

**CHAPTER 18**

**Section 18.01 Title: Height, Bulk, Area and Placement Standards Relating to All Zoning Districts**

**Section 18.02 Applicability:** (Ord No 3 of 2010; 3/10/10)

Within the ARC, R-1, R-2 and FP districts, except as otherwise provided in this Ordinance, no building or structure shall be erected or placed and no parcel of land created or used unless in accordance with the following provisions.

**Section 18.03 Maximum Building Height:** (Ord No 3 of 2010; 3/10/10)

Except as provided in Section 4.10(3), the maximum height of any building or structure erected in the ARC, R-1, R-2 and FP districts shall not exceed thirty-five (35) feet or two and one-half (2-1/2) stories, whichever is lessor. (See also Section 4.14).

**Section 18.04 Bulk and Area Standards, Residential Dwellings and Lots - Schedule "18-A".**

The following schedule "18-A" sets forth the minimum standards regarding the floor area of residential dwelling units and the dimensional standards of platted and unplatted parcels and areas of property intended for residential use.

Section 18.04 - Schedule "18-A" (Ord. No. 15 of 2003; 10/22/03) (Ord No 3 of 2010;3/10/10)

(d.u./a.c. = dwelling units per acre)

(s.f. = square feet)

\*Section added by Ordinance #14 of 1989

**Notes to Schedule "18-A"**

The following additional provisions shall supplement Section 18.04, Schedule 18-A

1. **Ground Floor Area:** In determining the minimum ground floor areas for dwelling units, the calculation may include the floor areas contained on more than one level provided that these levels are separated by no more than three (3) feet of elevation difference.
2. **Minimum Dwelling Unit Width and Floor to Ceiling Height:** Section 4.19.
3. **Minimum Lot Widths:** Minimum lot widths shall be required at the nearest point of building setback and in any event, within 150 feet of the public right-of-way or private street easement on which the lot has frontage.

	FP	ARC	R-1	R-2	NOTES
Min Floor Area					1
1 Story Dwelling	1100 sf	1100sf	1300sf	1300sf	
2 Story Dwelling	1400 sf	1400sf	1600sf	1600sf	
Min. on Ground Floor	800 sf	800sf	800sf	800sf	
Min. Dwelling Width	20ft	20 ft	20 ft	20 ft	2
Min. Floor to Ceiling Height	7.5 ft	7.5 ft	7.5 ft	7.5 ft	2
Min Lot Widths Platted Lots	See Subdivision Ord	See Subdivision Ord.	See Subdivision Ord.	See Subdivision Ord.	3
Unplatted Lots	200 ft	200 ft	110 ft	110 ft	
Min Average Lot Size in Plat	See Subdivision Ord	See Subdivision Ord.	See Subdivision Ord.	See Subdivision Ord.	
Min Lot Area(sf) Platted Lots	See Subdivision Ord	See Subdivision Ord.	See Subdivision Ord.	See Subdivision Ord.	
Unplatted Lots	100,000	100,000	40,000	18,000	
Max. Density	See Subdivision Ord	See Subdivision Ord.	See Subdivision Ord.	See Subdivision Ord.	
Max Lot Coverage*	Not App	Not App.	25%	25%	

**Section 18.05 Placement and Yard Area Standards, Residential Dwellings - Schedule "18-B"**

The following Schedule "18-B" sets forth the minimum building setback and yard area standards applicable to residential dwellings.

Section 18.05 - Schedule "18-B"

	DISTANCE IN FEET
<b>Front Yard Setback</b>	
Platted local & Pvt. Streets	35 [68]
Collector Streets	43 [88]
Arterial Streets	50 [110]
<b>Side Yard Setback</b>	
Minimum on One (1) Side	10 25
Total on Both Sides	
<b>Rear Yard Setback</b>	25

*(Editors Note: See Section 4.15 to determine the applicable line from which front yard building setbacks shall be measured.)*

*Note: Numbers in brackets [ ] refer to distances measured from the nominal centerline of the street right-of-way.*

**Section 18.06 Bulk Area and Placement Standards, Principal Non-Residential Buildings and Uses: (Ord No 3 of 2010; 3/10/10)**

The following provisions shall apply to non-residential principal buildings and uses which may be permitted by right or special use in the ARC, FP, R-1 and R-2 districts.

**1. Agricultural Uses and Buildings:** Agricultural buildings as permitted in the ARC and FP District shall be located on a parcel of land which constitutes an integral part of a farming operation as defined in Chapter 3. The minimum front yard building setbacks or agricultural buildings and structures as defined in Chapter 3, shall be 100 feet. The minimum side and rear yard setbacks for such buildings or structures shall be 50 feet.

**2. For non-residential uses in the residential zones (R-1, R-2 FP and ARC)** a Type A bufferyard shall only be required when any approved parking lot is located closer to a residentially used lot than the permitted building setback line. (Ord. #10 of 2001)

**3. Principal Uses Allowed by Special Use Permits:** The dimensional standards applicable to principal uses which may be permitted by special use, as enumerated in Chapters 6, 7 and 7a shall be determined in

accordance with the provisions contained in Chapter 17, "Special Uses".

**Section 18.07 Bulk, Area and Placement Standards, Accessory Buildings, Structures and Uses - Cross References: (Ord No 3 of 2010;3/10/10)**

The following subsections enumerate by reference the various provisions contained elsewhere within this Ordinance which shall regulate accessory buildings, structures and uses permitted in the ARC,FP, R-1 and R-2 districts, as well as those additional provisions of the Ordinance which may be imposed in specific situations.

1. Accessory Buildings and Structures: As required in Sections 4.08 and 4.09.
2. Animals and Fowl, Domesticated: As required in Section 4.11.
3. Corner Lots: As required in Section 4.21.
4. Off-Street Parking: As required in Section 19.21.
5. Signs: As provided in the Cascade Township Sign Ordinance.
6. Greenbelts: As required in Chapter 20.
7. Driveways: As required in Chapter 19.
8. Satellite Dish antennas: As required in Section 4.10(1).

Sections 18.08 through 18.11 have been intentionally left blank

**Section 18.12 Applicability:**

Within the B-1, B-2, ES, VO, O, AC and I districts, except as otherwise provided in this Ordinance, no building or structure shall be erected or placed on any parcel of land created or used unless in accordance with the provisions of this Chapter.

The provisions contained in this Chapter are not intended to overly limit or restrict development but are intended to regulate short-range development in a manner that will assure the orderly long-range development of the area.

While the majority of the land in these districts can be developed in accordance with these requirements, it is recognized that strict enforcement might preclude the use of a few smaller parcels of land. In these instances, it is envisioned that land will be developed by complying with the Planned Unit Development provisions of this Ordinance or where appropriate by the granting of necessary variances and Special Use Permits so that the intent of districts requirements can

be satisfied without unduly restricting reasonable development.

**Section 18.13 Height Lot Area and Building Placement Standards - Schedule 18-C:**  
**Amended by Ord No 5 of 2010; 3/10/10**

Section 18.13 - Schedule "18-C"

	B-1 & VO+	B-2	ES	O	AC ##	I	TI
Maximum Stories	2	3	3	2		2	2
Maximum Structure Height ( feet)	25	35	35**	35		45***	45
Min. Lot Area Ac= Acres SF=square feet	20,000 SF	3 AC	3 AC	50,000 SF		2 AC	1 AC
Min. Lot Widths	100 ft	300 ft	300 ft	200 ft		200ft	100 ft
Min. Bldg. Front Yard Setback	See Schedule 8-A	100 ft	100 ft	30 ft		100 ft	50 ft
Min. Bldg. Side Yard Setback	10 ft.	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Min. Bldg. Rear Yard Setback	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	25 ft

(\*\* Section Amended by Ordinance 18 of 1995)  
 (\*\*\*)Section Amended by Ordinance 12 of 1997)  
 (+Section Amended by Ordinance 2 of 2001)  
 (## Section Amended by Ord. 10 of 2002)

Notes to Schedule 18-C

1. **Maximum Building Height:** See Section 4.14
2. **Minimum Lot Widths:** Minimum lot widths shall be provided at the front right-of-way line or in the case of cul-de-sac or curved streets at the nearest point of building setback, and in any event within 150 feet of the public street right-of-way or private street easement on which the lot has frontage.
3. **Minimum Front Yard Building Setback:** See Section 4.15.
4. **Minimum Rear Yard Building Setbacks:** Where the rear lot line of any lot in a B-1, B-2, ES, O, AC, TI or I District abuts upon a side or rear yard of a lot in any residential district there shall be rear yard setback requirements as follows:
  - a. \* B-1, B-2, ES, VO, O and AC Districts: 60 feet.
  - b. \* I District:
    - 1) "A" Groupings: 400 feet.
    - 2) "B" Groupings: 200 feet.
  - c. TI District: 200 feet

4. **The following apply to the AC zone:**
  1. **Maximum Stories/Height:** The maximum height in the Subzone 1 shall be limited to the maximum height permitted by the FAA. The maximum height in Subzone 2 shall be 45 feet.
  2. **Minimum Lot Width:** There shall be no minimum lot width in the subzone 1. The Subzone 2 area shall have a minimum lot width of 200 feet.
  3. **Setbacks:** There shall be no minimum setback requirement in Subzone 1. The following setbacks shall apply to Subzone 2:

Front/Road- 35' from Oostema Blvd or any other public or private street  
 43' from 60<sup>th</sup>  
 50' from Patterson Ave and Thornapple River Dr

Side Yard - 25'  
 Rear Yard - 50'

(\*Table Notes Amended by Ordinance #4 of 1993)

**Section 18.14 Lot Area and Placement Standards - Special Uses:**

In addition to, or in place of the standards outlined in the above Sections 17.04 and 17.05, certain permitted Special uses shall be required to conform to the provisions contained in Chapter 17.

**Section 18.15 Bufferyards:**  
**Amended by Ord No 5 of 2010; 3/10/10**

Unless otherwise provided in this Ordinance or stipulated herein, each use permitted on a lot or parcel located in a B-1, B-2, ES, VO, O, AC, TI or I District shall provide a bufferyard within each front, side and rear yard. Such bufferyard shall begin at the right-of-way line in the case of front yards and the side and rear property line in the case of side and rear yards. Bufferyards shall be landscaped and maintained in accordance with the standards and guidelines contained in Chapter 20.

Bufferyards shall be required to run the entire length of the property line or street frontage except that portion of a bufferyard shall not be required in areas providing necessary ingress and egress or if a parking lot adjoins an adjacent parking lot at the same grade and no restrictions are placed on the movement of traffic from one parking lot to another.

(Section added by Ordinance #14 of 1989).

**Section 18.16 Off-Street Parking Areas:**

Off-street parking areas shall be provided in accordance with the provisions of Chapter 19, and further provided that not more than sixty (60) percent of the required off-street parking for uses permitted in the B-2 and ES Districts shall be located in the front yard.

**Section 18.17 Ingress and Egress, Landscaping, Etc. - Cross References:**

The following subsections enumerate by reference various provisions of this Ordinance which also may have to be complied with under specific situations.

1. Ingress and Egress: As required in Chapter 19.
2. Landscaping: As required in Chapter 20.
3. Signs: As required by the Cascade Charter Township Sign Ordinance.
4. Accessory Buildings and Structures: As required in Section 4.08.
5. Corner Lots: As required in Section 4.21.
6. Non-Conforming Uses: As regulated in Chapter 22.
7. Temporary Buildings and Structures: As provided in Section 4.18.