

15.0804 SECTION 8.04 DESIGN REQUIREMENTS

1. Standards for height, bulk, density, and area.

Minimum lot area	15,000 square feet
Minimum lot width	100 feet (increased to 200 feet for lots which abut and are accessed from public streets which are classified as STATE TRUNKLINE, COUNTY PRIMARY, OR COUNTY LOCAL by the Ottawa County Road Commission) (amend. by ord. no. 498 eff. August 21, 2011)
Maximum height of structures	2 ½ stories, or 35 feet, whichever is lower
Front yard setback	50 feet
Rear yard setback	50 feet
Side yard setback	Each side yard setback shall be at least fifteen (15) feet; both side yard setbacks combined shall be at least thirty-five (35) feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)
Minimum floor area per dwelling unit	1,240 square feet
See also footnotes 2; 8; 10; 13; 15; 16; and 17 in Chapter 21 (Schedule of District Regulations).	

2. Site Plan Review is required in accordance with Chapter 23 (Site Plan Review).
3. Off-street Parking is permitted in accordance with the requirements in Chapter 24 (Parking, Loading Spaces, and Signs).
4. Signs are permitted in accordance with the requirements of Chapter 24 (Parking, Loading Spaces, and Signs).

15.0805 SECTION 8.05 LARGE SCALE DEVELOPMENTS

Pursuant to Section 17.07.6 of this Ordinance, no subdivision (as defined in Section 17.07.6.B) shall be permitted in the R-1 District unless approved as a Planned Unit Development. (amend. by ord. no. 498 eff. August 21, 2011)