

Chapter 4 - Establishment of Zoning Districts

- 4.1. **Establishment Of Zoning Districts.** The Township is divided into the following zoning districts: A District – Agricultural R District – Residential C-1 District – Commercial C-2 District – Central Business I District – Industrial
- 4.2. **Authority Of Official Zoning Map.** The locations and boundaries of the zoning districts are established as shown on a map, as the same may be amended from time to time, entitled “The Zoning Map of Pittsford Township, Hillsdale County, Michigan,” which accompanies and is made a part of this Ordinance.
- 4.3. **Changes To Official Zoning Map.** If a change is made in a zoning district boundary, such change shall be entered on the official zoning map by the Township Supervisor promptly after the amendment authorizing such change is adopted and becomes effective.
- 4.4. **Schedule Of District Regulations.** The use of buildings, structures and land in all zoning districts in the Township shall meet the area, depth, yard and height regulations of the following table.

Footnotes to the Schedule of District Regulations

Zone	Zoning District	Minimum Parcel Area	Parcel Depth	Parcel Width	Front Yard	Each Side Yard	Rear Yard (2)	Height (5)
A	Agricultural	1.04 acres	(1)	225ft.	40 ft.	25 ft.	25 ft.	N/A
R	Residential	12,000 ft. ²	--	80 ft.	5 ft.	10 ft.	25 ft.	35 ft.
	Without Public Sewer	40,000 ft. ²	--	120 ft.	5 ft.	20 ft.	35 ft.	35 ft.
	Two-Family Dwellings (public sewer shall be required)	20,000 ft. ²	--	100 ft.	5 ft.	20 ft.	30 ft.	35 ft.
	Multifamily Dwellings (public sewer shall be required)	40,000 ft. ² (5)	--	120 ft.	5 ft.	50 ft.	50 ft.	35 ft.
C-1	Commercial	12,000 ft. ²	--	85 ft.	20 ft.	10 ft. (3)	10 ft. (3)	N/A
C-2	Central Business	5,000	--	--	0 ft.	0 ft.	0 ft.	N/A
I	Industrial	15,000 ft. ²	--	100 ft.	30 ft.	10 ft. (4)	20 ft. (4)	N/A

- (1) The parcel depth for all Zoning Districts shall not exceed 3 times the parcel width as measured on the front line.
- (2) In the case of lakefront parcels, the rear yard (yard toward the lake) shall not be less than 40 feet.
- (3) a. Where the side of a parcel abuts upon a parcel in any A or R district, each side yard shall be not less than 50 feet.

- b. Where the rear of a parcel abuts upon a parcel in any A or R district, there shall be a rear yard of not less than 50 feet.
- (4) a. Where the side of a parcel abuts upon a parcel in any A or R district, there shall be a side yard of not less than 75 feet.
- b. Where the rear of a parcel abuts upon a parcel in any A or R district, there shall be a rear yard of not less than 75 feet.
- (5) A minimum of 5,000 square feet shall be provided for each unit in a multifamily dwelling.