

ARTICLE 5

District

Regulations

ARTICLE 5: DISTRICT REGULATIONS

Section 5.0 – General

A. Permitted Uses

Permitted uses in all districts shall be limited to the uses listed in **Table 5.1** through **Table 5.14: "Tables of Uses Permitted by Right and Special Land Use"**.

B. Uses by Special Land Use Permit

Permitted Special Land Uses in all districts shall be limited to the uses listed in **Table 5.1** through **Table 5.14: "Tables of Uses Permitted by Right and Special Land Uses"**, and shall be subject to the provisions of **Article 7** ~~Error! Bookmark not defined.~~, **Article 8** and the applicable portions of **Article 9**.

C. Area and Height Regulations

No building or structure shall hereafter be erected, altered or enlarged unless the height, setback, and lot requirements in **Schedule 5.6: "Schedule of District Regulations"** are met and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.

Section 5.1 - Recreational Residential District: R-1

A. Purpose:

This district is established to provide for the most restricted desirable residential area to protect from problems normally associated with residential, recreational and seasonally occupied developments. The primary goals are the preservation of water quality, protection of aesthetic or historic areas, the protection of sound low-density residential development, promotion of recreational facilities for public use, and the minimization of adverse environmental impacts of urban development.

B. Desired development:

The only desired dwelling units are single-family dwellings. Services, facilities and uses incidental or accessory to single-family residential developments are included.

Other uses compatible with residential development including commercial uses may be permitted providing they comply with the applicable regulations pertaining to Special Uses as outlined in Article 8: Special Land Uses of this Ordinance.

Section 5.2 - Mixed Use Residential District: R-2

A. Purpose:

This district is designed to permit a more varied density of residential development than that provided in the R-1 Recreational Residential District.

This district is established in recognition of the areas of sparse development customarily occurring in agriculturally oriented communities. It is not intended that high concentration of development be permitted in this district except as authorized by the Zoning Ordinance.

Special Uses will be permitted if they comply with the applicable regulation pertaining to Special Uses as outlined in **Article 8: Special Land Uses** of this Ordinance.

B. Desired development:

Desired development includes single-family dwellings. Services, facilities and uses incidental or accessory to residential development are included. Limited commercial and retail uses are also allowed on a limited basis. Two-family, multiple family dwellings and other uses compatible with residential development including commercial uses may be permitted providing they comply with the applicable regulations pertaining to Special Uses as outlined in **Article 8: Special Land Uses** of this Ordinance.

Section 5.3 - Commercial District: C-1

A. Purpose:

This district is designated as a district to serve the local population. The activities permitted within this zone are compatible with each other and are designed to promote efficiency in the administration of local services.

B. Desired development:

The desired developments for this district include: Retail sales establishments, Personal service establishments, General offices, Public utility facilities, Financial institutions, Marine facilities and Gasoline service stations.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7: Site Plan Review** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.

Section 5.3 - Commercial District: C-1 continued

3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.
4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.4 - Mixed Use Commercial District: C-2

A. Purpose:

This district is designated as a district to serve the local population. The activities permitted within this zone are compatible with each other and are designed to promote efficiency in the administration of local services. This Mixed-Use District is a special district created in this ordinance to allow a range of uses from light commercial to light industrial and light manufacturing.

Any development in this District shall follow the regulation of **Article 7 and Article 8** of this Ordinance.

B. Desired development:

The desired developments for this district include: Light industrial operations, Warehouses, General light manufacturing operations, general offices, general commercial, Gasoline service stations, Auto, truck and marine sales and repair.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.
4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

A. Purpose:

This district is designated to maintain and preserve the agricultural/cultivable/forest lands of the Township and serve the local population. The activities permitted within this zone are compatible with each other and are designed to promote efficiency in the administration of local services.

B. Desired development:

Farming and general agriculture activities, single family dwellings, recreational activities and establishments such as golf courses, driving ranges, bowling alleys.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7: Site Plan Review** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a light commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.
4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.6 - Schedule of District Regulations

Zoning District	District Name	Minimum Lot Area ¹		Maximum Height of Structure	Minimum Setbacks				Minimum Floor Area ²	Maximum % of Lot Coverage ³
		Area	Width	Feet	Front	Interior Side	Corner Side	Rear		
R-1	Recreational Residential	12,000 sq.ft	65'	35'	40'	10'	40'	40'	1,200 sq.ft. 8	50%
R-2	Mixed Residential	1 Acre /43,560 sq.ft	150'	35'	40'	10'	40'	40'	1,200 sq.ft. 5,6	35%
C-1	Commercial	1 Acre /43,560 sq.ft.	NA	35' ⁴	40'	15'	40'	40' 7	800 ft ² 7	35%
C-2	Mixed Use Commercial	1 Acre /43,560 sq.ft.	NA	35' ⁴	40'	15' [*]	40'	40' 7	800 sq.ft. 7	35%
A-1	Agricultural Recreational	1 Acre /43,560 sq.ft.	NA	35' ⁴	40'	20'	40'	40'	1,000 sq.ft.	35%

Schedule of District Regulation Footnotes:

- 1 Each lot will not exceed a depth to width ratio of 4:1 except as allowed by Act 288 of 1967 (Land Division Act) section 560.109 (lb.) (The municipality having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required based on exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands.) The depth to width ratio requirements of this land division do not apply to parcels larger than then (10) acres.
- 2 Applies to permanent dwelling units and commercial structures.
- 3 Applies to percentage of lot coverage by permanent structures.

Section 5.6 - Schedule of District Regulations continued

Schedule of District Regulation Footnotes:

- 4 Height regulations shall apply to any area that could be used as dwelling or commercial space (belfries, etc.), but shall not apply to areas that could not be used for dwelling or commercial space (chimneys, etc.). Height restrictions do not apply to agricultural accessory structures, wind turbines, anemometer towers, radio and television towers, telecommunication towers and related facilities.
- 5 Each multiple-family dwelling unit in this zoning district shall have a minimum of twelve hundred (1,200) square feet of usable floor area exclusive of unenclosed porches, garages and basements.
- 6 Manufactured Housing Communities shall be developed and licensed pursuant to the requirements of the Michigan Manufactured Housing Commission, Public Act 96 of 1987 and any rules promulgated pursuant to this Act, as amended. This includes but is not necessarily limited to compliance with Michigan Manufactured Housing Commission regulations concerning internal roads, parking requirements, fencing, screening, unit spacing and recreational and open spaces. All other uses shall comply with the area and height regulations of the R-2 District.
- 7 Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.
- 8 Dwellings shall have a minimum structure width of eighteen (18) feet.

Section 5.7-Tables of Uses Permitted by Right and Special Land Uses

R = Permitted by Right
S = Permitted with a Special Use Permit
+ = Supplemental site development regulations apply, see (ARTICLE 9)
- = Not allowed

Table Number

1. Accessory Uses and Structures
2. Accommodation and Food Services
3. Agriculture, Forestry, Fishing and Hunting
4. Arts, Entertainment and Recreation
5. Construction
6. Educational and Institutional Services
7. General Commercial and Business Services
8. Human Care and Social Assistance
9. Manufacturing, Industrial and Waste Management
10. Public Facilities
11. Residential Uses
12. Retail Trade
13. Transportation, Warehouse and Storage
14. Utilities, Energy and Communication

Tables of Permitted and Special Uses:

Table 5.1: Accessory uses and Structures

ACCESSORY USES AND STRUCTURES		R-1	R-2	C-1	C-2	A-1
1	Garages	R	R	R	R	R
2	Pole Barns	R	R	R	R	R
3	Storage Buildings and Sheds	R	R	R	R	R
4	Private Swimming Pools	R	R	-	-	R
5	Decks	R	R	R	R	R
6	Porches	R	R	R	R	R
7	Playground Equipment	R	R	R	R	R
8	Carports	R	R	R	R	R
9	Home Occupations	R	R	-	-	R
10	Cottage Industry	S	S	-	-	R
11	Keeping of not more than two Roomers or Boarders	S	R	-	-	R
12	Outside storage of Owner Recreational Equipment	R	R	R	R	R
13	Signs	R	R	R	R	S
14	Fences	R	R	R	R	R

Tables of Permitted and Special Uses:

Table 5.2: Accommodation and Food Services

	ACCOMMODATION AND FOOD SERVICES	R-1	R-2	C-1	C-2	A-1
1	Bakeries	-	S	R	S	S
2	Bed & Breakfasts	S	S	-	-	S
3	Caterers	-	S	R	S	S
4	Campgrounds & Travel Trailer Parks (RV Parks)	-	S	-	-	S
5	Drinking Establishments (bars and taverns)	-	S	R	S	S
6	Food Service Contractors	-	S	R	S	S
7	Hotels & Motels	-	S	-	-	S
8	Resorts	-	S	-	-	S
9	Restaurants without Drive-Through	-	S	R	S	S
10	Restaurants with Drive-Through	-	S	R	S	S
11	Rooming Houses (more than 2 roomers)	-	S	-	-	S
12	Tourist Homes	-	S	-	-	S

Table 5.3: Agriculture, Forestry, Fishing and Hunting

	AGRICULTURE, FORESTRY, FISHING & HUNTING	R-1	R-2	C-1	C-2	A-1
1	Agricultural Business related to the sale of field crops, forest products, and livestock	-	S	S	S	R
2	Agricultural Products Processing	-	S	S	S	R
3	Animal Shelter/Kennels	-	S	S	S	R
4	Biofuel Production Facilities on Farms		S			S
5	Bulk Seed, Feed, Fertilizer and Nursery Stock Outlet and Distribution Centers	-	S	S	S	R
6	Cider Mills/Wineries	-	S	-	-	R
7	Farms and Agricultural Operations	-	S	-	-	R
8	Forestry and Forest Management (including timber harvesting)	-	S	S	S	Rt
9	Game Preserves (where game is hunted)		S	S	S	R
10	Greenhouse, Nursery, Landscaping and Floriculture Production	-	S	-	-	R
11	Lumberyards	-	S	-	-	R
12	Raising and Growing Plants, Trees, Shrubs, Nursery Stock	-	S	R	R	R
13	Riding Arenas or Boarding Stables	-	S	-	-	R
14	Roadside Stands	-	S	-	-	R
15	Sawmills, planing mills, and veneer mills (that operate for more than 60 days)	-	-	S	R	R
16	Seasonal Outdoor Mazes (of agricultural origin)	-	S	-	-	R
17	Seasonal "U-Pick" Fruit and Vegetable Operations	-	S	-	-	R
18	Slaughter Houses/Meat Packing Houses	-	-	-	-	S
19	Veterinary Services, Animal Clinics, Animal Hospitals	-	-	S	S	R
20	Ancillary Uses related to Agricultural Tourism (see following):	-	S	-	S	R
21	Bakeries selling goods grown primarily on-site	-	S	R	S	R
22	Educational tours, classes, lectures, and seminars	-	S	R	S	R
23	Family-oriented animated barns (fun houses, haunted houses)	-	-	R	S	R
24	Gift shops for agriculturally-related products, crafts	-	S	R	S	R
25	Historical agricultural exhibits	-	S	R	S	R
26	Kitchen facilities, processing/cooking items for sale	-	S	R	S	R
27	Organized meeting space (weddings, birthdays, corporate picnics)	-	-	S	S	R
28	Petting farms, animal display, and pony rides	-	-	S	S	R
29	Picnic areas (including rest rooms)	-	-	S	-	R
30	Playgrounds, wagon/sleigh rides, nature trails	-	S	R	-	R
31	Restaurant operations related to the agricultural use of the site	-	S	-	-	R
32	Small-scale entertainment (music concert, car show, art fair)	-	-	S	S	R

Table 5.4: Arts, Entertainment and Recreation

	ARTS, ENTERTAINMENT AND RECREATION	R-1	R-2	C-1	C-2	A-1
1	Amusement Arcades	-	-	-	-	S
2	Boat & Canoe Liveries/Marinas	-	S	R	R	S
3	Bowling Centers/Billiard Clubs	-	S	-	S	S
4	Docks, Launch Ramps, Associated Parking Area, and other water-related supportive uses	-	S	-	S	R
5	Fitness/Recreational Sports Centers/Indoor Skating Rinks	-	-	-	S	R
6	Golf Courses/Country Clubs	-	S	-	S	R
7	Nature Parks & Recreation Areas (private)	-	S	-	S	R
8	Museums	-	S	-	S	R
9	Outdoor Recreational Facilities (private) (ex: mini golf, go-karts)	-	S	-	S	R
10	Performing Arts Companies; Dance, Music, Voice Studio	-	S	-	S	R
11	Private Clubs; Lodges	-	S	-	S	R
12	Shooting Range (in a completely enclosed building)	-	S	S	S	S
13	Spectator Sports Arenas (private)	-	S	S	-	R
14	Sports Clubs	-	S	S	-	S
15	Theaters	-	S	S	-	R
16	Theaters - Drive-In	-	S	S	-	R
17	Zoos & Botanical Gardens	-	S	S	-	R

Table 5.5: Construction

	CONSTRUCTION	R-1	R-2	C-1	C-2	A-1
1	Building, Developing & General Contracting (no outside storage of materials)	-	S	R	R	S
2	Storage Facilities for Building Materials/Contractor's Equipment	-	S	R	Rt	S
3	Special Trade Contractors (ex: electrical, plumbing)	-	S	R	R	S

Table 5.6: Educational and Institutional Services

	EDUCATIONAL & INSTITUTIONAL SERVICES	R-1	R-2	C-1	C-2	A-1
1	Private Instructional Facilities	S	R	-	-	S
2	Public or Private Schools	-	S	-	-	S
3	Religious Institutions	-	S	-	-	S

Table 5.7: General Commercial and Business Services

	GENERAL COMMERCIAL/BUSINESS/SERVICES	R-1	R-2	C-1	C-2	A-1
1	Automotive Body/Paint/Interior & Glass Repair	-	-	S	S	-
2	Automotive Refueling Station (Gas Station)	-	-	R	R	-
3	Automotive Mechanical & Electrical Repair & Maintenance	-	-	S	S	-
4	Automotive Service Stations/ Oil Change & Lubrication Shops	-	-	R	S	-
5	Business, Labor, Political & Like Organizations	-	S	R	S	-
6	Carwashes	-	-	R	R	-
7	Cemeteries	-	S	-	-	S
8	Commercial/Industrial Equipment Rental/Leasing /Sales Yards	-	-	S	R	-
9	Commercial Equipment Repair & Maintenance	-	-	S	R	-
10	Dry Cleaning & Laundry Services	-	-	R	R	-
11	Electronic & Precision Equipment Repair & Maintenance	-	-	R	R	-
12	Extermination & Pest Control Services	-	-	R	R	S
13	Financial Institutions	-	-	R	S	-
14	Financial Institutions with drive-through	-	-	R	R	-
15	Funeral Homes & Mortuaries	-	-	S	S	-
16	Furniture Refinishing	-	-	R	R	-
17	General Rental Centers	-	-	R	S	-
18	Interior Designers/Showrooms	-	-	R	S	-
19	Laboratories	-	-	S	R	-
20	Medical Marijuana Primary Facility	-	-	S	S	S
21	Personal & Household Goods Repair & Maintenance	-	-	R	S	-
22	Personal Services (barber/beauty shops, tailoring)	-	-	R	S	-
23	Pet Care (except Veterinary and Animal Shelters)	-	-	R	S	-
24	Photofinishing/Photographers	-	-	R	S	-
25	Printing/Publishing/Copying/Newspaper Office	-	-	R	S	-
26	Professional Cleaning Services	-	-	S	S	-
27	Professional Offices/Real Estate Offices/Insurance Offices	-	-	R	R	-
28	Sexually Oriented Businesses	-	-	-	S	-
29	Tattoo/Piercing Parlor	-	-	S	S	S

Table 5.8: Human Care and Social Assistance

	HUMAN CARE AND SOCIAL ASSISTANCE	R-1	R-2	C-1	C-2	A-1
1	Child Day Care Services (see following)	S	S	-	-	R
2	Family Child Care Home	S	S	-	-	S
3	Group Child Care Home	S+	S+	-	-	S
4	Child Care Center or Day Care Center	S+	S+	-	-	S
5	Health Care Clinics/Dental Clinics	-	-	S	-	S
6	Hospitals	-	-	S	-	S
7	Nursing & Residential Care Facilities (see following)	-	-	-	-	S
8	State-Licensed Residential Facilities (6 or less adults)	R	R	-	-	R
9	State-Licensed Residential Facilities (more than 6 adults)	-	S	-	-	S
10	Nursing/Convalescent Home	-	S	-	-	S
11	Other Residential Care Facilities (substance abuse, correctional)	-	S	-	-	S
12	Social Assistance (see following)	-	-	-	-	S
13	Individual & Family Services	-	S	-	-	S
14	Community/Emergency & Other Relief Services	-	S	-	-	S
15	Vocational Rehabilitation Services	-	S	R	R	S

Table 5.9: Manufacturing, Industrial, and Waste Management

	MANUFACTURING/INDUSTRIAL/WASTE MANAGEMENT	R-1	R-2	C-1	C-2	A-1
1	Bulk Storage and Distribution Facilities for Petroleum, Gas Products, Paint, Chemicals	-	-	S	R	S
2	Computer, Electronic, & Appliance Product Mfg.	-	-	S	R	S
3	Dry Bulk Blending Plants	-	-	S	R	S
4	Food/Beverage Processing and Packaging	-	-	S	R	S
5	Furniture & Related Product Mfg.	-	-	R	R	S
6	Glass Products Manufacturing	-	-	S	R	S
7	Industrial Parks	-	-	R	R	S
8	Junkyards/Landfills/Salvage Yards	-	-	S	S	S
9	Leather & Allied Product Mfg.	-	-	S	S	S
10	Mines, quarries, gravel pits, and materials processing (Resource Extraction)	-	-	S	S	S
11	Miscellaneous Manufacturing	-	-	S	R	S
12	Oil and Gas Processing Facilities	-	-	S	S	S
13	Printing & Related Support Activities	-	-	R	R	S
14	Recycling Facilities /Transfer Stations	-	-	S	S	S
15	Textile & Apparel Manufacturing	-	-	R	R	S
16	Tool, Die, Gauge, Metal, Machine Shops	-	-	R	R	S
17	Waste Collection Services	-	-	S	S	S
18	Waste Treatment & Disposal Services	-	-	S	S	S
19	Wholesale Trade	-	-	R	R	S
20	Wood Product Manufacturing	-	-	R	R	S

Table 5.10: Public Facilities

	PUBLIC FACILITIES	R-1	R-2	C-1	C-2	A-1
1	Community Centers	-	S	-	-	S
2	General Government Administration Facilities	-	S	S	S	S
3	Libraries	-	S	-	-	S
4	Police and Fire Stations	-	S	S	S	S
5	Public Parks, Playgrounds and Recreation Areas	S	S	-	-	S

Table 5.11: Residential Uses

	RESIDENTIAL USES	R-1	R-2	C-1	C-2	A-1
1	Dwelling Units in Support of Commercial Establishment	-	-	s	St	
	Manufactured Housing Community	-	S	-	-	-
3	Multiple-Family Dwelling	-	S	-	-	R
4	Senior Citizen Apartment Complex	-	S+	-	-	S
5	Townhouses/Condominiums	-	S	-	-	-
6	Planned Unit Development	S+	S+	-	-	S+
7	Secondary Dwelling Units	S	S+	-	-	R
8	One-Family Dwelling	R	R	-	-	R
9	Two-Family Dwelling	-	S	-	-	R
10	Amateur Radio Antennae (roof- or ground-mounted)	S	S	-	-	R
11	Platted Subdivisions	-	R	-	-	R
12	Keyhole Development	-	S	-	-	S

Table 5.12: Retail Trade

	RETAIL TRADE	R-1	R-2	C-1	C-2	A-1
1	Building Material & Garden Equipment & Supplies Dealers	-	-	R	R	S
2	Electronics & Appliance Stores	-	-	R	R	S
3	Clothing & Clothing Accessories Stores	-	-	R	R	S
4	Florists	-	-	R	R	S
5	Food & Beverage Stores; Bakery	-	-	R	R	S
6	Furniture & Home Furnishings Stores	-	-	R	R	S
7	General Merchandise Stores; Medical Supplies; Pharmacy	-	-	R	R	S
8	Hardware Stores	-	-	R	R	S
9	Health & Personal Care Stores	-	-	R	R	S
10	Home Improvement Centers	-	-	R	R	S
11	Manufactured Home Dealer	-	-	R	R	S
12	Movie Rental Stores	-	-	R	R	S
13	Office Supply Stores	-	-	R	R	S
14	Outdoor sales facilities (open air sales)	-	-	S	R	S
15	Pawn Shops/Resale Shops	-	-	R	R	S
16	Small-Scale Craft Making (i.e. cabinet shop, candle-making, etc.)	-	-	R	R	S
17	Sporting Goods, Firearm, Hobby, Book & Music Stores	-	-	R	R	S
18	Truck and heavy equipment sales/service establishments	-	-	R	R	S
19	Vehicle Dealers & Leasing	-	-	R	R	S

Table 5.13: Transportation, Warehouse and Storage

	TRANSPORTATION SERVICE/WAREHOUSING/STORAGE	R-1	R-2	C-1	C-2	A-1
1	Airports & Landing Fields	-	-	-	-	S
2	Couriers/Parcel Packing/Delivery Establishments	-	-	R	R	S
3	Postal Service	-	-	R	R	-
4	Scenic/Sightseeing Transit/Ground Passenger Transportation	-	-	R	R	S
5	Truck Transportation Facilities	-	-	R	R	S
6	Warehousing & Storage	-	-	R+	R+	S+

Table 5.14: Utilities, Energy and Communication

	UTILITIES/ENERGY/COMMUNICATION	R-1	R-2	C-1	C-2	A-1
1	Commercial Wind Energy Facilities and Anemometer Towers	-	-	S+	S+	S+
2	On-Site Wind Energy Systems	-	-	R+	R+	S+
3	Solar Farms	-	-	S	S	S
4	Public utility facilities (without storage yards)	-	-	R	R	S
5	Public utility facilities (with storage yards)	-	-	R	R	S
6	Antenna co-located on existing telecommunications towers or alternative tower structures	-	-	-	R	S+
7	Telecommunications Towers & Facilities & Alternative Tower Structures (Wireless Communications Support Structures)	-	-	S+	S+	S+