

## Spring Lake Township

Table of Dimensional Standards

District	Minimum Lot Size	Minimum Lot Width	Front	Setbacks Side	Rear	Maximum Height	Maximum Stories	Minimum Dwelling Size	Maximum Lot Coverage
<b>F</b>	2 Acres <sup>(1)</sup>	150 Ft <sup>(1)</sup>	30 Ft	60 Ft <sup>(2)</sup>	50 Ft	35 Ft		900 Sq Ft	
<b>AG</b>	2 Acres <sup>(1)</sup>	150 Ft <sup>(1)</sup>	30 Ft	60 Ft <sup>(2)</sup>	50 Ft	35 Ft		900 Sq Ft	
<b>RE</b>	2 Acres <sup>(1)</sup>	150 Ft <sup>(1)</sup>	30 Ft <sup>(3)</sup>	60 Ft <sup>(2)</sup>	50 Ft	35 Ft		900 Sq Ft	
<b>R-1</b>	15,000 Sq Ft <sup>(6)</sup>	100 Feet <sup>(6)</sup>	30 Ft	10 Ft <sup>(4)</sup>	50 Ft <sup>(5)</sup>	35 Ft	2 1/2 Stories	900 Sq Ft	20% <sup>(7)</sup>
<b>R-2</b>	15,000 Sq Ft <sup>(6)(8)</sup>	100 Feet <sup>(6)</sup>	30 Ft	10 Ft	50 Ft <sup>(5)</sup>	35 Ft	2 1/2 Stories	900 Sq Ft <sup>(9)</sup>	30%
<b>R-3</b>	20,000 Sq Ft <sup>(10)</sup>	120 Ft <sup>(10)</sup>	30 Ft	10 Ft	50 Ft <sup>(5)</sup>	45 Ft	3 1/2 Stories	720 Sq Ft	30%
<b>R-4</b>	Per Site Plan Requirements								
<b>C-1</b>	15,000 Sq Ft	100 Ft	30 Ft	0 Ft <sup>(11)</sup>	10 Ft <sup>(12)</sup>	35 Ft	2 1/2 Stories		
<b>C-2</b>	20,000 Sq Ft	125 Ft	<sup>(13)</sup>	0 Ft <sup>(11)</sup>	10 Ft <sup>(12)</sup>	45 Ft			
<b>I</b>	40,000 Sq Ft	150 Ft	50 Ft	20 Ft <sup>(14)</sup>	25 Ft <sup>(15)</sup>	45 Ft	3 Stories		
<b>R</b>	2 Acres <sup>(1)</sup>	150 Ft <sup>(1)</sup>	30 Ft	60 Ft <sup>(2)</sup>	50 Ft	35 Ft		900 Sq Ft	

<sup>(1)</sup> Legally Nonconforming lots meeting R-1 requirements may be used for Single Family Residential.

<sup>(2)</sup> Residential Side yard Setbacks may be reduced to 25 feet.

<sup>(3)</sup> All farm buildings must have at least 300 feet from the front property line.

<sup>(4)</sup> Lots with frontage on Lake Michigan, Spring Lake, or its Bayous, or the Grand River or its bayous shall have a 50-foot side yard setback

<sup>(5)</sup> Lots with frontage on Lake Michigan shall have a 100-foot setback from the "Bluffline" as defined in Section 8.4.

<sup>(6)</sup> For lots served by municipal water & sewer.

<sup>(7)</sup> For lots with frontage on Lake Michigan, Spring Lake, Grand River, or their bayous.

<sup>(8)</sup> For One Family Dwellings. Two Family Dwellings shall have a lot area of 20,000 square feet and 120 feet of width. All use other than one and two family dwellings shall have a lot area 20,000 square feet, and 100 feet of width.

<sup>(9)</sup> For One Family Dwellings. Two Family Dwellings shall have a minimum of 720 Square Feet of area per dwelling unit.

<sup>(10)</sup> For Two Family Dwellings. All other uses shall have at least 100 feet of frontage. Multi-family uses must have a minimum of 4,500 square feet of lot area per dwelling unit.

<sup>(11)</sup> Where the side of a Lot in a Commercial Zoning District abuts upon the side of a Lot in any Residential, Agricultural, or Rural Estate Zoning District, each Side Yard shall be not less than 25 feet.

<sup>(12)</sup> Where the rear of a Lot in a Commercial Zoning District abuts upon the Side Yard of a Lot in any Residential, Agricultural, or Rural Estate Zoning District, there shall be a Rear Yard of not less than 25 feet; provided, however, that where a public alley separates the rear of a Commercial Zoning District Lot from the Side Yard of a Lot in any Residential, Agricultural, or Rural Estate Zoning District, the full width of the alley shall be considered as part of the Rear Yard in determining its depth.

<sup>(13)</sup> Where all the frontage on the same side of a Street between two intersecting Streets is located in a Commercial Zoning District and where a setback has been established by fifty (50%) percent of said frontage, then this established setback shall determine the required Front Yard. In all other cases there shall be a Front Yard of not less than 75 feet.

<sup>(14)</sup> Where the side of a Lot in the I Zoning District abuts upon the side of a Lot in any Residential Zoning District, the Side Yard abutting such Lot shall be not less than 50 feet.

<sup>(15)</sup> Where the Rear Yard of a Lot in the I Zoning District abuts a Lot in any Residential zoning District, the Rear Yard shall be not less than 50 feet.