City of Wyoming, Michigan

March 20th, 2026

ZONING MAP

MAP LEGEND

- Parcels
- Lakes & Ponds
- Railroads
- Rivers & Streams
- Section Lines

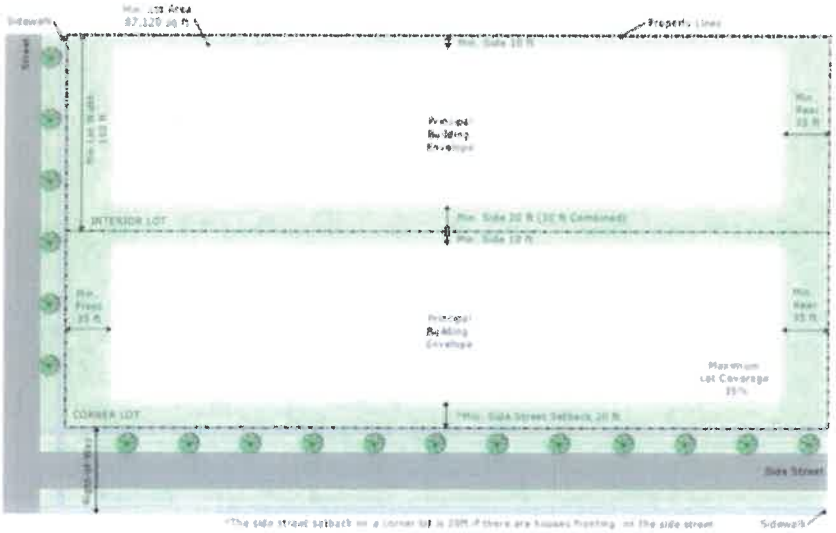
Street Centerlines

- Freeway
- Freeway Ramp
- State Highway
- Primary
- Secondary
- Proposed/Under Const.
- Private
- Alley

Zoning Code

- ER
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7
- B-1
- B-2
- B-3
- FBC-CC
- FBC-CE
- FBC-CG
- FBC-CN
- FBC-CS
- FBC-CU
- RO-1
- PUD-1
- PUD-2
- PUD-3
- PUD-4
- I-1
- I-2
- I-3
- P-1

wn Township
5200
4800
4000
56TH ST
52ND ST
WILSON AVE
CANAL AVE
QUEST DR
QUEST CT
QUEST DR
APPLEWOOD DR
APPLEWOOD CT
McCORMICK DR
CASE DR
GALION DR
RUMLEY DR
VERSATI DR
CANAL AVE
SUGARBUSH CT
WINDYBROOK AVE
WINDCREST AVE
BROOKCREST DR
HOMESTEAD CT
CT
MAPLE TREE CT
RED MAPLE DR
JACOB ST
GRAND RIDGE DR
KENOWA AVE
MICHELA ST
AMANDA DR



Minimum Lot Area (2)	87,120 sq. ft.
Minimum Lot Width	150 ft.
Minimum Front Yard (3)(7)	35 ft.
Minimum Rear Yard (4)	35 ft.
Minimum Side Yard (4)(5)	10 ft.
Minimum Combined Side Yard (6)	30 ft.
Minimum Ground Floor Building Size (8)	
One-Story	1,500 sq. ft.
1½-Story	1,100 sq. ft.
Two-Story	864 sq. ft.
Bi-Level	960 sq. ft.
Split Level	1,280 sq. ft.
Tri-Level	1,280 sq. ft.
Maximum Building Height	35 ft.
Maximum Lot Coverage	35%
Minimum Number of Parking Spaces/Unit Greenbelts (3)	2

DIVISION 8. - ER ESTATE RESIDENTIAL DISTRICT

Sec. 90-437A. - Principal permitted uses.

(1) Single-family detached dwellings. For mobile home standards see section 90-307.

(2) Churches and church facilities normally incidental thereto, provided that ingress and egress from the site is onto a major thoroughfare or collector street. Church sites shall be a minimum of three acres.

(3) Publicly owned facilities.

(4) Off-street parking.

(5) Accessory buildings and uses customarily incidental to the principal permitted uses.

(6) Foster care facilities, nursery schools, day nurseries and child care facilities for the care of not more than six people as defined by the Michigan Family Independence Agency.

(7) Home occupations.

(8) Accessory Dwelling Units incidental to the principal permitted dwelling unit. Sec. 90-334.

(Code 1983, § 60.41; Ord. No. 15-97, § 2, 6-16-97; Ord. No. 18-98, § 3, 8-17-98; Ord. No. 3-25, § 14, 1-21-25)

Sec. 90-438A. - Permitted uses after special approval.

The following uses shall be permitted subject to the approval of the planning commission:

(1) Private parks, country clubs, golf courses and golf driving ranges adjoining a golf course or country club.

(2) Telephone exchange buildings, electric transformer stations and substations and gas regulator stations.

(3) Nursery schools, day nurseries and child care facilities for the care of seven or more people.

(4) Cemeteries.

(5) Mineral extraction, borrow pit and topsoil removal.

(6) Commercial greenhouses.

(7) Adult education facilities not operated for profit.

(8) Agricultural uses.

(9) Public, parochial, or private elementary, intermediate or high schools.

(10) Community centers.

(Code 1983, § 60.42; Ord. No. 18-98, § 1, 8-17-98; Ord. No. 7-09, §§ 1, 5, 12-21-09; Ord. No. 12-25, § 3, 10-20-25)

Sec. 90-439A. - Development standards.

Sec. 90-440A. - Specific requirements.

(1) In the ER estate residential district, for subdivisions with a minimum of five lots platted subsequent to the effective date of the section, all the minimum requirements of section 90-403A that apply to the R-1 district may be substituted for those of the ER district, provided the appropriate piping and related facilities for water and sewer systems are supplied by the developer for the plat and approved by the engineering department. Internal streets which meet city requirements shall be constructed for access to the lots. If hookups to the city water or sanitary sewer are unavailable to the plat, individual lot wells and/or septic systems may be added

However, minimum lot size shall be 20,000 square feet if the water system cannot be connected to the city water systems. In addition, in the ER district, property owners may establish an open space preservation development. For each whole two-acre parcel that, under the applicable regulations of the city, could otherwise be created on up to 80 percent of the parent parcel, the landowner may create parcels at a lesser size if all of the following are established.

(a) All lots shall have a minimum of 20,000 square feet.

(b) All lots shall have a minimum of 150 feet in width along a public street.

(c) A minimum of 20 percent of the overall land area shall perpetually remain in an undeveloped state by means of a conservation easement or restrictive covenant that runs with the land.

(d) The development of land under this option is subject to the other applicable ordinances, laws and rules, including rules relating to suitability of groundwater for on-site water supply, suitability of soils for on-site sewage disposal, and restriction of development due to floodplains or designated wetlands.

(e) This option may be utilized once within the boundary of the original parcel.

(f) Approval of the open space preservation development shall be subject to site plan approval by the planning commission. All required information, including a yield plan showing the maximum number of housing units under the ER district's standard provisions, shall be submitted to the planning department prior to review.

(2) Regardless of any smaller minimum lot area requirement, for subdivisions platted subsequent to January 31, 1989, where both operable public water and public sewer are not provided, the minimum lot area for single-family housing shall be 12,000 square feet, with a minimum lot width of 75 feet, except that minimum lot area shall be 20,000 square feet if public water is not provided to the lot.

(3) Where 25 percent or more of the lots in a block frontage are occupied by buildings, the average setback line of the existing buildings on both of the adjacent lots, when there are existing buildings on both of the adjacent lots, shall be the minimum required setback for any new building or for a new addition to an existing building.

(4) Nonresidential uses shall contain ten-foot wide greenbelt adjoining the side and rear lot lines, with a minimum three-foot high berm or fencing provided in the greenbelt area where adjoined by both on-site parking and off-site residences. The berming or fencing requirements may be waived by the planning director in instances where existing property line solid fencing, natural features or other site or land use factors make this requirement unnecessary.

(5) Side yard building setback for principal non-residential buildings shall be a minimum 25 feet.

(6) Side yard requirements shall not be less than 20 feet if the side yard abuts a street having residences fronting.

(7) For uses other than one- and two-family in all the residential districts, there shall be a 25-foot wide front yard greenbelt and a 25-foot wide secondary front yard greenbelt. The greenbelt shall be landscaped in accordance with the provisions of section 90-328.

(8) Minimum habitable floor area per dwelling unit shall be 1,500 square feet in the ER district zone. Habitable floor area shall be living area as defined in the Michigan Building Code and shall include hallways, closets and bathrooms

(9) Attached garages and basements are required for all single-family dwellings in the ER district with the following exceptions, as determined by the chief building official:

(a) Basements are not required for bi-level or tri-level structures.

(b) Basements are not required if the existing water table makes such construction infeasible.

(c) Basements and attached garages are not required for structures built on lots existing prior to August 2, 1988, the effective date of this subsection.

(Ord. No. 3-25, § 15, 1-21-25; Ord. No. 9-25, § 11, 7-7-25)

Sec. 90-441A. - Additional regulations.

(1) *General requirements.*

(a) Accessory buildings. Section 90-311.

(b) Fence regulations. Section 90-312.

(c) Landscaping for non-residential uses. Section 90-328.

(d) Projections into yards. Section 90-306.

(e) Parking of recreational vehicles. Section 90-314.

(f) Commercial vehicles in residential districts. Section 90-315.

(g) Signs. Article 7.

(h) Off-street parking. Article 6.

(2) *Development procedures.*

(a) Special land uses. Section 90-507.

(b) Site plan. Section 90-500.

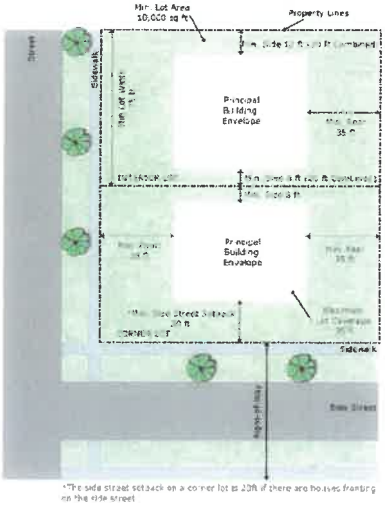
(c) Site condominiums. Section 90-509.

(3) *Appeals and administration.*

(a) Board of zoning appeals. Article 10.

(b) Permits. Section 90-1008.

(c) Non-conforming lot and uses. Article 9.

Sec. 90-403A. - Development standards.

Minimum Lot Area (1)	10,000 sq. ft.
Minimum Lot Width	75 ft.
Minimum Front Yard (2)(6)	35 ft.
Minimum Rear Yard (3)	35 ft.
Minimum Side Yard (3)(4)(5)	8 ft.
Minimum Combined Side Yard (5)	20 ft.
Minimum Ground Floor Building Area	
One-Story	1,280 sq. ft.
1½-Story	960 sq. ft.
Two-Story	780 sq. ft.
Bi-Level	864 sq. ft.
Split Level	1,280 sq. ft.
Tri-Level	1,280 sq. ft.
Maximum Building Height	35 ft.
Minimum Number of Parking Spaces/Unit	2
Maximum Lot Coverage	35%