

Minimum Floor Area Requirements

Residence Type	Zoning District											
	With Basement of At Least 440 Sq. Ft.					With Basement of Less Than 440 Sq. Ft.						
	R-1A	R-1B	R-1C & D	R-1E	R-1A	R-1B	R-1C & D	R-1E	R-1A	R-1B	R-1C & D	R-1E
1 Story	1,040	1,280	1,600	2,000	1,120	1,360	1,600	2,000	1,120	1,360	1,600	2,000
1-1/2 Story, 1st Floor	880	1,080	1,280	1,800	960	1,160	1,280	1,800	960	1,160	1,300	1,800
1-1/2 Story, 2nd Floor	212	260	400	600	212	340	400	600	212	340	400	600
2 Story, 1st Floor	720	900	1,000	1,200	800	980	1,000	1,200	800	980	1,000	1,200
2 Story, 2nd Floor	720	900	1,000	1,200	720	900	1,000	1,200	720	900	1,000	1,200

Note: The one-story (or first floor) area in tri-levels is determined by computing the two uppermost floors and on bi-levels by the floor at or above street grade level.

Department of Community Development
 7900 South Westnedge Avenue
 Portage, MI 49002



One-Family Residential Zoning District Regulations



City of Portage

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www.portage.mi.gov

One-Family Residential Zoning District Regulations

Are you considering building a new house or an addition to an existing home? The following information is a summary of regulations on building setback and height, minimum floor area, lot coverage and other factors you will need to consider for your construction project.

1. All new construction requires a building permit.
2. All setback measurements are taken from the property lines. A lot survey may be necessary or even required prior to construction to ensure property line location and accurate measurement of required building setbacks.
3. All single family residential property is zoned R-1. The designations of A, B, C, D and E are used to indicate minimum lot size, lot area and floor area.



Residential Setbacks

The dwelling is the principal or main building on residential property. The setbacks provided below are for the dwelling, anything attached to the dwelling, such as a garage, carport or covered porch, and any other building in the front or side yard. Different setbacks apply to rear yard detached accessory buildings, swimming pools and uncovered porches and decks.

Minimum Yard Setbacks (In Feet)			
Zoning District	Front	Each Side	Rear
R-1A	27	8	40
R-1B	30	10	40
R-1C	30	12	40
R-1D	30	12	40
R-1E	40	20	40

Standard and Substandard Lots

Each zoning district has minimum standards for lot area and width (see Minimum Lot Area / Lot Width chart below). If a lot within a zoning district does not meet these minimum standards then it is considered substandard and reduced setbacks may apply. Please contact the Department of Community Development to determine if a lot qualifies for reduced setbacks.

Minimum Lot Area (In Square Feet) / Minimum Lot Width (In Feet)

Zoning District	With Sewer and Water	With Sewer <u>or</u> Water	Without Sewer and Water
R-1A	7,800 / 65	12,000 / 80	15,000 / 100
R-1B	9,600 / 80	12,000 / 80	15,000 / 100
R-1C	12,000 / 100	12,000 / 100	15,000 / 100
R-1D	12,000 / 100	12,000 / 100	28,000 / 120
R-1E	43,560 / 150	43,560 / 150	43,560 / 150

Building Height and Lot Coverage

1. Building height is measured from the ground surface to a specified portion of a building or structure. As an example, building height for gable and hip roofs is measured at the midpoint between the peak and eaves. Building height cannot exceed 25-feet for lots less than 80-feet in width. The Building Code permits building heights of up to 40-feet on lots that are equal to or greater than 80-feet in width.
2. All residential zoning lots, regardless of classification, have the same lot coverage standards. Up to 25% of the lot area may be covered with buildings. In this instance, buildings include anything with a roof, including covered porches and decks.

Minimum Floor Area Requirements

Minimum floor area for dwellings establish the smallest size building permitted in the zoning district. Residential floor area is living space and does not include porches, accessory buildings, attics, basements or breezeways. See the Minimum Floor Area Requirements chart on the reverse side for zoning district floor area requirements.

For assistance and more information, contact:

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