

STATE OF MICHIGAN
COUNTY OF OAKLAND
VILLAGE OF LAKE ORION
ORDINANCE NO. 26.103

An Ordinance to amend the Zoning Ordinance, Article 12, Schedule of Regulations
Section 12.02 Schedule of Regulations

THE VILLAGE OF LAKE ORION ORDAINS:

Article 12, Schedule of Regulations
Section 12.02 Schedule of Regulations
Table 12.02 – Table of Regulations

Section 12.02 of the Village Zoning Ordinance is recommended to be amended by the Planning Commission, after public hearing was held on June 7, 2021 and is amended by the Village Council, after public hearing was held on August 9, 2021.

Section 12.02 – Schedule of Regulations

Table 12.02 Footnotes to Schedule of Regulations

Section 12.02 – SCHEDULE OF REGULATIONS

All buildings, structures, uses and parcels of land shall comply with the regulations set forth in the following Schedule of Regulations and footnotes thereto, except as otherwise provided for accessory buildings and structures under Section 13.11.

- e. Where any CC or MU District borders on a side street there shall be provided a setback of ten (10) feet from the side street right-of-way line for all commercial buildings and parking and loading areas.
- f. Where any DC, CC or MU District abuts a residential zoning district there shall be required a 20 foot wide yard space; otherwise, no yard space is required.
- g. The minimum dimensional requirements for residential dwellings in the RM District shall be as follows:

<u>Requirement</u>	<u>Multiple Family</u>	<u>Duplex</u>	<u>Single Family</u>
Maximum Building Height	40 ft.	30 ft.	30 ft.
Setbacks			
Front	25 ft.	25 ft.	25 ft.
Side (each)	15 ft.	10 ft.	10 ft.
Rear	25 ft.	25 ft.	25 ft.
Maximum Lot Coverage	35%	40%	40%
Minimum Lot Area	*	8,400 sq. ft.	7,200 sq. ft.
Minimum Lot Width	70 ft.	70 ft.	60 ft.

* See Section 12.02 footnote h.

All other uses permitted in the RM District shall comply with the standards in Table 12.02, Schedule of Regulations.

- h. The maximum density in the RM District shall be 15 dwelling units per acre.
- i. Where stacked flats, townhouses, apartments and efficiency units are permitted, the minimum required floor area per unit shall be as follows:

<u>Dwelling Unit Size</u>	<u>Unit Floor Area</u>
Efficiency unit	350 square feet
One bedroom unit	600 square feet
Two bedroom units	800 square feet
Three bedroom units	1,000 square feet
Four bedroom units	1,200 square feet, plus 150 square feet for each bedroom over four bedrooms in the dwelling unit.

- j. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, garages or accessory buildings.
- k. In the case of lots located in an existing platted subdivision, the Planning Commission may recommend and Village Council may permit the creation of

The following procedures shall be used in determining the EFS

1. On the exterior face of the principal building on each adjacent lot fronting on the same street, measure the distance from the point on the building that is closest to the front lot line. Balconies, porches and decks with surfaces (excluding railings) raised more than 8 inches above the surrounding grade, shall be included when determining the EFS.
 2. Any structure 8 inches or less above grade shall be disregarded when determining the EFS.
 3. In the event that one of the adjacent lots is vacant, then the minimum required 25 foot front setback shall be used for that lot in calculating the EFS.
 4. In the event that the subject lot is on a corner, then the minimum required 25 foot front setback shall be used in the EFS calculations as the adjacent setback figure for the side of the lot that adjoins a street.
 5. In no event shall the permitted front setback be less than 17 feet.
- o. Four (4)-story buildings within the Height Overlay Zone may be permitted, as defined on the Village of Lake Orion Zoning Map and per the requirements of Article 10.
- p. There are no minimum required setbacks in the DC District. The maximum permitted setback in any front, side, or side street yard is 10 feet, except as may be required under FOOTNOTES TO THE SCHEDULE OF REGULATIONS 12.02.f.
- q. The maximum setback in the front street yard shall be 25 feet.

Amended only as specified above and in this Section, the Code of Lake Orion shall remain in full force and effect.