

LAND USE

188 Attachment 2

**Schedule II Bulk and Dimensional Requirements
Residential Zones
[Amended 3-17-2003 by Ord. No. 0-03-6¹]**

	R			R-50	RRC	ARE C	ARE NRW	Moderate Income
	2	3	4					
Minimum lot area	20,000	15,000	10,000	5,000	See specific zoning sections for standards.			
Minimum lot frontage	100	100	100	50				
Minimum side yard	20	10	10	6				
Minimum front yard setback	50 ¹	50 ¹	40 ¹	25				
Minimum rear yard	30	30	30	20				
Maximum building height	30 feet and 2 1/2 stories, whichever is less							
Accessory building location	Side and rear yards shall equal building height; for lots of 10,000 square feet or less, structures of 10 feet or less in height shall not be placed closer than five feet to a side or rear property line.							

NOTES:

¹ Front yard setback may be reduced to 25 feet for lots fronting on internal streets.

¹ Editor's Note: Requirements pertaining to the ARE Zones formerly included as part of this schedule can now be found in Schedule III.

HOWELL CODE

**Township of Howell
Schedule II Bulk and Dimensional Requirements
Nonresidential Zones**

**[Amended 7-25-2006 by Ord. No. 0-06-30; 7-14-2009 by Ord. No. 0-09-35;
5-24-2011 by Ord. No. 0-11-13]**

	MHP	LC/OS	NC	HC	HD-1	HD-2	HD-3	SED
Minimum lot area	See specific section for requirements.		15,000 s.f.	40,000 s.f.	80,000 s.f.	80,000 s.f.	40,000 s.f.	120,000 s.f.
Minimum lot frontage			100 feet	150 feet	200 feet	200 feet	150 feet	200 feet
Minimum side yard			15 feet	25 feet	25 feet or height of principal building, whichever is greater		25 feet	50 feet or height of building, whichever is greater
Minimum front yard setback			35 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum rear yard			35 feet	25 feet	25 feet or height of principal building, whichever is greater		25 feet	50 feet
Maximum impervious coverage			70%	70%	70%	70%	70%	70%
Maximum height			35 feet	45 feet	45 feet	45 feet	45 feet	45 feet*
Location of accessory buildings			In side or rear yards only, accessory buildings shall be set back at least twice their height.					

* Maximum height for solar farms in the SED Zone shall be 15 feet.