



BACKUS TOWNSHIP ZONING ORDINANCE

**TABLE 4.1 SCHEDULE OF REGULATIONS**

District	Minimum Lot Size (b, k)		Maximum Building Height (a, e)		Principal Structure Minimum Yard Setback (d, f, h, i, j, l)				Accessory Building Height (e)
	Lot Area	Lot Width	Stories	Height	Front Secondary Front	Side	Rear	Parking	
<b>R-1 Rural Preservation</b>	5 acres	220	2	35	50	35	60	NA	35
<b>R-2 Low Density Residential</b>	2 acres	200	2	35	35	25	60	NA	25
<b>R-3 Medium Density Residential</b>	12,000 sf	80	2	35	25	10	40	NA	25
<b>PPRF - Public Recreation Facilities</b>	Please refer to Section 7.04 for Area, Yard and Height Requirements								
<b>Manufactured Housing Community</b>	Manufactured Housing Communities shall be developed in accordance with the Rules of the Manufactured Housing Commission								
<b>C - Commercial</b>	1 acre	100	2	35	70	10 (g)	40 (g)	10 side & rear 20 front	25
<b>I - Industrial</b>	2 acres	200	2	30	75 feet	20 50 if adjacent to resid. district (g)	40 70 if adjacent to resid. district (g)	20 on all sides	35
<b>Planned Development</b>	Minimum project size of 10 acres. Refer to Article 10 for the specific development standards for Planned Development Districts								



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**Sec. 4.05 Footnotes to the Schedule of Regulations**

(a) In all districts where residential uses are permitted either by right, or as a special land use, all dwellings shall contain a minimum living area floor area in accordance with the following, unless otherwise specified in this Ordinance:

single family	1,000 square feet
two-family	720 square feet, per unit

(b) All lots that are not served by either public sanitary sewer or public water, as defined by the Michigan Department of Public Health, (i.e. lots with both on-site well and septic) shall have a minimum lot area of one (1) acre. This provision may be modified for a Planned Development approved under Article 10, provided all lots meet the requirements of the Roscommon County Health Department.

(c) The maximum ratio of lot depth to lot width shall not exceed a depth of four (4) times the width.

(d) For all uses permitted other than single family residential i.e. churches, schools, etc. the setback shall equal the height of the main building or the setback required in Table 4.1, which ever is greater.

(e) The following kinds of structural appurtenances may exceed the height limitation for authorized use:

(1) Schools, churches and other similar institutional buildings may be erected to a height not exceeding forty-eight (48) feet provided the front, side and rear yards shall not be less than the height of the building wall abutting such yard;

(2) The highest point of chimneys, church spires, cupolas, domes, towers and flag poles may be erected to a height not exceeding sixty (60) feet. Radio, television and personal short-wave radio antennae may be permitted up to a height of one hundred (100) feet provided the tower is setback from all property lines and buildings a distance equal to half the height of the structure tower; otherwise, they shall not exceed sixty (6) feet in height.

(3) Penthouse or roof top structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits.

(f) Permitted projections into required yards: fire escapes, fire towers, chimneys, platforms, balconies, boiler flues, and other projections shall be considered part of the building, subject to the setback requirements for the district in which the building is located. Architectural features and vertical projections, may extend or project into a required yard as shown in the following table:



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Projection	All Yards	Rear Yard	Side Yard
Air conditioning equipment shelters	--	X	X
Air conditioning units, window mounted	X	--	--
Access drives	X	--	--
Arbors and trellises	X	--	--
Architectural entrance features (1)	X	--	--
Awnings and canopies	X	--	--
Bay windows (1)	X	--	--
Decks, open or enclosed (2)	X	X	X
Eaves, overhanging (1)	X	--	--
Fences	X	--	--
Flagpoles	X	--	--
Gardens	X	--	--
Gutters (1)	X	--	--
Hot tubs	X	X	X
Landscaping	X	--	--
Laundry drying equipment (clothes poles)	--	X	X
Light standard, ornamental	X	--	--
Paved terraces and open porches (2)	X	--	--
Privacy walls	--	X	X
Sidewalks, bike paths and walkways	X	--	--
Signs	X	--	--
Stairways, open unroofed	X	--	--
Steps and stoops	X	--	--
Swimming pools	--	X	X
Reception towers/antennas	--	X	X
Walls	X	--	--
Waste receptacles	--	X	X

(g) Where a side or rear yard abuts a Residential District, a buffer shall be provided in accordance



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- with Section 3.10.
- (h) The required front yard shall not be used for off-street parking, except for driveways, and shall be landscaped.
  - (i) On corner lots, the required setback along the secondary road shall be the same as the required front yard setback for the district.
  - (j) Setback requirements, where such setbacks are to be provided from abutting streets, shall be provided whether such right-of-way is public, private or an access easement.
  - (k) Any submerged area of a lake, river, pond or stream, or regulated wetlands shall not count towards meeting the minimum lot area for single-family lots.
  - (l) A natural, undisturbed setback of not less than 25 feet shall be provided from each side of all lakes, rivers, streams, drains and state regulated wetlands.