

**Article V**  
**Schedule of District Regulations**

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**Article V**  
**SCHEDULE OF DISTRICT REGULATIONS**

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**Section 5.1 PURPOSE**

The purpose of this Article is to present the density and dimensional standards applicable to lots and parcels subject to regulation under the Keweenaw County Zoning Ordinance. These include minimum lot sizes, minimum lot width, minimum yard and setbacks, minimum floor area, maximum total lot area coverage, maximum height of buildings and special notes related to some of these standards. Other exceptions and special situation standards can be found in the regulations of Articles VI through X. The standards of this Article are presented as minimums and maximums to provide clear guidance as well as flexibility to landowners while still ensuring the long-term character of the individual districts is being maintained. The zoning districts are listed on each of the Schedules by their abbreviated names as defined in Article 3, Section 3.2.1.

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**Section 5.2 SCHEDULE OF DISTRICT REGULATIONS**

- A. Table 5-1 sets forth the density, lot and building dimension requirements for residential districts.
- A. Table 5-2 sets forth the minimum square footage for residences in the districts in which residences are permitted, as well as the minimum lot coverage and height requirements.
- B. Table 5-3 sets for the lot and building dimension requirements for non-residential districts.
- C. See Section 7.9 for accessory structure regulations.

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Table 5-1

Zoning District	Minimum Lot Area per dwelling unit, building or structure with:		Minimum Lot Width measured along a street upon which the lot principally fronts:	Minimum Yard Setback of principal structures for recorded platted and non-platted areas :			Minimum Setback of principal structure from the ordinary high water mark of a lake, river, or stream abd:
				Front yard	Side yard	Rear yard	
RR-A	Onsite Sewage Disposal	20,000 sq ft.	80 ft.	25 ft.	10 ft	30 ft.	50 ft
RR- B	Onsite Sewage Disposal	20,000 sq ft.	80 ft.	25 ft.	10 ft.	30 ft.	75 ft.
	Public or Approved Community Sewer and/or Water	12,000 sq ft.	75 ft.	25 ft.	10 ft.	30 ft.	75 ft.
RR-C	platted lot size Not less than 5000 sq ft		40 ft.	25 ft	7.5 ft	20 ft.	75 ft.
R-1A	12,000 sq ft		75 ft.	25 ft.	10 ft	30 ft.	75 ft.

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Zoning District	Minimum Lot Area per dwelling unit, building or structure with:		Minimum Lot Width measured along a street upon which the lot principally	Minimum Yard Setback of principal structures for recorded platted and non-platted areas :			Minimum Setback of principal structure from the ordinary high water mark of a lake, river, or
R-1B	platted lot size Not less than 5000 sq ft		50 ft.	25 ft	7.5 ft	20 ft.	50 ft.
R-2	Minimum Area	2-Family – 15,000 sq ft.	100 ft.	Principal – 20 ft. from lot lines			75 ft.
	Maximum Area	Multi-family – 15 du/ac or 30 bedrooms/ac		Accessory – 5 ft. from lot lines			
CE	5 acres		200 ft	50 ft.	50 ft.	50 ft.	75 ft.
MHPC	Per State Mobile Home Commission Act, must have approved public or community sewer and water		200 ft.	50 ft.	50 ft.	50 ft.	75 ft.

**NOTES:**

Setbacks for all residential districts may be greater for any waterfront lot if the land is within a designated coastal floodplain, high risk erosion area or sand dune regulated by the Dept. of Environmental Quality. See Section 6.2.8, 6.10.A, 6.10.E.

By special land use in all residential districts, the setback from a waterbody may be reduced to not less than 50 ft. where unique conditions such as bedrock, make it economically unfeasible to setback at 75 ft.

Mobile home parks are not a separate district, but are allowed by Special Use Permit in the R-2 Districts when public water and sewer are provided.

Waterfront lots shall have two front yards, one fronting on the water body, one on the street or road, and shall meet the requirements of front yards in each portion of the lot, except where lot depth is too shallow and the owner declares only one of the front yards as the front yard for dimensional purposes and the other as back yard (for dimensional purposes). All new waterfront lots shall meet the dimensional requirements for front yards on both the waterfront and street or road sides.

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Table 5-2

Zoning District	Minimum requirement floor area per unit building or structure as measured at ground level		Maximum total lot area coverage of principal structures plus accessory structures as percent of total lot size	Maximum height of principal structures	
				Feet	Stories
CE, AG, RR	Cottages/cabins/ Seasonal Homes	480 sq ft.	30%	35 ft.	2 ½
	Single-family dwellings	480 sq ft.	30%	35 ft.	2 ½
RS-1, RS-2	Cottages/cabins/ Seasonal Homes Single-family dwellings	480 sq ft.	60%	35 ft.	2 ½
R-1	All dwellings	480 sq ft.	30%	35 ft.	2 ½
R-21	Efficiency Apt.	480 sq ft.	30%	45 ft.	3
	1-Bedroom Apt.2	480 sq ft.	30%		
	2-Bedroom Apt.2	580 sq ft.	30%		
	3+ Bedroom Apt.2	200 sq ft. per bedroom	30%		

es:

Maximum height of buildings on all waterfront lots is 28 feet.

Apt. means apartment which is a type of dwelling unit. The same apartment provisions apply to condominium units if they are rental units, otherwise condominium units must conform with the standards for all other single family dwelling units.

Section 7.9 for accessory structure regulations.

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Table 5-3

Districts	Minimum lot area & lot width for each building, structure or use		Minimum yard setback of principal structures for each lot			Setback from the ordinary high water mark of lake or water body	Maximum height of principal structures	Maximum coverage of principal structures plus accessory structures
	Area	Minimum Width	Front yard as measured from the road right-of-way line	Side yard as measured from each side property line	Rear yard as measured from the rear property line			
ht)	10 acres	330'	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	75 ft.	35 ft. dwellings,	5%
er g n ant ion 31)	Density at 1 dwelling unit/5 acres, but no dwelling may occupy a lot of more than 1 acre unless required by District Health Dept. or DEQ and 50% or more of site must be permanent open space	100 ft	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	75 ft.	35 ft. dwellings,	30%
al	Depends on the use	Depends on the use	100 ft	100 ft	100 ft	75 ft	35 ft. unless more approved as part of special use	5%

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							permit.	
	40 acres	330 ft.	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	75 ft.	35 ft.	See Section 7.9.2 and Table
	10 acres	330 ft.	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	50 ft. from federal or state highways, 35 ft. from county roads	75 ft.	35 ft.	See Section 7.9.2 and Table
	Depends on the use	Depends on the use	100 ft	100 ft	100 ft	75 ft.	35 ft.	Depends on the special use
	6,000 ft <sup>2</sup>	50 ft.*	25 ft.	10 ft.	20 ft.	50 ft.	35 ft.	60%
	10,000 ft <sup>2</sup>	100 ft.	35 ft.	10 ft.	20 ft.	75 ft.	35 ft.	60%
	10,000 ft <sup>2</sup>	100 ft.	25 ft.	10 ft.	20 ft.	75 ft.	35 ft.	50%
	1 acre	150 ft.	50 ft.	20 ft.	20 ft.	75 ft.	35 ft.	50%
	1 acre	150 ft.	50 ft.	20 ft.	20 ft.	75 ft.	35 ft.	50%
	5 acre	400 ft	100 ft	100 ft	100 ft	75 ft.	35 ft.	5%
	5 acres min. tract size	200 ft.	50 ft.	20 ft.	20 ft.	75 ft.	35 ft.	Per term PDD app

NOTES:  
 Setbacks for all non-residential districts may be greater for any waterfront lot if the land is within a designated coastal floodplain, high risk erosion area or sand dune regulated by the Dept. of Environmental Quality. See Article VI.  
 Existing 100 ft wide lots may not be split into two 50 ft. lots.  
 By special land use in all non-residential districts, the setback from a waterbody may be reduced to not less than 50 ft. where unique conditions such as bedrock, make it economically unfeasible to setback at 75 ft.  
 No structures permitted by right in CEP Districts.

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