50(R)	100	75	2,000	35%

N/A – Not Applicable.
 SPR – Determined based upon Site Plan Review after conformance with parking, setback, landscaping and stormwater management requirements.
 () – See related footnote on the Footnotes to Table 1, Schedule of District Regulations.

NEW HAVEN CODE

Footnotes to Table 1, Schedule of District Regulations.

- (A) See § 515-78 for height, bulk, density, area and setback requirements for accessory structures and uses.
- (B) In all districts, side yards which abut a street or road shall be considered an exterior side yard for purposes of this chapter. All exterior side yards shall meet the minimum front yard setback requirements for permitted structures in the district. [Amended 6-12-2001 by Ord. No. 272]
- (C) Mobile home parks shall be developed with sites averaging 5,500 square feet per unit. This may be reduced by 20% per unit, but to not less than 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. In no case shall the open space and distance requirements be less than required by R-124; 1949, Rule 946 and R-124; 1944, Rules 941 and 944 of the Michigan Administrative Code. In addition, all mobile home parks shall be developed in accordance with P.A. 96 of 1987, the Mobile Home Commission Act, as amended, and the Michigan Mobile Home Commission rules, as promulgated.
- (D) The minimum floor area per dwelling unit for multiple-family dwellings shall be as follows:

Type of Unit	Minimum Floor Area Per Dwelling Unit (square feet)
Efficiency unit	450
One-bedroom unit	550
Two-bedroom unit	750
Each additional room	150 per room

- (E) Where there are two or more permitted principal buildings on the same parcel, the required minimum distance between the buildings shall be 20 feet.
- (F) The required front yard setback shall be measured from the right-of-way line for public roads and from the edge of the easement for private access easements.
- (G) Calculations for determining the minimum lot area shall not include any right-of-way or easement area for a public road, private road or access easement.
- (H) Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as regulated wetlands, floodplains and open water bodies shall not be included in calculations for determining maximum density and number of lots permitted). Where a PUD is proposed, designed and approved in conformance with Article XVI, Planned Unit Development District Overlay, the Planning Commission may approve up to 50%

of regulated wetland, floodplain and open water bodies in calculations for determining maximum density and number of lots permitted.

- (I) Lot width to depth ratio shall not exceed 1:4.
- (J) (Reserved)
- (K) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings in existence at the time of the passage of this chapter on one side of a street in any block, the depth of the front yard of any building subsequently erected or modified on that side of the street shall not be less and need not be greater than the average depth of the front yards of such existing dwellings, but this shall not be deemed to require a front yard of greater depth than 50 feet or permit a depth less than 15 feet in any case.
- (L) Minimum lot area for the MF District shall be 9,600 square feet plus 2,000 square feet for each dwelling unit with one bedroom plus 500 square feet for each additional bedroom.
- (M) The minimum front setback shall be increased at intersections where necessary to obtain clear vision areas for vehicular traffic. The maximum front setback shall be 10 feet.
- (N) Side yard setbacks may be reduced to five feet along the interior side lot lines where commercial uses will abut for at least 70% of the subject side lot line.
- (O) (Reserved)
- (P) Lot area may be reduced to 7,200 square feet and lot width may be reduced to 60 feet for a two-family unit on a single lot.
- (Q) Minimum floor area applies to individual dwelling units.
- (R) The setback for vehicle service station canopies may be reduced to 25 feet, provided the following conditions are met:
 - (1) The canopy is constructed of the same building materials as the principal building.
 - (2) The canopy is not internally illuminated and no exterior lighting is directed onto the canopy.
 - (3) The maximum sign area permitted on a canopy is two square feet per side. No logos, stripes or other display material shall be permitted in excess of two square feet per side.
- (S) For lots within industrial plats or condominiums in the IO or LI Districts, the minimum lot area may be reduced to 20,000 square feet and the minimum lot width may be reduced to 125 feet. For interior lot lines only, the minimum front and rear yard setbacks may be reduced to 40 feet.