

building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depth of the front yard of such existing dwellings, but this shall not be deemed to require a Residential 3 Zone, a front yard of greater depth than fifty (50) feet, or permit a less depth than twenty-five (25) feet in any case.

SIDE YARDS: In a Residence 3 Zone, there shall be on each side of every lot a side yard, the minimum width of any side yard shall be ten (10) feet; except on previously platted lots, the side yard shall not be less than five (5) feet in width.

On a lot occupied by a church or other building in which persons congregate, or which is designed, arranged, remodeled, or normally used for the congregation of persons in excess of twenty-five (25), the width of each

side yard shall not be less than fifty (50) feet.

The width of a side yard abutting upon a street shall be not less than the minimum front yard depth required on an adjoining interior lot fronting upon such side street, but this shall not reduce the buildable width of any lot of record at the time of passage of this Ordinance to less than thirty (30) feet at the ground story level.

REAR YARDS: In a Residence 3 Zone, there shall be on every lot a rear yard, the minimum depth of which shall be twenty (20) feet for a one-story building, twenty-five (25) feet for a two-story building. On a lot occupied by a church or other building in which persons congregate or which is designed, arranged, remodeled or normally used for the congregation of persons in numbers in excess of twenty-five (25), the depth of the rear yard shall be not less than fifty (50) feet.

The depth of a rear yard abutting upon a street shall be not less than the depth of front yard required for a building of the same size and kind on an adjoining interior lot fronting on such rear street.

HEIGHT: In a Residence 3 Zone, no building shall exceed two and one-half (2½) stories or shall exceed thirty-five (35) feet in height.

AREA OF LOT: In a Residence 3 Zone, no dwelling shall be erected or used on any lot having an area less than nine thousand (9,000) square feet for each family housed thereon; except that this shall not prevent the use for one family of any lot existing and of record at the time of passage of this Ordinance and having an area of less than nine thousand (9,000) square feet, but not less than five thousand (5,000) square feet.

BUILDINGS ON THE SAME LOT: Accessory buildings and portions thereof not exceeding one story or fifteen (15) feet in height may occupy not more than ten per cent (10%) of the lot area; not exceeding two stories or twenty-five (25) feet in height may occupy not more than eight per cent (8%) of the lot area; but no portion thereof shall approach nearer to a side or rear lot line than five feet unless the exterior surface of all such portion within five (5) feet of the lot line be incombustible material and entirely without windows or other openings. Where a rear yard abuts for its full width upon a street, accessory buildings shall not occupy any of the minimum required rear yard space. On a corner lot accessory building shall not occupy any of the minimum required side yard space abutting upon a street nor any of that portion of the rear yard lying nearer to the street than the width of side yard required on such lot and abutting on such street. Where any building or portion of a building on a lot is used as a dwelling, there shall be left between it and all other buildings on such lot, a space of the size prescribed in the Housing Law of Michigan.

SECTION VII — RESIDENCE 4 ZONES

USES: In a Residence 4 Zone, the same uses of lands and erection of buildings are permitted as in Residence 1 Zones.

AREA OF BUILDING: No dwelling shall be erected or altered in this zone which provided less than one thousand (1,000) square feet of floor area per family at the first floor level, exclusive of any garage area or area in any accessory building.

SIZE OF BUILDING: No dwelling shall be erected or altered in this zone which provides less than seventeen thousand five hundred (17,500) cubic feet of content.

FRONT YARDS: In a Residence 4 Zone, unless otherwise permitted by the Board of Appeals, there shall be on every lot, a front yard, the minimum depth of which shall be forty (40) feet. Where a front yard of greater or less depth than the above specified exists in front of a dwelling or dwellings in existence at the time of passage of this Ordinance, on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depth of the front yard of such existing dwellings, but this shall not be deemed to require in Residential 4 Zone, a front yard of greater depth than sixty (60) feet or permit a less depth than thirty-five (35) feet in any case.

SIDE YARDS: In a Residence 4 Zone, there shall be on each side of every lot, a side yard, the minimum width of any side yard shall be ten (10) feet, except on previously platted lots of less than sixty (60) feet width; then the minimum side yards shall be seven and one-half (7½) feet.

On a lot occupied by a church or other building in which persons congregate, or which is designed, arranged, remodeled, or normally used for the congregation of persons in excess of twenty-five (25), the width of each side yard shall not be less than fifty (50) feet.

The width of a side yard abutting upon a street shall be not less than the minimum front yard depth required on an adjoining interior lot fronting upon such street, but this shall not reduce the buildable width of any lot of record at the time of passage of this Ordinance to less than thirty (30) feet at the ground story level.

REAR YARDS: In a Residence 4 Zone, there shall be on every lot, a rear yard, the minimum depth of which shall be twenty (20) feet for a one-story building; twenty-five (25) feet for a two-story building. On a lot occupied by a church or other building in which persons congregate or which is designed, arranged, remodeled or normally used for the congregation of persons in numbers in excess of twenty-five (25), the depth of the rear yard shall be not less than fifty (50) feet.

The depth of a rear yard abutting upon a street shall be not less than the depth of front yard required for a building of the same size and kind on an adjoining interior lot fronting on such rear street.

HEIGHT: In a Residence 4 Zone, no building shall exceed two and one-half (2½) stories or shall exceed thirty-five (35) feet in height.

AREA OF LOT: In a Residence 4 Zone, no dwelling shall be erected or used on any lot having an area of less than fifteen thousand (15,000) square feet for each family housed thereon; except that this shall not prevent the use for one family of any lot existing and of record at the time of passage of this Ordinance and having an area of less than fifteen thousand (15,000) square feet but not less than six thousand (6,000) square feet.

BUILDINGS ON THE SAME LOT: Accessory buildings and portions thereof not exceeding one story or fifteen (15) feet in height may occupy not more than ten per cent (10%) of the lot area; not exceeding two stories or twenty-five (25) feet in height may occupy not more than eight per cent (8%) of the lot area, but no portion thereof shall approach nearer to a side or rear lot line than five (5) feet unless the exterior surface of all such portion within five (5) feet of the lot line be incombustible material and entirely without windows or other openings. Where a rear yard abuts for its full width upon a street, accessory buildings shall not occupy any of the minimum required rear yard space. On a corner lot accessory buildings shall not occupy any of the minimum required side yard space abutting upon a street nor any of that portion of the rear yard lying nearer to the street than the width of a side yard required on such lot and abutting on such street. Where any building or portion of a building on a lot is used as a dwelling, there shall be left between it and all other buildings on such lot, a space of the size prescribed in the Housing Law of Michigan.

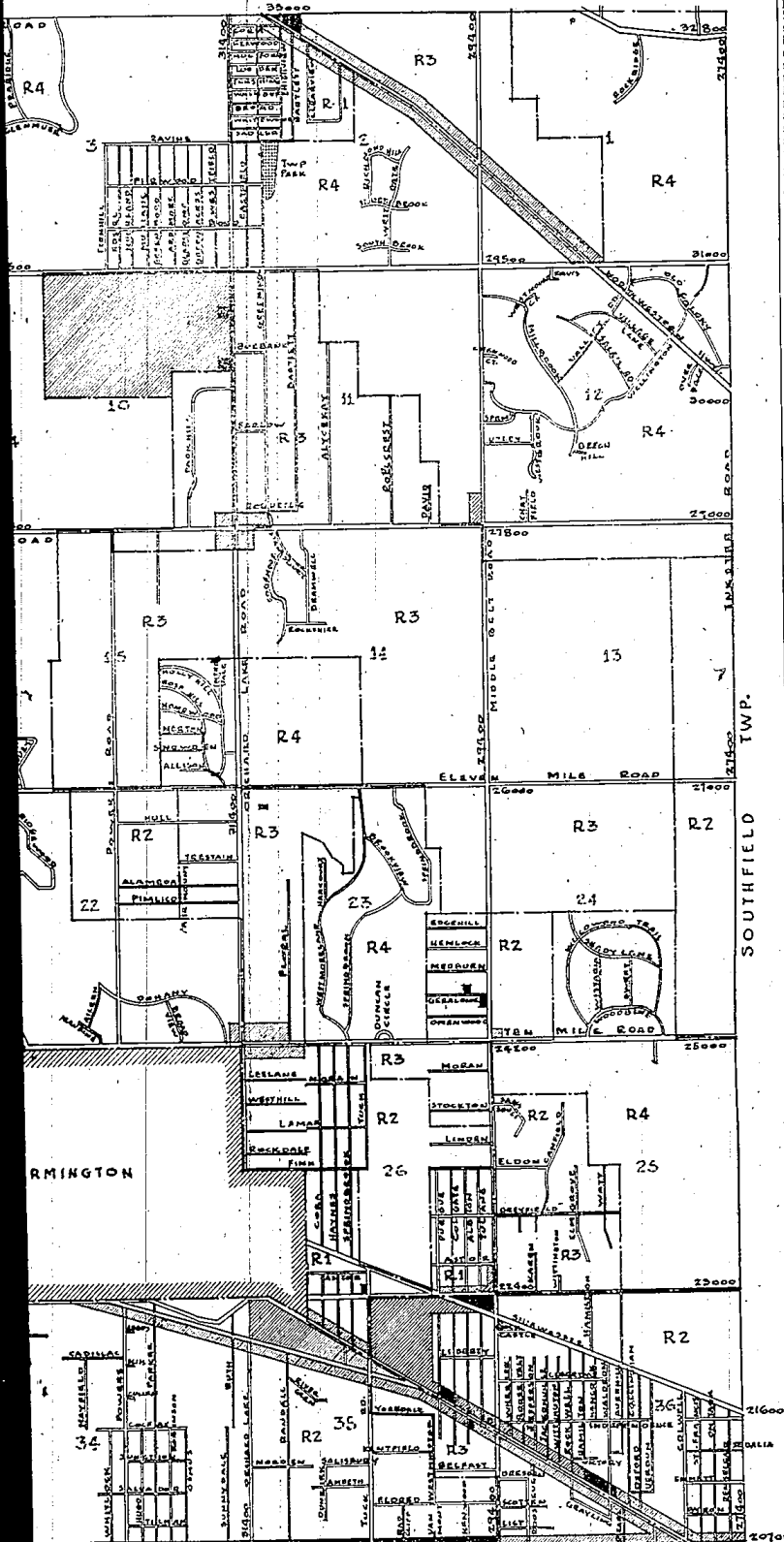
SECTION VIII — COMMERCIAL 1 ZONES

USES: In a Commercial 1 Zone, no buildings or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

- (1) Any use permitted in a surrounding or adjoining Residence Zone.
- (2) Public buildings and properties.
- (3) Schools and hospitals (but not institutions for the care of the feeble-minded or insane).
- (4) Parish houses, community buildings and clubs.
- (5) The executive, or administrative offices or departments of professional, philanthropic and commercial activities, theaters, and other places of amusement and recreation conducted primarily for the residents of the locality; mercantile establishments for the sale of goods at retail; and the repair, conversion, alteration, finishing, assembling, fabrication, or storage of goods primarily for the residents of the locality or for sale at retail on the premises; provided there is not in connection therewith the operation of any machinery or the conduct of any process or activity or the storage or display of goods in such manner as to be noxious or offensive by

HIP, OAKLAND COUNTY, MICHIGAN

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CITY OF ELVONIA



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