

Mason County Zoning Ordinance, Effective June 12, 2018

<b>ZONE</b>	<b>Min. Lot</b>	<b>Frontage</b>	<b>Height</b>	<b>Coverage</b>	<b>Front Set*</b>	<b>Side Set</b>	<b>Rear Set</b>
<b>AG-Agricultural</b>	1 acre	150' public road	30'	35%	50'	25'	25'
<b>RE- Rural Estates</b>	1acre	150' public road	30'	35%	50'	25'	25'
	Depth of lot not to exceed 4 times the width.						
<b>RR- Recreational Residential</b>	15,000 sq ft	100'	30'	n/a	25'	35'- not less than 10'	25'
	10,000 sq ft	150'	30'				
	15,000 sq ft (Special Uses)	150'	30'				
<b>R-Single Family Residential</b>	12,000 sq. ft	75'	30'	n/a	25'	10'	25'
	7,500 sq. ft PER UNIT- duplex or multi)	100'					
	15,000 sq ft. special use	150'					
	<b>Min. Lot</b>	<b>Frontage</b>	<b>Height</b>	<b>Coverage</b>	<b>Front Set*</b>	<b>Side Set</b>	<b>Rear Set</b>
<b>MHP -Manf. Home Park</b>	15 acres	see note	30'	see note			
	NOTE: Lot size and % of building coverage determined by Mobile Home Commission Act, Act 96 of 1987						
<b>C- 1 Highway Commercial</b>	1 acre (net lot area)	200'	45'	50%	50'	25'	50'
<b>C-2 Neighborhood Commercial</b>	20,000 sf	200'/100'	30'	50%	50'	25'	30'
<b>C-3 Mixed Use Transitional</b>	20,000 sf	200'/100'	30'	50%	50'	25'	30'
<b>I- Industrial</b>	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'						
<b>NR-Natural Rivers</b>	CONTACT: Dana Castle at Michigan Department of Natural Resources: castled1@michigan.gov (231) 285-1042						
<b>GB- Green Belt</b>	20,000 sq ft	100' (street)	30'		25'	25'	50' water
<b>F- Forestry</b>	1 acre	150'	30'		50'	25'	25'
ALL FRONT SETBACKS ARE MEASURED FROM THE EDGE OF THE RIGHT OF WAY OR EASEMENT (NOT THE ROAD)							
ON WATERFRONT LOTS NO PART OF ANY STRUCTURE (EXCEPT ONE BOAT DOCK) MAY BE WITHIN 40' OF THE HIGHT WATERLINE							