

Footnotes to the Schedule of Regulations:

- (a) See also Article XVII for site development standards for uses permitted by special use permit.
- (b) In no case shall any yard setback along the Pinckney Road right-of-way be less than one hundred (100) feet.
- (c) See RR District provisions for setbacks for agricultural buildings intended to house animals, pens, and corrals.
- (d) All front yard setbacks shall be measured from the edge of the road right-of-way.
- (e) Setbacks for the two (2) contiguous sides of a corner lot on public roads shall be equal to the front setback for that zoning district. If one of the contiguous sides abuts a private road and the parcel does not have access to the private road, it will be treated as a side and/or rear yard, whichever applies.
- (f) The minimum lot area for a multiple-family and mobile home park developments shall be ten (10) acres.
- (g) The minimum floor area for a one-story dwelling shall be 1,000 square feet; a two-story dwelling (including split levels) shall be 1,400 square feet with a minimum 800 square feet on the first floor, not including the basement.
- (h) No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre). A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare. (Amended 3-25-03)
- (i) The minimum lot area shall be the gross lot area as that term is defined in Article III—Definitions, of this zoning ordinance. (Amended 12-17-04)
- (j) The minimum lot area for two-family dwellings shall be 30,000 square feet.
- (k) The minimum lot width for two-family dwellings shall be 135 feet.