

CHAPTER 5

“A” - AGRICULTURE

SECTION 5.01 DESCRIPTION AND PURPOSE

This district is intended to preserve and provide for large tract of land used for farming, dairying, forestry, and other rural activities, including vacant or fallow land. The specific intent is to encourage the proper use of lands through preventing mixture of urban and rural uses which may create incompatibility and conflict, place unbalanced tax burdens on agricultural lands, and otherwise contribute to the premature development of lands which should be preserved in their present state. The land within this district is well suited for growing crops due to climate and to a greater extent soil types and terrain which are a unique natural resource of the Township.

SECTION 5.02 PERMITTED USES

Land and/or buildings in this district may be used for the following purposes only:

- (a) Agriculture, including farms for both general and specialized farming together with farm dwellings and other installations customary to such farms. Except as may otherwise be provided by this Ordinance, no restrictions on the keeping of domestic animals, poultry, or livestock shall be applicable to unplatted land; provided, however, that all domestic animals, poultry, and livestock shall be housed and fenced so as not to create a public nuisance.
- (b) Livestock facilities shall comply with all regulations administered by the Michigan Department of Agriculture.
- (c) Single family dwellings.
- (d) Roadside stands on farm premises for the sale of farm products.
- (e) Tree and sod farms.
- (f) Storing, packaging, processing, canning and freezing of farm produce.
- (g) Commercial agriculture uses, including “u-pick” or “u-cut” operations with sufficient off-street parking provided.
- (h) Private stables and kennels.
- (i) Uses customarily incidental to the principal use.
- (j) Parks and playgrounds, community centers or similar recreational uses when operated by a governmental agency or non-profit group.

- (k) Farm labor housing of any size as an accessory use to a farm, provided the following conditions are met in addition to the other requirements of the Agricultural District:
 - (1) Compliance with Michigan Public Health Code, being Act 368 of the Public Acts of Michigan of 1978, as amended, including any rules promulgated pursuant thereto;
 - (2) The occupants are employed for farm labor at some time by the owner of the property while they occupy the housing;
 - (3) Mobile homes may be used to provide such housing per Section 4.10 herein;
 - (4) Farm labor housing must be at least 100 feet from all side and rear property lines and must be at least 75 feet from the street right-of-way on which the property fronts. Farm labor housing must also be at least 150 feet from any single-family residence located on a separate parcel of property owned by another individual or entity;
 - (5) Farm labor housing may be permitted as a principal use on a parcel which contains a minimum of one acre and which complies with all other requirements of this section. This parcel shall be adjacent to the farm parcel where the laborers are employed and both parcels shall be under the same ownership.

- (l) Cemeteries.

- (m) Storage of materials, vehicles and equipment which are used by the occupant of the premises in the operation of a business which is conducted off the premises. This shall primarily include, but shall not be limited to, materials, equipment and vehicles used in the building and construction trades. The property or parcel containing such a business shall not exceed three acres.

Such storage shall be clearly incidental to the permitted principal use.

- (n) Child and adult day care homes with no more than 12 minor children or adults.

- (o) Adult foster care facilities.

- (p) Wireless communication towers and antennas as regulated by Township Ordinance 4A.

- (q) Essential public service equipment and buildings.

- (rr) Commercial stables and commercial kennels.

- (s) Churches on a lot or parcel of at least two acres.

- (t) Establishments which provide retail sales of one or more of the following items:

- (1) Nursery stock and accessory products
- (2) Landscaping products
- (3) Antiques and crafts
- (u) Farm implement repair.
- (v) Agricultural service establishments which engage in performing agricultural, animal husbandry, or horticultural services on a fee or contractual basis, including but not limited to the following:
 - (1) Centralized bulk collection, refinement, storage and distribution of farm products to wholesale and retail markets (such as grain cleaning and shelling; sorting, grading, and packing of fruits and vegetables for the grower and agricultural produce milling and processing);
 - (2) The storage and sale of seed, feed, fertilizer, and other products essential to agricultural production;
 - (3) Crop dusting;
 - (4) Fruit packing;
 - (5) Farm equipment sales and service;
 - (6) Veterinary services;
 - (7) Facilities used in the research and testing of farm products and techniques.
 - (8) General repair and welding of farm implements and farm machinery.
 - (9) Slaughter houses.
- (w) Home occupations with sufficient off-street parking.
- (x) Public airports.

SECTION 5.03 SPECIAL LAND USES

The following uses may be permitted as a special land use in the Agricultural District when approval is granted by the Planning Commission. Such uses are subject to the provisions of Chapter 15 contained herein and the provisions noted below where applicable.

- (a) Private airfields and landing strips.
- (b) Campgrounds
- (c) Country clubs, golf courses
- (d) Extraction of natural resources
- (e) Junkyards or salvage yards
- (f) Public and non-public schools not including colleges or universities.
- (g) Municipal, State, Federal or educational administration or service buildings.

SECTION 5.04 AREA REGULATIONS

No principal building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard and area requirements are provided and maintained in connection with such building, structure, or enlargement:

- (a) **FRONT YARD** - For residential buildings and buildings normally considered accessory thereto, there shall be a front setback of not less than 50 feet except as may be required for parcels with frontage on M-66 and by the M-66 Access Management Overlay Zone.
- (b) **SIDE YARD** - For residential buildings and buildings normally considered accessory thereto, there shall be total side yards of 25 feet with a minimum side yard of at least 10 feet on one side.
- (c) **REAR YARD** - There shall be a rear yard of not less than 35 feet.
- (d) **LOT AREA** - The minimum lot area shall be one acre with a minimum of 150 feet of lot width at the front lot line. The lot area may include road right-of-way if it is noted in the legal description for the lot.

SECTION 5.05 MINIMUM FLOOR AREA

Dwelling units in this district shall have a minimum floor area of 800 square feet.

CHAPTER 6

“R-1” - LOW DENSITY RESIDENTIAL

SECTION 6.01 DESCRIPTION AND PURPOSE

The R-1 zoning district is intended to provide primarily for detached single family dwelling units with a maximum density of 3.63 units per acre with public water and sewer. Lot sizes are permitted to vary, depending upon the availability of public utilities. Non-residential uses such as churches, schools, and public buildings are also permitted as a special exception according to their compatibility with nearby single family homes. Existing agricultural uses in the R-1 zone shall be permitted to continue but the intent of this district is to phase out such uses over time so that the predominant use becomes detached single family dwelling units.

SECTION 6.02 USE REGULATIONS

Land in the “R-1” zone may only be used for the following purposes:

- (a) Single family detached dwelling units.
- (b) Two family dwellings.
- (c) Adult foster care facilities.
- (d) Family day care homes and adult day care homes with no more than six minor children or adults.
- (e) Accessory buildings, structures, and uses customarily incidental to any of the above uses when located on the same lot.
- (f) Wireless communication towers and antennas as regulated by Township Ordinance 4A.
- (g) Churches, synagogues, or similar religious institutional uses on a minimum of two acres.
- (h) Cemeteries.
- (i) Home occupations with sufficient off street parking.

SECTION 6.03 SPECIAL LAND USES

The following uses may be permitted as a special land use when approval is granted by the Planning Commission. Such uses are subject to the provisions of Chapter 15 herein.

- (a) Public and non-public schools not including colleges or universities.
- (b) Housing for the elderly or senior citizens including but not limited to assisted living facilities, nursing homes, or retirement housing.
- (c) Parks, playgrounds, community centers, or similar recreational uses when operated by a governmental agency or non-profit group.
- (f) Municipal, county, state, and federal administration or educational or service buildings.
- (g) Essential public services buildings or equipment which are above ground.
- (h) Child care centers and nursery schools.

SECTION 6.04 AREA REGULATIONS

No buildings or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following yard and area requirements are provided and maintained in connection with such building, structure, or enlargement:

- (a) FRONT YARD - For residential buildings and buildings normally considered accessory thereto, there shall be a front setback of 30 feet.
- (b) SIDE YARD - There shall be total side yards of 20 feet provided that no side yard shall be less than eight feet.
- (c) REAR YARD - There shall be a rear yard of not less than 35 feet; except that for duplexes, the rear yard setback shall not be less than 50 feet.
- (d) LOT AREA-
 - (1) For single family dwellings without public sewer and water, the minimum lot area shall be 30,000 square feet with a minimum of 132 feet of lot width at the front lot line.
 - (2) For single family dwellings with either public sanitary sewer or public water or a community septic or well system the minimum lot area shall be 20,000 square feet with a minimum of 100 feet of lot width at the front lot line.
 - (3) For single family dwellings with both public sanitary sewer and water or a community septic and well system the minimum lot area shall be 12,000 square feet with a minimum of 80 feet of lot width at the front lot line.
 - (4) For two family dwellings with or without public sanitary sewer or water the minimum lot area shall be 30,000 square feet with a minimum of 132 feet of lot width at the front lot line.

SECTION 6.05 MINIMUM FLOOR AREA

For single family and two family dwelling units, the minimum floor area shall be 800 square feet per unit.

CHAPTER 7

“R-2” - MEDIUM DENSITY RESIDENTIAL

SECTION 7.01 DESCRIPTION AND PURPOSE

The “R-2” zoning district is intended to provide for medium density residential development up to six units per acre. Multi-family dwelling units are permitted in this zoning district along with duplexes. Certain non-residential uses are also permitted by special land use. Medium density residential uses shall be located on paved streets in order for better accessibility by fire and police services. Medium density residential uses are also intended to serve as a buffer or transition zone between non-residential uses and low density residential uses.

SECTION 7.02 USE REGULATIONS

Land in the “R-2” zone may only be used for the following purposes:

- (a) Two-family dwelling units.
- (b) Multiple family dwelling units.
- (c) Uses customarily incidental to the permitted principal use.
- (d) Wireless communication towers and antennas as regulated by Township Ordinance 4A.
- (e) Housing for the elderly or senior citizens including but not limited to assisted living facilities, nursing homes or retirement housing.
- (f) Home occupations with sufficient off street parking.

SECTION 7.03 SPECIAL LAND USES

The following uses may be permitted as a special land use when approval is granted by the Planning Commission. Such uses are subject to the provisions of Chapter 15 herein.

- (a) As permitted by Section 6.03 herein except for elderly or senior housing and assisted living facilities.

SECTION 7.04 AREA REGULATIONS

- (a) FRONT YARD - The minimum front yard shall be 35 feet.
- (b) SIDE YARD -
 - (1) For two-family dwelling units as regulated by Section 7.04(b) herein.

- (2) The minimum side yard setback for multi-family dwelling units which abut a different zoning district shall be 30 feet. For multi-family units which abut an “R-2” district, the minimum side yard setback shall be 15 feet.

The minimum distance between multi-family dwelling structures shall be 30 feet.

(c) REAR YARD -

- (1) For two family units as regulated by Section 6.04(c) herein.
- (2) For multiple family units, the minimum rear yard shall be 50 feet.

(d) LOT AREA - The minimum lot area in this district shall be as follows:

- (1) Two family dwellings shall have a minimum lot area of 30,000 square feet with a minimum lot width of 132 feet at the minimum required building setback line.
- (2) Multiple family dwellings shall have a minimum lot area of 7,260 square feet per dwelling unit with a lot width of not less than 200 feet at the building line except that multiple family dwellings for elderly or senior citizens or for assisted living shall be exempt from this regulation.

(e) ADDITIONAL REGULATIONS - A project approved under this Section shall provide a play area with equipment or facilities for use by the children residing in the project. The Planning Commission shall determine the size and type of equipment to be provided based on the number of dwellings, the children likely to be living there, and the existence of nearby play areas

SECTION 7.05 MINIMUM FLOOR AREA

Multiple family dwelling units shall have the following minimum floor areas:

One bedroom	Three hundred fifty (350) square feet.
Two bedroom	Five hundred fifty (550) square feet.
Three bedroom	Eight hundred (800) square feet.

All other uses shall meet the requirement of the “R-1” District.

SECTION 7.06 LANDSCAPE BUFFER

Where an “R-2” zone abuts an “R-1” zone, a landscape buffer strip shall be installed as required by Section 4.16 herein.

SECTION 7.07 SITE PLAN REVIEW

Multi-family dwelling units in the “R-2” zone shall be subject to the site plan review requirements contained in Chapter 13 herein.

SECTION 7.08 ADDITIONAL REQUIREMENTS

Parcels containing multi-family buildings shall be located on paved roads.

CHAPTER 8

“R-3” - MOBILE HOME PARK DISTRICT

SECTION 8.01 PURPOSE AND REGULATION

The purpose of this district is to allow for the establishment of mobile home parks and related accessory uses. A mobile home park within this zoning district shall comply with all applicable procedures and requirements of the Mobile Home Commission Act, being Act 419 of 1976, as amended, and the Michigan Administrative Code. A mobile home park established within this district shall be subject to the site plan review procedures of Chapter 14 herein.

Public sewer and communal water facilities shall be provided for each mobile home park. The Township Board, however, may permit the use of a treatment system meeting all State and County regulations if public sewer facilities are not available. Connection shall be made to public sewer and water within one year after same shall become available within five hundred (500) feet of the premises.

CHAPTER 9

“C” - COMMERCIAL

SECTION 9.01 DESCRIPTION AND PURPOSE

This district is intended to permit local retail business and service uses that are desirable to serve the residential areas of the Township and nearby areas. The intent of this district is also to encourage the concentration of business uses, to the mutual advantage of consumers and merchants.

SECTION 9.02 PERMITTED USES

Land and/or buildings in this district may be used for the following uses only:

- (a) Retail shops and stores, including but not limited to bakeries, drug stores, hardware stores, appliance and furniture stores, clothing shops, and similar uses.
- (b) Personal service establishments such as barber shops, beauty salons, shoe repair, and other similar establishments.
- (c) Professional offices of doctors, dentists, lawyers, architects, and other similar professions.
- (d) Retail building supply sales.
- (e) Temporary building or trailer offices incidental to construction activities.
- (f) Essential public services buildings and equipment.
- (g) Vehicle service stations not performing vehicle body work.
- (h) Outdoor retail sales of trees, fruit, seeds, lawn furniture, playground equipment, and other home garden supplies and equipment.
- (i) Financial and business service establishments such as banks, insurance offices, and other similar businesses.
- (j) Health and physical fitness salons.
- (k) Gas station/convenience stores.
- (l) Indoor and outdoor community recreation establishments such as bowling centers, indoor theaters, skating rinks, miniature golf, go-cart tracks and video amusement establishments.

- (m) Tire shops including recapping and retreading.
- (n) Eating and drinking establishments.
- (o) Auto wash facilities.
- (p) Sign painting.
- (q) Mini-warehouse/self storage.
- (r) Dry cleaning establishments.
- (s) Printing shops.
- (t) Other similar uses.
- (u) Accessory uses and structures customarily incidental to the permitted principal uses.
- (v) Wireless communication towers and antennas as regulated by Township Ordinance 4A.
- (w) Public and private business, educational, music or art schools.
- (x) Hotels and motels.
- (y) Veterinary clinics.
- (z) Private clubs.
- (aa) Wrecker service establishments and salvage yards in conjunction with vehicle sales.
- (bb) Open air businesses including but not limited to sale of new and used motor vehicles, farm implements, lawn and garden equipment sales and service, motor homes, mobile or modular homes, boats or similar uses.

SECTION 9.03 SPECIAL LAND USES

The following uses may be permitted as a special land use when approval is granted by the Planning Commission. Such uses are subject to the provisions of Chapter 15 herein.

- (a) Special controlled uses as regulated by Section 15.06(d) herein.
- (b) Vehicle body shops provided all work is performed within an enclosed building and storage of vehicles is within an area which is well screened from the view of nearby properties and roadways.

SECTION 9.04 AREA REQUIREMENTS

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement:

- (a) FRONT YARD - There shall be a front setback of not less than 35 feet.
- (b) REAR YARD - There shall be a rear yard of not less than 20 feet.
- (c) SIDE YARD - A side yard is not required in this zone except that where it is not desired to build to the property line, a minimum side yard of 10 feet shall be required. Where this zone abuts any zone other than commercial or industrial, a minimum side yard of 20 feet is required.
- (d) LOT WIDTH - There shall be a minimum lot width of 150 feet.

SECTION 9.05 GREENBELT

When a “C” zone abuts a residential zoning district, a greenbelt 20 feet wide shall be installed along the entire length of the common lot line according to the provisions of Section 4.16 herein.

SECTION 9.06 SITE PLAN REVIEW

All uses permitted within the “C” zoning district shall be subject to the site plan review provisions of Chapter 14 herein.

SECTION 9.07 ADDITIONAL REQUIREMENTS

- (a) Loading areas shall be located so that trucks and other vehicles do not need to maneuver off site to access the loading area.
- (b) All dumpsters shall be within a three sided solid enclosure at least six feet in height.

CHAPTER 10

I - INDUSTRIAL

SECTION 10.01 PURPOSE

This zone is intended to permit industrial uses which are not offensive or debilitating to surrounding property through the effects of noise, smoke, odor, dust, noxious gases, vibration, glare and heat, fire hazards, industrial wastes, or traffic. No operations shall directly discharge waste of any kind into any river, stream, or lake. All methods of sewage disposal shall be approved by the appropriate agencies.

SECTION 10.02 PERMITTED USES

In addition to complying with the above requirements, only uses hereafter listed shall be permitted in this zone.

- (a) The manufacture, compounding, processing, packing, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.
- (b) The manufacturing, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood, and yarn.
- (c) Transportation, communications, and utility facilities.
- (d) Commercial fuel depots.
- (e) Vehicle body shops provided all vehicles and materials are kept within a building or in an area well screened from the view of nearby properties and roadways.
- (f) Bottle plants and dairies.
- (g) Contractor yards.
- (h) Crating and packing service.
- (i) Lumber yards and other building supply establishments.
- (j) Machine shop.
- (k) Printing shops.
- (l) Sign painting and servicing shops.

- (m) Tool and die manufacturing establishments.
- (n) Warehouse and storage including self storage facilities.
- (o) Wholesale establishments.
- (p) Accessory building and uses customarily incidental to the permitted principal uses.
- (q) Essential public service equipment and buildings.
- (r) Accessory building and uses customarily incidental to the permitted principal uses.
- (s) Wireless communication towers and antennas as regulated by Township Ordinance 4A.
- (t) Wrecker service and sales including manufacturing of wreckers.
- (u) Uses which are similar to the above.

SECTION 10.03 SPECIAL LAND USES

The following uses may be permitted as a special land use when approval is granted by the Planning Commission. Such uses are subject to the provisions of Chapter 15 herein.

- (a) Asphalt manufacturing or refining, tar distillation or tar products manufacture.
- (b) Iron, steel, aluminum, and other ferrous and nonferrous forging, casting, or rolling.
- (c) Rendering plant.
- (d) Slaughter house or yards.
- (e) Manufacture, processing, and bulk storage of petroleum products and by-products.
- (f) Salvage yards.
- (g) Scrap tire collection.
- (h) Recycling stations.

SECTION 10.04 ADDITIONAL REQUIREMENTS

- (a) All outdoor storage of materials shall be screened from the view of adjoining properties and roadways as approved by the Planning Commission.
- (b) Uses permitted in this zone shall not produce noise, smoke, dust, vibration, or similar nuisance which significantly affects adjoining properties in an adverse manner.

- (c) Drives and service roads to industrial buildings must be paved. All utilities must be placed underground.
- (d) Loading areas shall be located so that trucks and other vehicles do not need to maneuver off site to access the loading area.
- (e) All dumpsters shall be within a three sided solid enclosure at least six feet in height.

SECTION 10.05 AREA REQUIREMENTS

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, enlargement:

- (a) FRONT YARD - There shall be a front setback of not less than 50 feet.
- (b) REAR YARD - There shall be a rear yard of not less than 20 feet unless the parcel abuts an R1 or R2 district then the minimum setback shall be 100 feet.
- (c) SIDE YARD - There shall be a side yard of not less than 20 feet unless the parcel abuts an RA, R1, or R2 district then the minimum setback shall be 100 feet.
- (d) LOT AREA - The minimum lot area shall be two acres with a minimum lot width of 200 feet.

SECTION 10.06 GREENBELT

When an “I” zone abuts an R1 or R2 zoning district, a greenbelt 20 feet wide shall be installed along the entire length of the common lot line according to the provisions of Section 4.16 herein. If an Industrial Zone abuts an Agricultural Zone and an existing dwelling is within 100 feet of the industrial parcel, a greenbelt shall be provided per Section 4.16 herein.

SECTION 10.07 SITE PLAN REVIEW

All uses permitted in the “I” zoning district shall be subject to the site plan review provisions of Chapter 14.