

Mason County Zoning Ordinance, Effective July 23, 2014

ZONE	Min. Lot	Frontage	Height	Coverage	Front Set*	Side Set	Rear Set
AG-Agricultural	1 acre	150' public road	30'	35%	50'	25'	25'
RE- Rural Estates	1 acre	150' public road	30'	35%	50'	25'	25'
	Depth of lot not to exceed 4 times the width.						
RR- Recreational Residential	15,000 sq. ft	100'	30'	n/a	25'	35'- not less than 10'	25'
	10,000 sq. ft. (2-family)	150'	30'				
	15,000 sq ft (Special Uses)	150'	30'				
	NOTE: Height exceptions see page 61, Section 7.04 #6. of the ordinance.						
R-Single Family Residential	12,000 sq. ft	75'	30'	n/a	25'	10'	25'
	7,500 sq. ft (two-family or multi)	100'	NOTE: On waterfront lots no part of any structure (except on boat dock) may				
	15,000 sq ft. special use	150'	be within 40 feet of high waterline.				
	Min. Lot	Frontage	Height	Coverage	Front Set*	Side Set	Rear Set
MHP -Manf. Home Park	15 acres	see note	30'	see note			
	NOTE: Lot size and % of building coverage determined by Mobile Home Commission Act, Act 96 of 1987						
C- 1 Highway Commercial	1 acre (net lot area)	200'	45'	50%	50'	25'	50'
C-2 Neighborhood Commercial	20,000 sf	200'/100'	30'	50%	50'	25'	30'
C-3 Mixed Use Transitional	20,000 sf	200'/100'	30'	50%	50'	25'	30'
I- Industrial	Dependent on multiple factors		40*	50%	60'	30**	60'
	* 40 feet if front, side, and rear are increased 1 foot for each foot above 40 feet.						
	** When abutting a residential district min is 50'- which can include parking- but no less than 20'						
NR-Natural Rivers	CONTACT: Brian Bury at Michigan Department of Natural Resources 989-732-3541 ext. 5088						
GB- Green Belt	20,000 sq ft	100' (street)	30'		25'	25'	50' water
F- Forestry	1 acre	150'	30'		50'	25'	25'
*NOTE: ALL FRONT SETBACKS ARE MEASURED FROM THE EDGE OF THE RIGHT OF WAY OR EASEMENT (NOT THE ROAD)							