

**VILLAGE OF THREE OAKS, MICHIGAN  
SCHEDULE OF ZONING DISTRICT REGULATIONS**

Zoning District	Minimum Lot Dimensions		Minimum Yard Setback Requirements				Minimum Building Size (sq. ft.)	Maximum Building Height		Maximum Lot Coverage (percent)
	Area (sq. ft.)	Width (feet)	Front <sup>(1)</sup> (feet)	Side <sup>(2)</sup> (feet)	Rear (feet)	Accessory Use <sup>(3)</sup> (feet)		(story)	(feet)	
R-1A Single-Family Residential	9,500	66	35	5	25	8	1,250	2½	35	40
R-1B Single-Family Residential	9,500	75	35	5	25	8	1,250	2½	35	40
R-2 Two-Family Residential	8,500	55	35	5	8	8	1,500	2½	35	40
R-3 Multi-Family Residential	10,000 <sup>(4)</sup>	66	35	5	8	8	Note 5	2½	35	50
R-4 Mobile Home Residential	See Article VIII - Mobile Home Residential District									
R-5 Group Home Residential	See Article IX - Group Home Residential Home District									
C-1 Commercial	8,500	66	3	5	8	8	None	2½	35	80
C-2 Central Business District	None	66	0	0 <sup>(6)</sup>	8	8	None	2½	35	100
I-1 Industrial	None	None	50	25 <sup>(7)</sup>	50	8	None	2½ <sup>(8)</sup>	35 <sup>(8)</sup>	80
CD Cluster Residential Development	See Article VII - CD Cluster Residential Development District									
PUD Planned Unit Development	See Article XIII - Planned Unit Development District									
FP Floodplain	See Article XIV - Floodplain District									

**NOTES:**

- (1) Zoning Administrator may approve a setback equal to the average depth of previously constructed buildings located within 200 feet either side.
- (2) Side yard street frontage must be no less than 20 feet.
- (3) Board of Appeals may vary requirements due to practical difficulties related to the size or configuration of the lot.
- (4) Add to minimum lot size 5,000 sq. ft. for each unit between 2 and 10 plus an additional 2,000 sq. ft. for each additional unit over 10.
- (5) Two-Family units - 1,500 sq. ft.; all others must comply with minimum room and living size requirements of the Michigan Construction Code.
- (6) A side yard equal to the setback is required if a building is located on an abutting lot but not if the setback is less than five (5) feet.
- (7) If abutting a residential zoned lot the setback is fifty (50) feet.
- (8) May be waived by the Board of Appeals for non occupied space in excess of maximum requirement.