

## Manchester, MI Code of Ordinances

**APPENDIX B: SCHEDULE OF AREA, HEIGHT, WIDTH, AND SETBACK REGULATIONS**

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback			Maximum Lot Coverage	
	Area (square feet)	Lot width (feet)	Stories	Feet	Front (feet)	Side			Rear (feet)
						Least (feet)	Total (feet)		
Agriculture, AG  (see A, E, F, and H below)	1 acre	150	2 1/2	35 (75 farm buildings)	50	20	25	50	10%
Single-Family Residential, Low Density, R-1A  (see A, E, F, and H below)	1 acre	100	2 1/2	35	25	10	25	35	25%
Single-Family Residential, Medium Density, R-1B  (see A, E, F, and H below)	13,000	90	2 1/2	35	25	8	23	35	30%
Multiple-Family Residential, Low Density, R-2  (see A, B, D, E, and H below)	SF: 13,000	90	2 1/2	35	25	8	20	35	30%
	2F: 20,000	120	2 1/2	35	25	8	20	35	
	MF: 20,000	120	2 1/2	35	35	10	25	35	
Multiple-Family Residential, Medium Density, R-3	SF: 13,000	90	2 1/2	35	25	8	20	35	35%
	2F: 20,000	120	2 1/2	35	25	8	20	35	

(see A, C, D, E, F, and G below)	MF: 5 acres	300	2 1/2	35	50	20	50	50	
Mobile Home Park, MHP  (see A and E below)	10 acres	See § 151.071	2 1/2	35	See § 151.071				
Office Service, OS  (see A and E below)	5,000	50	2 1/2	35	25	10	20	15	30%
General Commercial, C-2  (see A and E below)	20,000	100	2 1/2	35	35	10	20	35	25%
Central Business District, CBD  (see A, E, and G below)	-	-	3	45	-	-	-	-	-
Limited Industrial, I-1  (see A and E below)	1 acre	150	2	40	50	50	100	35	30%
General Industrial, I-2  (see A and E below)	3 acres	200	2	40	85	50	100	50	25%

## NOTES TO TABLE:

SF: - Single-Family Dwellings

2F: - 2-Family Dwellings

MF: - Multiple-Family Dwellings

A - All dwelling units and occupied buildings shall be served with a public water supply system and a public sanitary sewer system.

B - Every lot or parcel of land occupied by a low density multiple-family structure shall contain a

minimum of 20,000 square feet and a total area of not less than the following:

<u>Unit Type</u>	<u>Lot Area/Dwelling Unit</u>
Efficiency	4,800 square feet
1 bedroom	6,000 square feet
2 bedrooms	6,700 square feet
Every additional bedroom	1,300 square feet

C - Every lot or parcel of land occupied by a medium density multiple-family dwelling structure shall contain a minimum area of 5 acres and a total area of not less than the following:

<u>Unit Type</u>	<u>Lot Area/Dwelling Unit</u>
Efficiency	1,900 square feet
1 bedroom	2,300 square feet
2 bedrooms	3,000 square feet
Every additional bedroom	700 square feet

D - In addition to the required setbacks from property boundaries, the following minimum distances shall be required between each multiple family structure:

- (a) Where buildings are front to front or front to rear, 3 times the height of the taller building, and not less than 70 feet;
- (b) Where buildings are side to side, 1.5 times the height of the taller building, but not less than 20 feet; and
- (c) Where buildings are front to side, rear to side, or rear to rear, 2 times the height of the taller building but not less than 35 feet.

In applying the above standards, the front of the building shall mean that the face of the building having greatest length and contains the primary entrance to the building; the rear is that face opposite the front. The side is the face having the smallest dimension.

E - The minimum distance of any principal building from the ordinary high water mark shall be 50 feet.

F - Driveways to single-family dwellings shall be located in the greater side yard setback.

G - Any structure located within the CBD which abuts a dwelling located within the AG, R-1A, or R-1B District shall have a minimum setback from the common property line of 10 feet.

H - The minimum floor area of dwelling units shall be as follows:

<u>Type of Dwelling</u>	<u>Total Usable Floor Area (square feet)</u>
1-family	1,000
2-family, per dwelling unit	800
Multiple-family:	
Efficiency Unit	500
1 bedroom unit	700
2 bedroom units	900
3 bedroom units	1,100
4 bedroom units	1,300
Each additional bedroom	90

(Ord. 239, passed 3-5-2001, § 4.5)

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