



# Charter Township of Washington

57900 Van Dyke Washington, MI 48094 Phone (586) 786-0010 Fax (586) 752-6463

## Building Department SETBACK REQUIREMENTS

ZONE						
	A-1	R-1	R-1-A	R-1-B	R-1-C	R-1-D
Stories/height	3/38	3/38	2/38	2/38	2/38	2/38
Side	30'	50'	15'	15'	12'	10'
Rear	50'	50'	40'	40'	40'	35'
Front:	***Distance from the center line of the road					
*Freeway	50'	50'	50'	50'	50'	50'
Regional	152'	152'	152'	152'	152'	152'
Major	110'	110'	110'	110'	110'	110'
Secondary	110'	110'	110'	110'	110'	110'
Collector	83'	83'	83'	83'	83'	83'
Local	60'	60'	60'	60'	60'	60'
Cul-De-Sac	90' Radius	90' Radius	90' Radius	90' Radius	90' Radius	90' Radius
**Private Road	30'	30'	30'	30'	30'	30'

\*Freeways shall be measured from the established right-of-way line.

\*\*The front yard setback shall be measured from the road easement or common usage line abutting the subject lot.

\*\*\*Property located within the Village District shall not be subject to the above front yard setback requirements.

### MINIMUM SQUARE FOOTAGE REQUIREMENTS

A-1		First Floor	Total
1 Story		1000	1000
1 ½ Story		800	1200
2 Story		700	1400
R-1		First Floor	Total
1 Story		1200	1200
1 ½ Story		1000	1400
2 Story		750	1500
R-1-A		First Floor	Total
1 Story		1500	1500
1 ½ Story		1100	1650
2 Story		900	1800
R-1-B		First Floor	Total
1 Story		1350	1350
1 ½ Story		1060	1560
2 Story		800	1600
R-1-C		First Floor	Total
1 Story		1200	1200
1 ½ Story		960	1340
2 Story		750	1500
R-1-D		First Floor	Total
1 Story		1000	1000
1 ½ Story		800	1200
2 Story		650	1300

Maximum lot coverage 25%, Maximum impervious surface 30%.

Maximum lot coverage 25%, Maximum impervious surface 30%.

Maximum lot coverage 40%, Maximum impervious surface 45%.

Maximum lot coverage 40%, Maximum impervious surface 45%.

Maximum lot coverage 40%, Maximum impervious surface 45%.

Maximum lot coverage 40%, Maximum impervious surface 45%.

Original Approval: April, 2010

Revision Level: 03

Revision Date: January 11, 2016