

# Setbacks

**Lot Coverage:** The percentage (%) of the lot covered by buildings, driveways, sidewalks, parking areas, loading docks, or other structures or other impervious surfaces which impede the free infiltration of water.

**Lot Line, Front:** The lot line of the property that borders on a road. Where a lot is a corner lot there shall be two front lot lines, and the setback from the front yard shall be maintained on each front yard.

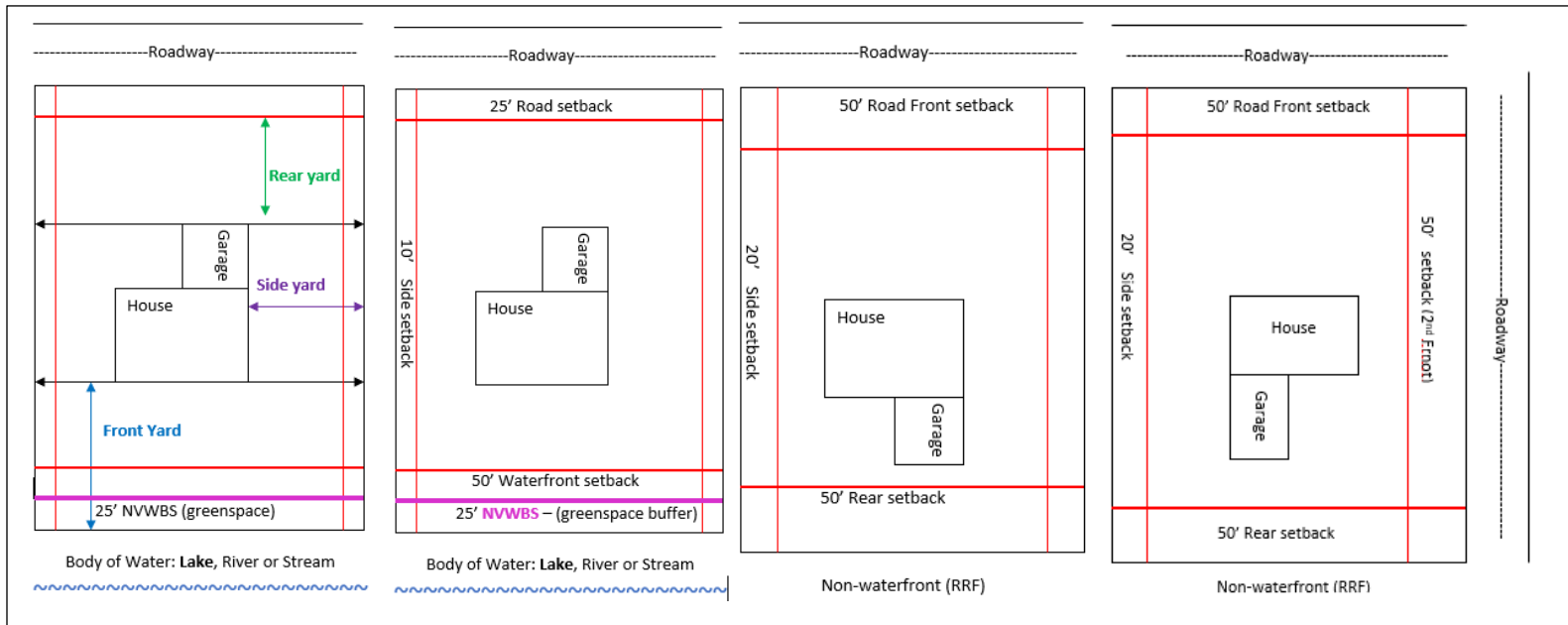
**Lot Line, Rear:** The lot line opposite and most distant from the front lot line. In the case of a lot irregularly shaped at the rear, it is an imaginary line parallel to the front lot line, not less than ten (10) feet long, lying farthest from the front lot line and wholly within the lot.

**Lot Line, Side:** Any lot line which is neither the front nor rear lot line.

**Lot Line, Waterfront:** A lot line that borders on a lake, river or stream, located at the High-Water Level Elevation.

**Setback:** The minimum required horizontal distance from the applicable right-of-way line, easement, high water level elevation, stream or property line of a lot within which no buildings or structures may be placed.

**Structure:** Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including but not limited to dwellings, decks, garages, buildings, satellite dishes, signs and signboards. This definition does not include incidental items such as mailbox, driveways, birdhouses, birdbaths, utility poles, flag poles, swing sets, fences less than four (4) feet high, docks, shoreline protection structures, boardwalks a maximum of four (4) feet wide. (effective: June 14, 2012)



## Section 5.11 – Schedule of Regulations

## Section 5.11.1 – Waterfront Districts

Zoning District	District Name	Minimum Width		Maximum Height of Structure		Minimum Yard Setbacks			Road front setback	Maximum Imperviousness (see foot notes d and e for exceptions.)	
		Water Frontage	Road Frontage	Stories	Feet	Water-front	Side	Rear			
GB	Glenwood Beach Waterfront lots	50 ft.	50 ft.	2	30	50 ft. (a)	10 ft.	---	25 ft. (b)	15% (Or 2,500 sf whichever is greater.)	
	Back lots	---	100 ft. lot width	2	30	---	10 ft.	20 ft.	50 ft.	15% (Or 2,500 sf whichever is greater.)	
P	Pinehurst Shores	100 ft.	60 ft.	2	30 (c)	50 ft. (a)	10 ft.	---	20 ft.	25% (Or 3,000 sf whichever is greater. No more than 15% of the lot area within 500' of the waterfront may be impervious surface.)	
K	Kriegerville	100 ft.	75 ft.	2	30 (c)	50 ft. (a)	Kriegerville Side Yard		---	50 ft. on BC-Char Road 20 ft. on Others	15% (No more than 15% of the lot area within 500' of the waterfront may be impervious surface.)
							At Least One	Total of Two			
							10 ft.	25 ft.			
SWB	Springwater Beach Waterfront lots	50 ft.	40 ft.	2	30	50 ft. (a)	10 ft.	---	25 ft. (f)	15% (Or 2,500 sf whichever is greater.)	
	Back Lot Overlay Dist	---	50 ft. lot width	2	30	---	10 ft.	20 ft.	50 ft. on Springwater 20 ft. on Terrace	15% (Or 2,500 sf whichever is greater.)	
W	Walloon Lake	100 ft.	75 ft.	2	30 (c)	50 ft. (a)	Walloon Side Yards		---	20 ft. 50 ft. on Shadow Trails	15% (Or 3,000 sf whichever is greater. No more than 15% of the lot area within 200' of the waterfront may be impervious surface.)
							At Least One	Total of Two			
							10 ft.	25 ft.			

See next page for Footnotes for Waterfront Districts

**Footnotes**

- (a) Waterfront setback shall be increased based on existing slope, 100 ft. setback for areas identified on the Evangeline Township Shoreline Steep Slopes map in Section 3.07.
- (b) Road setback is reduced to 18 ft. from edge of pavement for lots less than 150 ft. in width.
- (c) Height may be increased to 35 ft. and/or 2.5 stories, if the roof pitch is 8/12 or greater, and the lot is greater than 100 ft. wide.
- (d) The maximum imperviousness may be increased to 3,125 square feet provided that the depth of the required natural vegetation buffer strip is increased to twice the depth required by Section 3.06.
- (e) The maximum imperviousness may be increased from 15% to 20% provided both of the following conditions are met: first, that the depth of the natural vegetation waterfront buffer strip is increased to twice the depth required by Section 3.06 ; second, that the waterfront setback for all structures, existing and proposed, is increased to twice the distance required by the Zoning District, as modified by Section 3.07, and all other setbacks are met without the need for a variance.
- (f) Measured from lot line, except that for lots less than 150 ft. wide this setback shall be reduced to 18 ft. min. from the front lot line.

**Section 5.11.2 – Non-Waterfront Districts**

Zoning District	District Name	Minimum Lot Area	Minimum Width	Maximum Height of Structure		Minimum Yard Setbacks			Road front setback	Max % of Impervious Lot Coverage
			Road Frontage	Stories	Feet	Front	Side	Rear		
R-1	General Residential	14,000 sf	100 ft.	2	30 ft. (f)	25 ft.	10 ft.	20 ft.	25 ft. 50 ft. from the Boyne City-Charlevoix Road	The greater of 20% or 2,500 square feet
MU	Mixed Use	(g)	(g)	(g)	(g)	(g)	(g)	(g)	(g)	(g)
RRF	Rural Residential/ Farm/Forest	---	500 ft. (b)	2	35 ft. (c) 43 ft. (d)	50 ft. (100 ft. waterfront)	20 ft.	50 ft.	50-ft. From right-of-way	20%
R/CS	Recreation/ Community Service	20 acres	100 ft.	2	30 ft. (e) (f)	25 ft.	10 ft.	10 ft.	---	---
I	Industrial	20,000 sf	100 ft.	2.5	35 ft. (e)	50 ft.	25 ft.	25 ft.	---	Max. 40% covered by buildings

**Footnotes**

- (a) Reserved.
- (b) Frontage requirements on a private road or common drive shall be 20 ft. where lots do not abut a public road directly.
- (c) Maximum height is increased to 43 ft. for residential dwelling structures with walkout basements.
- (d) Maximum height for farm buildings is 100 ft., structures over 35 ft. height shall be set back at least twice the height of the building.
- (e) Height restrictions do not apply to telecommunication towers and alternative tower structures located in accordance with this ordinance.
- (f) Height may be increased to 35ft. and/or 2.5 stories, if the roof pitch is 8/12 or greater, and the lot is greater than 100 ft. wide.
- (g) Varies. See district regulations.