

Article 43: Hillside Residential Area (HSR)

4301 Use and Building Types Allowed by Right

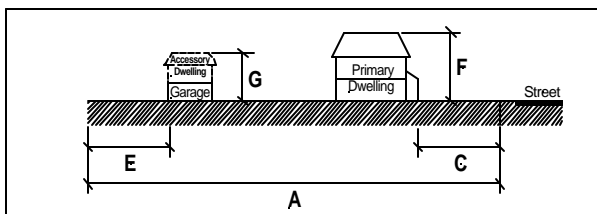
- A. Single-**Family** Residences as well as out **Buildings** and other **Structures** that would normally be considered accessory to this **Use**.
- B. Two-**Family** homes provided they are designed to appear like a Single-**Family** residence.
- C. A single attached or detached Accessory **Dwelling** a maximum of 800 sq. ft. in area may be located on the **Parcel** provided that it can comply with the standards below without modification and provided that the owner of the **Parcel** resides on the property.

4302 Dimensional and Bulk Standards

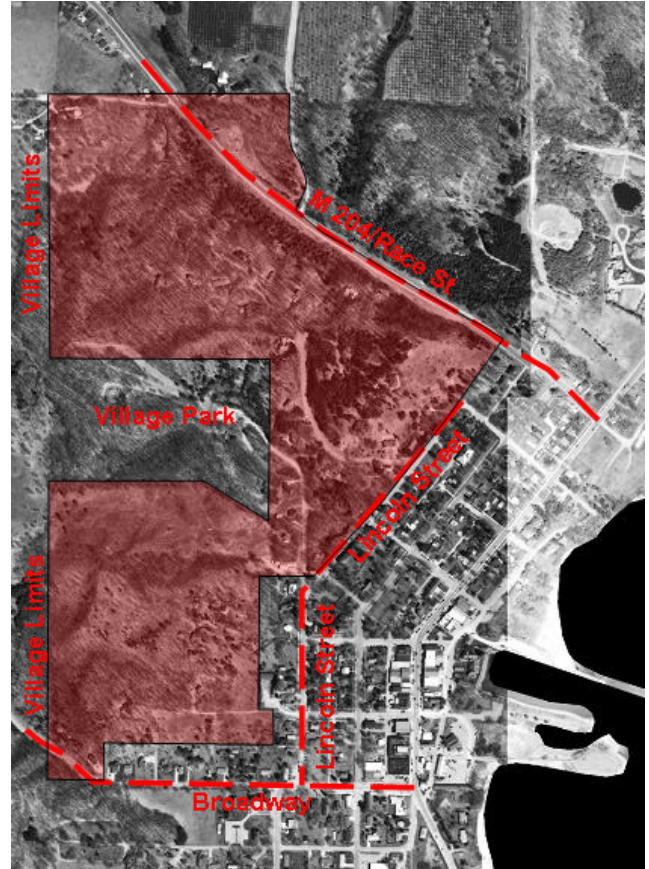
Single Family Dwellings shall meet all of the following dimensional and bulk standards:

(See illustrations to the right and below)

- A. **Parcel Depth** (A) - 100' min.
- B. **Parcel Width** (B) - 100' min with a minimum of 20' feet of **Street** frontage.
- C. **Street Setback** (C) - 40' min from the **Street** right of way.
- D. **Side Parcel Line Setbacks** (D) - 20' min.
- E. **Rear Parcel Line Setbacks** (E) - 40' min.
- F. **Primary Dwelling Height** (F) - 30' max (40' for **Dwelling** with walkout basements)
- G. **Accessory Building Height** (G) - 25' or the height of the primary **Dwelling** whichever is less.
- H. **Maximum Building Coverage** - 40% of the **Parcel Area** or 8,000 sq. ft. whichever is less.
- I. **Maximum Impervious Surface Coverage** - 50% of the **Parcel Area** or 10,000 sq. ft. whichever is less.
- J. **Off-Street Parking** - 2 spaces minimum per Primary **Dwelling** plus one additional space if an Accessory **Dwelling** is constructed.

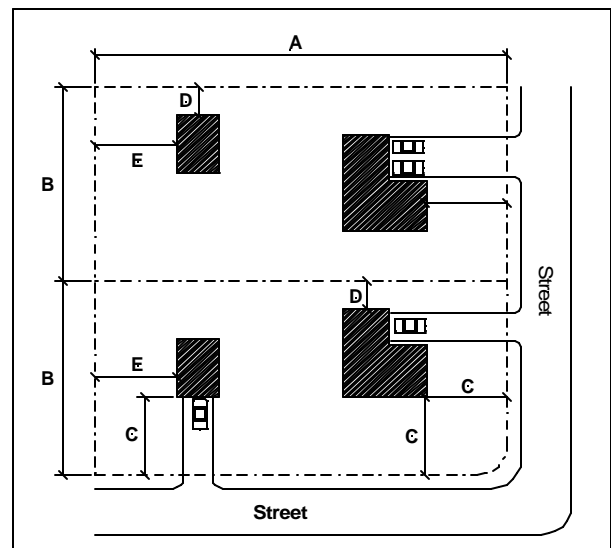


Dimensional and Bulk Standards



Hillside Residential Area

(Note: Unless otherwise stated, all area boundaries shall follow **Property Lines** or street/alley centerlines.)



4303 Parcel Division Standards

A single existing **Parcel** or a series of adjacent existing **Parcels** under a single **Ownership** may be divided provided that all of the following standards can be met without modification.

- A. Density **shall** be limited to no more than one new **Parcel** per 20,000 sq. ft. gross **Master Parcel Area**;
- B. All setback, **Street** frontage and other dimensional requirements of this area can be met; and
- C. All resulting **Parcels shall** have a **Building** site a minimum of 100' x 100', located in an area where no portion of the pre-existing natural slopes exceeds 18%, as identified by the Soil Survey of Leelanau County or by a topographic survey (done at 2' contours). Note: New **Structures** must be sited in these areas on newly created **Parcels**.

4305 Special Considerations

Home occupations are allowed as a land use within a dwelling or accessory structure when all of the following conditions, if applicable, are met:

- A. All business activities shall take place inside the dwelling or accessory structure and shall be accessory to the principal dwelling use;
- B. Only residents of the structure may be employed in the business;
- C. Any retail use shall be incidental to the home occupation;
- D. The maximum bedrooms for Bed and Breakfast use shall be three;
- E. Permanent signage shall be limited to a single 1' x 2' non-illuminated sign attached to the dwelling or accessory structure

4306 Other Standards

In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance **shall** also a