

ZONING DISTRICT REGULATIONS

| Zoning District | Lot Area Minimum | Lot Width Minimum | Building Area Minimum | Front Yard Minimum | Side Yard Minimum | Rear Yard Minimum | Height Maximum |
|-------------------------------|---|-------------------|---|--------------------|----------------------------|----------------------------|--------------------------------------|
| Agricultural** Residential | 5 Acres | 208 ft. 8" | 720 sq.ft. 1 st floor. Minimum exterior 20 ft. | 50 ft. | 20 ft. | 50 ft. | 3 stories or 40 ft. Farm Bldg.75 ft. |
| Forest Recreational | 10 Acres | 297 ft. | same as above | 50 ft. | 30 ft. | 50 ft. | 3 stories or 40 ft |
| Medium Density** Residential* | 20,000 sq. ft. if no public water supply. 15,000 sq. ft. if water supply | 100 ft. | same as above | 35 ft.* | 10 ft. 10 ft. accessory | 35 ft. 10 ft. accessory | 2 stories or 35 ft. |
| High Density** Residential | 20,000 sq. ft. if no public water supply. 15,000 sq. ft. if water supply | 100 ft. | same as above | 35 ft. | 10 ft. 10 ft. accessory | 35 ft. 10 ft. accessory | 2 stories or 35 ft. |
| General Commercial | Green belt buffer of 35 ft. | 30 ft. | 800 sq. ft. | 35 ft. | 5 ft. | 20 ft. | 35 ft. |
| Limited Industrial | 2 Acres – Green belt buffer of 35 ft. | 200 ft. | | 35 ft. | 20 ft. | 35 ft. | 45 ft. |
| Lakefront Industrial | 2.5 Acres – Green belt buffer of 100 ft. | 200 ft. | | 45 ft. | 20 ft. | 45 ft. | |

* Property fronting Lake Michigan has a 100' set back from the bluff and requires State High Risk Erosion and Critical Dune Area Permits.

ACCESSORY BUILDINGS

All detached accessory buildings shall maintain a minimum distance of 10' between buildings.

** Accessory buildings larger than 1,200 sq. ft. require a Special Use Permit. Applies to indicated districts only.

STEPS FOR ZONING PERMIT

- ❖ Complete application.
- ❖ Return application to Filer Township Zoning Administrator with fee. Be sure to include site drawing showing setback of existing buildings and proposed buildings.
- ❖ Zoning Administrator will approve or deny application with 10 days.
- ❖ If approved, township may supply building and other necessary permits.
- ❖ If denied, applicant may appeal for a variance.

***Permit expires one year from date of issue.