

**INDIANFIELDS TOWNSHIP ZONING ORDINANCE**  
**ARTICLE 11**  
**SCHEDULE OF REGULATIONS**

SEC. 1100 SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT:

ZONING DISTRICT	MINIMUM ZONING LOT SIZE PER UNIT		MAXIMUM HEIGHT OF STRUCTURES		MINIMUM YARD SETBACK (PER LOT IN FEET)			MINIMUM FLOOR AREA PER UNIT (SQ. FT.)	MAXIMUM % OF LOT AREA COVERED (BY ALL BUILDINGS)
	AREA IN SQUARE FEET	WIDTH IN FEET	IN STORIES	IN FEET	FRONT	SIDE	REA R		
R-1 One-Family Residential	20,000 (c)	100	2	35 (l)	35(d)	15(a) (b)	50	900(k)(c)	35%
R-2 Mobile Home Park (e)	—	—	—	—	—	—	—	—	—
AG Agricultural	2 acres	200	2	60 (l)	45	20(a)	60	900(k)	35%
B Business	—	—	2(k)	45(k)(l)	25(h)	5(f)	20 (g)	None	—
I Industrial	—	—	2(k)	60(k)(l)	30(h)	5(l)	20(g)	None	—
F Forestry	20,000	100	2	35 (l)	25(e)	20	35	900(k)	35%

SEC. 1101 FOOTNOTES TO SCHEDULE OF REGULATIONS:

- a. The side yard abutting upon a street shall not be less than twenty (20) feet when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot the side yard of an adjacent lot the side yard abutting a street shall not be less than the required front yard of that district. Refer to Article 12, GENERAL PROVISIONS accessory buildings for corner lot exception.
- b. Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of the lot. The width of each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof, by which the length of the multiple dwelling exceeds

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forty (40) feet in overall dimension along the adjoining lot line. No multiple dwelling shall exceed one hundred and eighty (180) feet in length. The depth of any court shall not be greater than three (3) times the width. For the purpose of said yard regulations, multiple dwellings shall be considered as one (1) building occupying one (1) lot. Completely enclosed courts shall be prohibited.

- c. Multiple family dwellings may be erected on a minimum lot size of twenty thousand (20,000) square feet, provided that central water and sewage facilities approved by the Tuscola County Health Department serve the development. The following minimum lot sizes and floor areas shall be met:

Bedroom Unit*	Minimum Lot Area Per Unit With Public Water and Sewerage Facilities	Minimum Floor Area Per Unit
Efficiency apartment	1,750 sq. ft.	250 sq. ft. to a maximum of 350 sq. ft.
1 Bedroom	2,000 sq. ft.	450 sq. ft.
2 Bedroom	2,500 sq. ft.	550 sq. ft.
3 Bedroom	3,000 sq. ft.	650 sq. ft.

- d. Where the front yards of two (2) or more principal structures in any block in existence at the time of the passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front yard indicated above, then any building subsequently erected on that side of the street shall not be less and need not be greater than the average depth of the front yards of said two (2) or more structures.
- e. Mobile Home Parks shall meet the dimensional requirements established under the authority of the Mobile Home Commission Act, Pa 96, 1987.
- f. No side yards are required along the interior side lot lines, except as otherwise specified in an applicable building code. For lots which border on a residential district, there shall be provided a setback of not less than ten (10) feet on all sides.
- g. Lodging space shall be provided in the rear yard in the ration of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements. Where an alley exists or setback and loading requirements may be computed from the center of said alley.
- h. Parking may be permitted in the front yard after approval of the parking plan layout and points of access by the Township Board. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines.

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- i. No building shall be closer than forty (40) feet to the outer perimeter (property line) of such district when said property line abuts any residential district.
- j. Planned development involving three (3) acres or more under one ownership shall be subject to the approval of the Planning Commission after a public hearing, regarding modifications with respect to height regulations.
- k. The minimum first floor area of any single family dwelling shall be no less than nine-hundred (900) square feet. Where a single-family dwelling is constructed without a basement, an additional one-hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to: furnace, hot water laundry tubs, incinerator and the like.
- l. For purposes of wind generation, communication towers, solar panels, farm silos and equipment, height is unlimited, subject to FAA guidelines and Township Airport Zoning Ordinance.

SEC. 1102 SUBDIVISION OPEN SPACE PLAN:

- a. Lot dimensions in the R-1 One-Family Residential District may be reduced in accord with the following schedule, provided the number of residential lots shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required for the One-Family District under Section 1100.
  - 1. All calculations of density for residential development shall be predicated upon the R-1 One-Family Districts having the following gross densities (including roads):  
  
R-1 with public utilities: 1.2 dwelling units per acre. Without public utilities: 0.8 dwelling units per acre.
  - 2. Lot widths shall not be less than 80 feet in the R-1 District.
  - 3. Minimum yard setbacks as indicated in Section 1100 of this Ordinance shall be provided.
  - 4. Minimum area of lots served by public sewer and water shall not be less than twelve thousand (12,000) square feet.
- b. For each square foot of land gained under this provision of Paragraph 1 of this Section 1102, within a residential subdivision, through the reduction of lot size below the minimum requirements as outlined in Article 11, SCHEDULE OF REGULATIONS, equal amounts of land shall be dedicated to the common use of the lot owners in the subdivision in a manner approved by the Township or may, if approved, be dedicated to the Township.

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- c. The area to be dedicated for the common use of the subdivision shall in no instance be less than three (3) acres and shall be in a location and shape approved by the Township. A parcel divided by a road or stream shall be considered one parcel.
- d. Access shall be provided to areas dedicated for the common use of the subdivision for those lots not bordering on such dedicated areas by means of streets or pedestrian access-ways.
- e. In approving the application of the "Subdivision Open Space Plan," the Township shall consider the following objectives:
  - 1. To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
  - 2. To encourage developers to use a more creative approach in the development of residential areas.
  - 3. To encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development cost and by allowing the developer to bypass natural obstacles on the sited.
  - 4. To encourage the provision of open space within reasonable distance to all lot development of the subdivision and to further encourage the development or recreational facilities.
- f. Under the Subdivision Open Space Plan approach, the developer or subdivider shall dedicate the total park area to the Township or to a public or private organization approved by the township at the time of filing of the final plat on all or any portion of the plat, unless otherwise agreed to by the Township.
- g. Application for approval of a "Subdivision Open Space Plan" shall be submitted at the time of submission of the Plat.