

SPECIFIC NOTES (REFERENCED IN TABLE 10.7 ABOVE)

- Note A: Corner Lots
On corner lots, the width of the side yard adjacent to the side street shall be equal to the front yard set-back of the lot adjoining the rear of said corner lot. When the lot adjoining said corner lot along the rear line, does not front on the side street of the corner lot, the side yard shall not be less than 2/3 of the front yard set-back required for that district.
- Note B: Through Lots
When the rear yard of a lot abuts a street the minimum rear yard set-back shall not be less than the front yard set-back for the district had the lot fronted on the street.
- Note C: Minimum Highway Setback
The minimum setback along highways M-129 and M-134 shall be 35 feet.
- Note D: Exemptions from Height Provisions
For exemptions from the height provisions of this table, refer to Section 6.7.
- Note E: Height Variation
Any building or structure or part thereof may be erected or altered to any height if approved by the Board of Appeals, pursuant to its power to grant variances, or by the Planning Commission in connection with a Special Use Permit application approval.
- Note F: Minimum lot widths (frontage) shall be:
200 feet for all lots 5 acres or less in area
330 feet for all lots from 5.01 to 10 acres in area
660 feet for all lots 10.1 acres or greater in area
330 feet for multiple family dwellings and apartments
- Frontage may constitute public or private easements no less than 66 feet in width and follow minimum road and easement requirements according to section 6.20.
- Any newly created parcel serviced by a new private easement shall be:
-a minimum of 5 acres
-meet frontage width as required in Note F
-newly created 66 ft. easement shall act as the frontage