

## AREAS OF SPECIAL CONCERN

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 CONCERN SECTION OF THE ZONING ORDINANCE ESTABLISHING REDUCED  
 SETBACK REQUIREMENTS FOR HOUSES IN SELECTED OLDER  
 SUBDIVISIONS REFER TO THE ORDINANCE FOR THE ACTUAL LANGUAGE.

In the growth and development of Commerce Township certain residential areas have evolved, especially around lakes, from subdivisions which were platted in the early decades of the twentieth century and grouped by accessory housing units. These areas were subdivided into lots which tend to be significantly smaller than the standards in this Ordinance and dwellings and accessory buildings were constructed upon them which do not conform with the minimum yard and spacing requirements of this Ordinance. The Township recognizes the special nature of these neighborhoods and wishes to preserve their unique characteristics through special regulations. It is the intent of this Ordinance, as described herein, to promote the improvement, renovation or reconstruction of dwellings and accessory structures in a manner which conforms to the character of the existing development, in the protecting public health safety and general welfare.

1. The standards herein shall be applied only to structures located or proposed to be located on those parcels within the following neighborhood areas. These neighborhoods are hereby declared to be Areas of Special Concern.
  - A. Commerce Lake Estates - Lots 109 through 127
  - B. Supervisor's Plat #3 - Lots 22 through 29
  - C. Wenonah Hills - Entire subdivision
  - D. Supervisor's Plat #11 - Entire subdivision
  - E. Log Cabin Beach - Lots 207 through 235
  - F. Frank S. Salter's Mount Royal Country Club - Blocks 11, 12, 13, 14, 15, 16, 17, 21 and 28
  - G. Bass Lake Grove - Entire subdivision
  - H. Lunetta Court - Lots 1 through 42 and lot 56
  - I. Kenneth Heights - Entire subdivision

- J. Carroll Lake Heights - Entire subdivision, both sides of Carroll Lake Road
  - K. Boulevard - Lots 1 through 33 and Lots 72 through 79
  - L. ~~Carroll Lake Heights~~ - Entire subdivision - All the parcels of Lots 1 through 7
  - M. Oakwood Grove - Entire subdivision
  - N. Oakwood Grove #1 - Entire subdivision with the exception of Lot 125
  - O. Union Lake Subdivision - Lots 33 through 40, 47, 50, 79, 80, 81, 93 and 94
  - P. Peninsular Park - Lots 1 through 40 and Lots 78 through 102
  - Q. Union Lake Highlands - Lots 89 through 114
  - R. Russell Beach - Lots 25 through 38; 43 through 52, and 113 through 139
  - S. Double Privilege - Lots 1 through 20, 25 through 59, and 68 through 100
  - T. Lakeside Subdivision - Lots 1 through 48
  - U. Henry Wests Subdivision - Entire subdivision
  - V. North Shores - Lots 24 through 48
  - W. Maple Pointe Beach - Entire subdivision
  - X. Maple Pointe Beach Annex - Entire subdivision
  - Y. Commerce Lake Highlands - Lots 1 through 50
  - Z. Five parcels at the west end of private Ridgemon identified as Sidwell Numbers: 17-10-351-004, 005, 006, 007 & 008
2. Minimum required front yards and side yards when adjacent to a street or road, may be reduced to the average established

yard of all developed parcels in the neighborhood area within five hundred (500') feet on both sides of the adjacent street provided that the reduction will not create a traffic safety hazard or encroach in any easement or right of way. Parcels used in the setback averaging shall include only those developed parcels within the same neighborhood area as defined in subsection 1 above. This setback averaging shall only apply to buildings in similar use. As an example, the average setback for principal dwelling structures only shall be used in determining the setback for a dwelling and the average setback for detached accessory buildings only shall be used in determining the setback for a detached accessory building. At no time shall a structure be located less than fifteen (15') feet from the travelled portion of the adjacent road or street. This Section shall not apply to any yard adjacent to any of those roads listed in Section 1901.Q of this Ordinance and further, shall not apply to yards adjacent to any body of water.

3. Minimum required side yards, not adjacent to a street or road, may be reduced to a total of ten (10') feet provided the resulting structure is no less than eight (8') feet from the dwelling on the adjacent lot. At no time should the least side yard be less than four (4') feet.
4. Minimum required rear yards may be reduced to twenty five (25').
5. The above standards shall also apply to attached accessory buildings and to detached garages located in the street front yard.