

## ARTICLE 5: DISTRICT REGULATIONS

### Section 5.01 Single Family Residential District (SFR)

The following provisions shall apply to the Single Family Residential District (SFR)

#### Section 5.01.1 Intent

The Single Family Residential (SFR) District is designed to accommodate and encourage single family residential living environment that will preserve the integrity of the existing area including its natural resources of land, air, and water quality with the flavor and culture of the area. It is intended that these resources will be preserved by following limitations with regard to the density and that additionally, the uses permitted in this district are considered compatible with residential activities while conflicting land uses are prohibited. Waterfront development on several small lakes is located in this District. Older platted subdivisions have small lots and were originally platted with substantial restrictions and covenants on use in the original platting documents and are located in this District.

#### Section 5.01.2 Permitted Uses

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Single-family dwellings
- B. Parks and open space
- C. Family child care home
- D. State licensed residential foster care facilities housing six (6) or less
- E. Hunting, fishing and trapping except on subdivisions or platted lots where firing of weapons is prohibited
- F. The killing of "nuisance pest" is permissible if done with non-center fire weapons such as pellet and "BB" guns. In all cases, this must be done without endangering life or property

#### Section 5.01.3 Uses Subject to Special Use Permit

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Non-commercial recreational facilities, indoor and outdoor
- B. Home occupations
- C. Group State licensed residential foster care facilities housing
- D. Group Day Care Child Home

- E. Cottage Industry
- F. Schools
- G. Bed and breakfast establishments
- H. Marinas
- I. Places of Worship

**Section 5.01.4 Dimensional Regulations**

Structures and Uses in the Single Family Residential District are subject to the area, height, bulk, and placement requirements in **Section 5.09** *Schedule of Regulations*.

## Section 5.02 Mixed Residential District (MR)

The following provisions shall apply to the Mixed Residential District (MR)

### Section 5.02.1 Intent

The Mixed Residential District is designed to accommodate and encourage higher density residential development through a mix of residential structures and associated uses, including both one-family and multiple family dwelling structures, in keeping with the residential goals and objectives specified in the Curtis Township Master Plan. The uses permitted are intended to promote land uses for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

### Section 5.02.2 Permitted Uses

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Single family detached dwellings
- B. Family child care home
- C. State licensed residential foster care facilities housing six (6) or less
- D. Hunting, fishing and trapping except on subdivisions or platted lots where firing of weapons is prohibited

### Section 5.02.3 Uses Subject to Special Use Permit

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Two family dwellings
- B. Multi family residential, apartments, townhouses, condominiums
- C. Manufactured Housing Developments
- D. Municipal buildings and uses
- E. Places of Worship
- F. Public and private recreational facilities
- G. Educational and social institutions
- H. Public and private golf courses
- I. Private clubs
- J. Group State licensed residential foster care facilities housing
- K. Group Day Care Child Home
- L. Bed & breakfast establishments
- M. Open Space Residential Developments

- N. Public utility facilities without storage yards
- O. Planned Unit Development (PUD)
- P. Home occupations
- Q. Cottage Industries

**Section 5.02.4 Dimensional Regulations**

Structures and Uses in the Mixed Residential District are subject to the area, height, bulk, and placement requirements in ***Section 5.09 Schedule of Regulations***.

### **Section 5.03 Rural Residential District (RR)**

The following provisions shall apply to the Rural Residential District (RR)

#### **Section 5.03.1 Intent**

The Rural Residential District is designed to provide one and two family home sites in areas more rural in character. The permitted uses are intended to provide for residential and related compatible uses, with the intent to keep rural areas relatively quiet and free from detrimental influences. The provisions of this section also recognize with the gradual extension of other property uses into the district, such as those provided for under the "Uses Subject to Special Use Permit"; there is a need for careful consideration based on sound standards as provided for through the Special Use Permit process.

#### **Section 5.03.2 Permitted Uses**

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Single-family dwellings
- B. Two family dwellings
- C. Family child care home
- D. State licensed residential foster care facilities housing six (6) or less
- E. Crop production
- F. Raising and growing plants, trees, shrubs, and nursery stock
- G. Hunting, fishing and trapping except on subdivision or platted lots less than five (5) acres

#### **Section 5.03.3 Uses Subject to Special Use Permit**

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Public buildings and uses
- B. Public utility facilities without storage yards
- C. Public and private recreational facilities
- D. School licensed or chartered by the State of Michigan
- E. Places of worship and public libraries
- F. Public and private golf courses
- G. Private clubs, lodges, and hunting camps.
- H. Bed & breakfast establishments
- I. Open Space Residential Developments

- J. Planned Unit Development (PUD)
- K. Home occupations
- L. Cottage Industries
- M. Cemeteries and funeral homes
- N. Group State licensed residential foster care facilities housing
- O. Group Day Care Child Home
- P. Public and private conservation areas such as forest reserves and game refuges, hunting and/or fishing camps and lodges except on subdivision or platted lots less than five (5) acres
- Q. Wind Energy Conversion Units/ Wind Turbines Generators
- R. Transmission towers

**Section 5.03.4 Dimensional Regulations**

Structures and Uses in the Rural Residential District are subject to the area, height, bulk, and placement requirements in **Section 5.09** *Schedule of Regulations*.

## **Section 5.04 Forest Recreation (FR)**

The following provisions shall apply to the Forest Recreation District (FR)

### **Section 5.04.1 Intent**

The Forest Recreation District is designed to promote and accommodate large lot residential development purposes, which can support on-site water supply and wastewater disposal.

In keeping with the unique resort character of Curtis Township and its very special location in the heart of the Huron National Forest, with the strong attraction of the AuSable River, numerous lakes and streams, vast woodland areas and scenic beauty, this District is designed to promote the use of wooded and rural areas of the Township in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The intent of the District is to retain the rural Township areas for forestry and outdoor recreation purposes.

### **Section 5.04.2 Permitted Uses**

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Single family detached dwellings
- B. Public and private recreation areas
- C. Public areas for forest preserves, game refuges and similar uses
- D. Forest and wildlife management
- E. Hunting, fishing, trapping and camping except on subdivision or platted lots less than 5 acres where firing of weapons is prohibited
- F. Public and private conservation areas such as forest reserves and game refuges, hunting and/or fishing camps, lodges and/or clubs
- G. Parks and playgrounds
- H. Family child care home
- I. State licensed residential foster care facilities housing six (6) or less
- J. Farms and other agricultural activities related to farming to include but not exclusively: Crop production and pasture use, Raising and growing plants, trees, shrubs, and nursery stock.
- K. Public and private conservation areas such as forest reserves and game refuges, hunting and/or fishing camps and lodges
- L. Hunting, fishing and trapping except on subdivision or platted lots less than five (5) acres

**Section 5.04.3 Uses Subject to Special Use Permit**

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Public and semi-public buildings for the housing of public facilities, utilities and services
- B. Planned Unit Development (PUD)
- C. Open Space Residential Developments
- D. Places of Worship
- E. Cemeteries
- F. Public and private recreational facilities
- G. Bed & breakfast establishments
- H. Campgrounds
- I. Shooting ranges
- J. Public or private golf courses
- K. Game preserves where hunting is permitted
- L. Home occupations
- M. Cottage Industry
- N. Kennels, commercial stables and riding arenas (all on a minimum of 10 acres)
- O. Forest products processing
- P. Sand and gravel extraction
- Q. Landing strip (subject to meeting all necessary FAA regulations)
- R. Radio or television towers
- S. Telecommunication antenna and facilities
- T. Wind Energy Conversion Units/ Wind Turbines Generators
- U. Group State licensed residential foster care facilities housing
- V. Group Child Day Care Home
- W. Livestock and domestic animal husbandry (all on a minimum of 10 acres)
- X. Private family burial grounds subject to the following regulations in section 5.04.5 of the Curtis Township Zoning Ordinance.

**Section 5.04.4 Dimensional Regulations**

Structures and Uses in the Forest Recreation District are subject to the area, height, bulk, and placement requirements in **Section 5.09 Schedule of Regulations**.



**Section 5.04.5 Private** family burial grounds shall comply with the following regulations:

1. All applicable state and local permits shall be obtained and all applicable regulations shall be complied with.
2. The property owner shall delineate the private family burial ground boundary with a minimum three foot (3') fence.
3. No more than one (1) acre of land shall be split off for private family burial ground use regardless of the minimum lot size requirements in the District.
4. The private family burial ground shall be the primary use of the parcel. No other primary or accessory uses shall be allowed.
5. The parcel upon which a private family burial ground is to be established shall not contain any structure that is not related directly to the burial ground.
6. A private family burial ground shall meet setbacks for the district in which it is located.
7. A private family burial ground is not required to have separate, dedicated access to a road.
8. Compliance with the "Exemption of Private Burial Grounds From Taxation or Attachment act 88 of 1875 shall be established prior to Planning Commission action."

## **Section 5.05 Agricultural (AG)**

The following provisions shall apply to the Agricultural District (AG)

### **Section 5.05.1 Intent**

The Agricultural District is designed to conserve large tracts of productive agricultural land for active farming use. The district is intended to include agricultural accessory uses, one-family dwelling units and other open space or low-density recreational uses consistent with an agricultural setting. The minimum lot size to be used in the determination of dwelling unit placement is 10 acres (from the schedule of regulations section 5.09)

### **Section 5.05.2 Permitted Uses**

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Single family detached dwellings
- B. Hobby farm
- C. Farm dwellings (one and/or two family)
- D. Non-commercial storage structure for household articles, recreational equipment or non-commercial vehicles.
- E. Commercial farms and other agricultural activities related to farming
- F. "U-pick" agricultural operations
- G. Livestock and domestic animal husbandry
- H. Crop production and pasture use
- I. Agricultural outbuildings and accessory structures, including but not limited to barns, machinery sheds, animal pens and stables
- J. Roadside stands and farm markets, providing adequate off-street parking is available and no hazardous traffic conditions result from such use
- K. Raising and growing plants, trees, shrubs, and nursery stock
- L. Public and private conservation areas such as forest reserves and game refuges, hunting and/or fishing camps and lodges
- M. Parks, outdoor recreation
- N. Hunting, fishing and trapping except on subdivision or platted lots less than five (5) acres
- O. Forestry, tree farming and tree harvesting
- P. Family child care home
- Q. State licensed residential foster care facilities housing six (6) or less

**Section 5.05.3 Uses Subject to Special Use Permit**

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Municipal buildings and uses
- B. Place of Worship
- C. Schools - public or private
- D. Cemeteries and pet cemeteries
- E. Campgrounds
- F. Public or private golf courses
- G. Home occupations
- H. Cottage Industry
- I. Open Space Residential Developments
- J. Bed & breakfast establishments
- K. Planned Unit Development (PUD)
- L. Kennels, veterinary clinics, commercial boarding, riding stables and riding arenas (on a minimum of 10 acres)
- M. Agricultural products and processing operations
- N. Agricultural products storage facilities
- O. Retail sales of trees, shrubs, and nursery stock
- P. Bulk seed, feed, fertilizer and nursery stock outlets and distribution centers
- Q. Forest products processing
- R. Non-commercial garages and storage buildings not associated with agricultural use
- S. Radio or television towers
- T. Telecommunication antenna and facilities
- U. Wind Energy Conversion Units/ Wind Turbines Generators
- V. Airport, landing fields and facilities
- W. Public and semi-public buildings for the housing of public facilities, utilities and services
- X. Nursing and convalescent homes
- Y. Group State licensed residential foster care facilities housing
- Z. Group Day Care Child Home
- AA. Landscaping/Excavating

**Section 5.05.4 Dimensional Regulations**

Structures and Uses in the Agricultural District are subject to the area, height, bulk, and placement requirements in **Section 5.09 Schedule of Regulations**.

## Section 5.06 Neighborhood Business (NB)

The following provisions shall apply to the Neighborhood Business District (NB)

### Section 5.06.1 - Intent

The NB Neighborhood Business District is designed to give the Township a Business District that is somewhat more selective than a Central Business/Corridor Commercial District, to provide for the establishment of neighborhood shopping areas, personal services, and professional office areas that are compatible with and of service to township residential uses. Tourist services are also included as being in character with the District.

### Section 5.06.2 - Permitted Uses

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Retail businesses without outside sales lots or storage (Specifically new or used car lots)
- B. Business and personal service facilities
- C. Office buildings and uses
- D. Financial institutions
- E. Restaurants and drinking establishments
- F. Public parks and recreational facilities
- G. Municipal buildings and uses

### Section 5.06.3 - Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Approval** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Child daycare facilities
- B. Adult daycare facilities
- C. Bed & breakfast facilities
- D. Hotel/motel
- E. Churches
- F. Private parks or recreational facilities (including athletic club)

- G. Funeral home/Mortuary
- H. Laundry and dry cleaning facilities
- I. Planned Unit Development (PUD)
- J. A nonconforming "Single Family Residence" in part or in total converted into a business. The conversion must meet all necessary building codes as enforced by the County of Alcona.

**Section 5.06.4 - Dimensional Regulations**

Structures and uses in the Neighborhood Business District are subject to the area, height, bulk and placement requirements in ***Section 5.09*** *Schedule of Regulations*.

## **Section 5.07 Central Business – Corridor Commercial (CBCC)**

The following provisions shall apply to the Central Business – Corridor Commercial (CBCC)

### **Section 5.07.1 Intent**

The Central Business – Corridor Commercial District is designed to provide for a general commercial district containing uses which include services and retail sale or combination retail/wholesale of commodities catering to the entire community and the needs of highway and tourist traffic. The avoidance of undue congestion on public roads, the promotion of smooth traffic flow at major interchange and intersection areas and on the highways, and the protection of adjacent properties in other districts from the adverse influences of traffic are prime considerations in the location of the district.

### **Section 5.07.2 Permitted Uses**

Except as otherwise provided by this Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

- A. Retail business and combination retail/wholesale business without outside sales or storage
- B. Business and personal service facilities
- C. Office buildings and uses
- D. Financial institutions
- E. Medical clinics, doctor offices and dentist offices
- F. Veterinary Clinics
- G. Hotel and motel
- H. Bed & breakfast facilities
- I. Restaurant and drinking establishments
- J. Churches
- K. Funeral home
- L. Public parks and recreational facilities
- M. Libraries, museums and similar institutions
- N. Public utility facilities without storage yards
- O. Civic, social, and fraternal organization facilities
- P. Municipal buildings and uses
- Q. Accessory uses and facilities incidental to the permitted uses

### **Section 5.07.3 Uses Subject to Special Use Permit**

Special use permit use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Use Permit** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

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- A. Recreation and sports buildings
- B. Recreation and sports areas, if areas are completely enclosed with fences, walls or berms with controlled entrances and exits
- C. Private parks
- D. Trucking transfer station
- E. Gasoline station
- F. Car wash
- G. Vehicle repair garage
- H. Outdoor sales facility
- I. Retail business with outside sales or storage
- J. Vehicle boat or recreational vehicle sales facility
- K. Regional Shopping Centers
- L. Home improvement centers
- M. Storage uses
- N. Laundry and dry cleaning facilities
- O. Planned Unit Development (PUD)
- P. Schools licensed or chartered by the State of Michigan
- Q. Single-family residential above commercial/office uses
- R. Small scale assembly and light manufacturing related to the retail sales or wholesale marketing of products out of an onsite business
- S. Retail sales of propane products to the general public (camping etc.) shall be subject to fire and other safety concerns
- T. Sexually Oriented Businesses
- U. Landscaping/Excavating

### **Section 5.07.4 Dimensional Regulations**

Structures and Uses in the Commercial & Business District are subject to the area, height, bulk, and placement requirements in ***Section 5.08 Schedule of Regulations***.

## **Section 5.08 Industrial (I)**

The following provisions shall apply to the Industrial District (I)

### **Section 5.08.1 - Intent**

The "I" Industrial District is designed to primarily accommodate heavy commercial and light industry, wholesale activities, warehouses and other industrial operations whose external physical effects are restricted to the area of the district and do not affect in a detrimental way any of the surrounding districts. The Industrial District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is the further intent of this district to permit only those industrial manufacturing uses having use, performance or activity characteristics which emit a minimum amount of discernible noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or any other physically adverse effect to the extent that they are discernible beyond the lot lines of the parcel or site upon which the industrial manufacturing activity is located. Since this area is not anticipated to be served by public water or sewer systems in the foreseeable future, development standards will consider groundwater protection.

### **Section 5.08.2 - Permitted Uses**

Except as otherwise provided by this ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses:

- A. Contractor facilities
- B. Food processing and packaging
- C. Light manufacturing facilities
- D. Sawmills
- E. Trucking facilities and terminals
- F. Warehouse, warehouse sales and distribution, mini-warehousing
- G. Building material and supply establishments
- H. Truck and heavy equipment sales and service establishments
- I. Commercial garages
- J. Public service and utility facilities
- K. Storage or transfer warehouses
- L. Wholesale trade stores
- M. Wholesale/retail uses
- N. Commercial freestanding towers
- O. Dealerships for the selling and/or servicing of heavy trucks, tractors, construction equipment, farm equipment and other similar types of products
- P. Accessory uses and facilities incidental to the permitted uses



**Section 5.08.3 - Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Approval** and the applicable portions of **Article 8: Supplemental Site Development Standards**.

- A. Planned Industrial Parks
- B. Dry bulk blending plants
- C. Bulk storage and distribution facilities for petroleum and gas products, paints and chemicals (subject to: the development of a "safety and emergency response plan," and the approval of the "safety and emergency response plan" by related agencies and the Planning Commission).
- D. Vehicle repair garage
- E. Bulk storage
- F. Commercial freestanding towers
- G. Junkyards and salvage yards
- H. Waste collection service providers
- I. Recycling facilities and transfer stations
- J. Airports and landing fields
- K. Radio or television towers
- L. Telecommunication antenna and facilities
- M. Wind Energy Conversion Units/ Wind Turbines Generators
- N. Heating and electrical power generating plants
- O. Landscaping/Excavating

**Section 5.08.4 - Dimensional Regulations**

Structures and uses in the Industrial District are subject to the area, height, bulk and placement requirements in **Section 5.10 Schedule of Regulations**.

**Section 5.09 Curtis Township Schedule of Regulations**

<b>Section 5.09 – Curtis Township Schedule of Regulations</b>										
Zoning District	District Name		Minimum Lot Area		Max. Height of Structure at eves Feet (a)	Minimum Yard Setbacks (in feet)			Minimum D.U. Floor Area	Maximum % of Lot Coverage
			Area	Width (ft.)		Front (g)	Side (m)	Rear (n)		
SFR	Single Family Residential		12,000 s.f.	100	24	25	7 (b)(h)	10	924 s.f. (d)	30%
MR	Mixed Residential	Single Family	20,000 s.f	100	24	25	7 (b)(h)	10	924 s.f. (d)	30%
		Two Family	1 ac.	110	24	25	7 (b)(h)	10	924 s.f. (d)	30%
		Multi-family	2 ac. (c)	200	24	25	7 (b)(h)	10	800 s.f. (e)	35%
RR	Rural Residential		2 ac.	200	24	25	7 (b)(h)	10	924 s.f. (d)	20%
FR	Forest Recreation		1 ac.	110	35 (i), (j)	25	7 (b)(h)	10	924 s.f. (d)	30%
AG	Agricultural		10 ac.	330	35 (i), (j)	25	7 (b)(h)	25	924 s.f. (d)	20%
NB	Neighborhood Business		20,000 s.f.	100	35	25	10 (f)(h)	15	--	60%
CBCC	Central Business – Corridor Commercial		1 ac.	150	35	25	10 (f)	15	--	75%
LI	Industrial		2 ac.	200	40 (i), (j)	50	20 (f)	50	--	50%

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- (a) Maximum of twenty four (24) feet at the eaves for all dwellings and a maximum of twenty-five (25) feet for all accessory buildings; maximum of forty (40) feet for all buildings located in the Industrial District non-commercial wind turbine generators or windmills used for pumping livestock water which shall not exceed 100 feet in height.
- (b) Where a side yard abuts a road right-of-way line, the minimum shall be twenty-five (25) feet.
- (c) Two (2) acres for first four (4) Units, plus 2,500 square feet for each additional unit. Overall net density shall not exceed five (5) units per acre.
- (d) The minimum floor area of a one (1) story dwelling shall be 924 square feet, and a two (2) story dwelling shall have a minimum first floor area of 700 square feet with a minimum total of 924 square feet for both stories.
- (e) Eight hundred (800) square feet usable floor space (UFA) per unit, plus four hundred (400) square feet of UFA for each bedroom over two.
- (f) Side yards shall be increased to 25 feet in Commercial and Industrial districts, where adjacent to any residential district.
- (g) Measured from the road right-of-way, except for waterfront parcels where the front yard is defined as the waterfront side and the front yard setback is measured from the "Ordinary High-Water Mark". Properties located on lakes and streams, the front yard is defined as the waterfront. The waterfront setback on all parcels abutting a lake or stream shall be 25 feet.
- (h) The side yard setback for an accessory building shall be reduced to 10 feet.
- (i) The building height for agricultural accessory buildings shall be not more than 40 feet.
- (j) Height restrictions do not apply to radio and television towers, telecommunication antennae and related facilities.
- (k) Height restrictions do not apply to Commercial Wind Turbine Generators and anemometer towers.
- (l) For lots of record, less than 100 feet wide, the front yard setback is reduced to fifteen (15) feet.
- (m) For residential lots of record, less than 60 feet wide, one side yard setback may be reduced to five (5) feet for one accessory residential building.
- (n) Rear yards on water frontage properties shall be not less than twenty five (25) feet.