

4.21: Zoning chart

PROPOSED ZONING DISTRICTS	USES (general)	SETBACKS	MINIMUM LOT SIZE	NOTES
VILLAGE RESIDENTIAL VR	Residential Home Occupation	FRONT 10' SIDE 8' REAR 25'	Without sewer/ water 7500 sq. ft. With sewer/water 6000 sq. ft.	Enhance the front yard averaging and encroachment standards and develop other flexibility standards to ensure that the current historic neighborhood character is replicable. One such tool to consider is a Form Based Code for this specific area.
RURAL RESIDENTIAL RR	<ul style="list-style-type: none"> Residential Agriculture & Related Uses Child/Adult Care Facilities Some General Commercial 	FRONT 25' or 133' from the center of the paved portion of M-22 SIDE 10' REAR 25' WATERFRONT 50' ordinary high water mark	No minimum. Based on Conservation Design Methods	Encourage clustering of residential development with the remaining land preserved for open space by using a density schedule and/or Planned Unit Development. Incentivize the various residential development options.
RURAL AGRICULTURE R-AG	<ul style="list-style-type: none"> Residential Agriculture & Related Uses Child/Adult Care Facilities Some General Commercial 	FRONT 50' or 133' from the center of the paved portion of M-22 SIDE 20' REAR 50'	No minimum. Based on Conservation Design Methods	Promote residential development that is sympathetic to rural scenic character preservation and that is understanding of agricultural practices.
POINT ARCADIA PA	Residential Home Occupation	FRONT 25' except lots 33'-40' = 45' SIDE 5' REAR/WATERFRONT 100' except lots 58, 59, 64, 65 = 75' and lots 60, 61, 62, 63 = 65'	30,000 sq. ft.	Work with the Pt. Arcadia Home Owners Association and Valley Cove Home Owners Association to understand their development needs and limitations in order to develop the Point Arcadia zoning designation.
STAR-KEY POINT SP	Residential Home Occupation	FRONT 10' SIDE 5' WATERFRONT 50'	30,000 sq. ft.	Note that there are areas of Star-Key Point that are designated High Risk Erosion Areas by the State of Michigan. Development in these areas must meet State of Michigan High-Risk Erosion standards, most notably setback standards regardless of local zoning regulations