

(Municode [Section 36-186](#)) Schedule of Area, Height, and Bulk Regulations

| District | | Minimum Lot Area (Sq.Ft.) ^{1,6*} | Minimum Lot Width At Street (Feet) ^{2*} | Maximum Lot Coverage Buildings /Parking (%) ^{7*} | Minimum Yard Setback (Feet) ^{4*} | | | Maximum Building Height | | Additional Regulations Section 36-187 |
|----------|--------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|-------------------------------------------|------------------|----|-------------------------|------|---------------------------------------|
| | | | | | F ^{3*} | S | R | Stories | Feet | |
| A. | CE – Country Estate Single Family Residential District | 217,800 | 330 | 20/20 | 30 | 20 | 35 | 2.5 | 35 | Yes |
| B. | RAA-Low Density Rural Residential | 87,120 (2 ac.) | 200 | 20/20 | 30 | 20 | 35 | 2.5 | 35 | Yes |
| C. | RA-Medium Density Residential | 43,560 (1 ac.) | 125 | 35/40 | 25 | 10 | 30 | 2.5 | 35 | Yes |
| D. | RB-High Density Residential | 10,000 | 70 | 35/40 | 25 | 8 | 30 | 2.5 | 35 | No |
| E. | RC-Multiple Family Residential | 43,560 1st unit plus 2,500 sq.ft. each additional unit | 150 | 35/40 | 30 | 20 | 35 | 2.5 | 35 | Yes |
| F. | WFR-Waterfront Residential | 43,560 | 125 | 35/40 | 25 | 10 ^{5*} | 30 | 2.5 | 35 | Yes |
| G. | NR-Natural River Residential | 43,560 | 150 | 35/40 | 25 | 10 | 30 | 2.5 | 35 | Yes |
| H. | MHP-Mobile Home Park Residential | See Section 7.7.4. | | | | | | 2.5 | 35 | Yes |

* See Footnotes (Next Page)

Note: In the case where your property abuts a water body (lake, canal, etc.) or wetlands you must maintain a fifty (50) foot setback from any water body.

Exception: Any property that abuts a river must maintain a 125 foot setback.

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|----------|----------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|-------------------------------------------|-------------------|-----|-------------------------|------|---------------------------------------|
| | | | | | F ^{3*} | S | R | Stories | Feet | |
| I. | NS-Neighborhood Service | 10,000 | 80 | 40/75 | 25 | 20 ^{5*} | 25 | 2.5 | 35 | Yes |
| J. | CS-Community Service | 43,560 | 150 | 40/75 | 30 | 20 ^{5*} | 25 | 2.5 | 35 | Yes |
| K. | LI-Limited Industrial | 43,560 | 150 | 40/75 | 30 | 20 | 25 | 3 | 40 | Yes |
| L. | GI-General Industrial | 87,120 | 200 | 40/75 | 50 | 20 | 25 | 3 | 40 | Yes |
| M. | OH-Old Hamburg | 5,000 | 50 | 80/80 | 10 | 5 | 15 | 2.5 | 35 | Yes |
| N. | MD-Mixed Development | 43,560 | 150 | 40/65 | 40 | 20 | 25 | 3 | 40 | Yes |
| O. | Village Residential | 21,780 ^{9*} Residential with sanitary sewer: 14,000 ^{8,9,10*} | 80 | 35/40 ^{11*} | 20 ^{12*} | 10 | 25 | 2.5 | 35 | Yes |
| P. | Village Center | 18,700 ^{9*} Residential with sanitary sewer: 10,600 ^{8,9,10*} | 65 | 50/80 ^{11*} | see note ^{12*} | 10 ^{13*} | 15 | 2.5 | 35 | Yes |
| Q. | PPRF – Public & Private Recreational Facilities District | 1,742,400 | 660 | 20/20 | 100 | 50 | 100 | 2.5 | 35 | Yes |

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Exception: Any property that abuts a river must maintain a 125 foot setback.

Footnotes to [Section 36-186](#). Schedule of Area, Height, and Bulk Regulations *

- Minimum lot areas are for all uses within District unless otherwise specified in [Section 36-186](#)., Schedule of Use Regulations. Minimum lot areas are exclusive of public street right-of-way or private road access easements.
- Minimum lot widths are required along the street upon which lot principally fronts. On *cul-de-sacs* or where a *curvilinear street pattern* results in *irregularly shaped lots* with non-parallel side lot lines, the following minimum lot widths shall apply:

| District | Minimum Lot Width at R.O.W. | Minimum Lot Width at Building Line |
|----------|-----------------------------|------------------------------------|
| RAA | 64 Ft. | 106 Ft. |
| RA, WFR | 64 Ft. | 100 Ft. |
| RB | 60 Ft. | 70 Ft. |
| RC | 100 Ft. | 150 Ft. |
| NR | 80 Ft. | 150 Ft. |

- Minimum front yard setbacks are required as shown except where established buildings on adjacent lots vary from this minimum. In such case, a new building shall be constructed with a front yard of no less depth than the average front yards of buildings located on each side of the proposed building. In no case shall this provision be interpreted to allow a front yard of more than forty (40) feet or less than twenty (20) feet.

On *corner lots, both street yards* shall provide the *minimum front yard setback*. The size of corner lots shall be large enough to accommodate both front yard setbacks.

- In *any District, all buildings and attached structures*, unless otherwise stated shall not be permitted within *fifty (50) feet of the ordinary high water mark* of any body of water unless otherwise stated as in [Section 36-215](#) Accessory Structures.

In the *Natural River Residential (NR)* zoning district in addition to required front, side, and rear yard setbacks, *all new buildings and structures* shall be required to be setback a minimum of *125 feet from the ordinary high-water mark*, or if the ordinary high-water mark cannot be determined, the setback shall be from the river's edge. The setback may be decreased ten (10) feet for every ten (10) foot rise in bank height to a minimum of seventy-five (75) feet from the ordinary high-water mark.

- In the *Water Front Residential (WFR)* zoning district lots that have *less than or equal to 60 feet lot widths* shall be provided a reduced minimum side yard setback with an *aggregate side yard setback of 15 feet*.

In *Neighborhood Service (NS)* and *Community Service (CS)* Districts, a principal building may be constructed on or near the property line provided that the combination of the two side yards shall total twenty (20) feet and the building's side wall be a fire wall meeting building code. In all cases, one side yard should be provided, which is sufficient to permit the access of emergency vehicles to the rear of the building.

- Lots shall contain a *sufficient buildable site* exclusive of any wetlands meeting the minimum zoning setback regulations plus off-street parking, septic disposal fields, well location and accessory building provisions.
- The *maximum lot coverage* values are for the following:

- Building Lot Coverage; the total footprint of buildings, divided by the site, excluding water bodies and wetlands.
- Total Impenetrable Surface: the total footprint of buildings, parking, paved and gravel storage yards, driveways, streets, roads, and sidewalks, divided by the size of the site, excluding water bodies and wetlands.

Single family or two-family residential lots may have up to an additional ten (10) percent lot coverage after approval of a grading and drainage plan, prepared by a registered engineer or a registered Landscape Architect and approved by the Township Engineer.

- For multiple family dwellings with sanitary sewer, the following maximum densities shall be allowed:

| Housing type | Maximum dwelling units per acre | |
|--------------|---------------------------------|---------------------|
| | Village Center | Village Residential |
| Apartments | 10 | 8 |
| Townhouses | 8 | 6 |
| Duplexes | 6 | 5 |

- The minimum lot area for residential (single and multiple family) may be reduced by up to twenty five (25) percent, provided that at least half the total area by which residential lots are reduced below the minimum lot size be provided as common open space, meeting the requirements of [Section 36-187](#).

10. The minimum lot area for residential (single and multiple family) with sanitary sewer may be reduced to the sanitary sewer minimum lot size.
11. No building shall be greater than thirty thousand (30,000) square feet gross floor area except for a group of users, each with individual pedestrian entrances.
12. Buildings shall be placed no more than twenty (20) feet from the front lot line. A lesser setback may be required by the Planning Commission where the established setbacks of adjacent buildings is less than twenty (20) feet. Where the average front yard setbacks for the adjacent buildings on either side of the proposed use is greater than twenty (20) feet the Planning Commission may permit a front yard setback above twenty (20) feet but not to exceed the average front yard setbacks for the adjacent buildings. For a structure with a garage door facing a public street or private road, the accessory garage building, or the front wall of the attached garage, shall be set back a minimum of five (5) feet behind the front building line of the principal structure.
13. The side yard setback shall be a minimum ten (10) feet except a zero (0) foot setback may be permitted where the building abuts another building which is separated by an approved fire wall.

**** NOTE: Regulations and standards mentioned in this handout are selected excerpts from the Hamburg Township [Zoning Ordinance](#) and do not contain all applicable land use and zoning regulations. This handout is not intended to substitute for the land use permit and application process. ****

Hamburg Township - Planning and Zoning Department

Mailing Address:
PO BOX 157
Hamburg, MI 48139

Shipping Address:
10405 Merrill Road
Whitmore Lake, MI 48189

Phone:
(810) 231-1000
Ext. 230

planning@hamburg.mi.us

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