

Article 6

Land Use Zoning Districts

Township of Alabaster Rural Zoning Ordinance

Adopted November 2006

and Amended in 2013

by the

Alabaster Township Board of Trustees

Article 6: Land Use Zoning Districts

Section 601. Division of the Township into Zoning Districts

For the purposes of this Ordinance, the Township of Alabaster, Iosco County, Michigan, except for streets and alleys, is divided into the following zoning districts:

Extensive Land Uses Generally Covering Large Parcels

A-1	Agricultural Zoning Districts
E-1	Extractive Zoning Districts
F-1	Forestry Zoning Districts

Residential Land Uses Intended Primarily for Dwellings

R-1	Residential Zoning Districts
R-2	Rural Residential Zoning Districts
LR-1	Lake Residential District
LR-2	Lake Residential District
LR-3	Lake Residential District
OSR-1	Open Space Residential

Business Land Uses for Commercial Ventures

B-1	Retail Business Districts
B-2	Limited Business Districts

Manufacturing and Industrial Land Uses for Industrial Uses

M-1	Manufacturing Zoning Districts
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Section 602. Official Zoning Map

The boundaries of these zoning districts are hereby defined and established as shown on the map titled, "Zoning District Map of the Township of Alabaster," which map accompanies this Ordinance. Said map, with all explanatory matter thereon, is hereby made a part of this Ordinance. The official Zoning District Map shall be kept and maintained by the Clerk of the Township.

Section 603. Interpretation of Boundaries

The following rules shall be used in interpreting the boundaries shown on the "Zoning District Map of the Township of Alabaster:"

- A. Boundaries indicated as approximately following the streets or highways or the centerline of said streets or highways shall be construed as following said streets, highways or centerlines.
- B. Boundaries indicated as approximately following Township boundary lines, or as approximately following parcel or lot lines, shall be construed as following said lines.
- C. Boundaries indicated as approximately parallel to the centerlines of streets or highways shall be construed as being parallel thereto and at such distance therefrom as indicated by a given distance or scaled dimension.

Section 604. Scope of Regulations

No building or structure, or part hereof, shall hereafter be erected, moved, constructed, or altered, and no new use or change in use shall be made unless in conformity with the provisions of this Ordinance and with the regulations specified for the district in which it is located according to the "Zoning District Map of the Township of Alabaster."

The regulations applying to such district include specific limitations on the use of land and structure, height and bulk of structures, density of population, lot area, yard dimensions, and area of lot that can be covered by each structure.

The Zoning Board of Appeals shall have the power to classify a use that is not specifically mentioned along with a comparable permitted or prohibited use for the purpose of clarifying the use regulations in any district.

Section 605. District Regulations

The following sections identify the intent and purpose, use permitted by right, and uses permitted by special land use permit, and the dimensional requirements for each zone district of the Township of Alabaster as identified in the previous section, Division of the Township into Zoning Districts. Drawings are schematic and not to scale.

A-1 AGRICULTURAL ZONING DISTRICTS

A. Purpose: This district is intended to protect those areas of Township of Alabaster that have high quality agricultural soils, and to permit related agricultural land uses, and to provide limited development of estate-sized rural residential.

B. Permitted By Right:

1. Accessory uses and structures.
2. Religious land uses.
3. General farming for cash crops, livestock and fiber purposes. Note: definition of livestock includes fowl.
4. Home occupation uses (see Article 3).
5. Dispersed one-family dwellings.
6. Road side stands (see definition, Article 2).

B. Permitted By Special Land Use (Requirements outlined in Article 9):

1. Agricultural storage, terminals, and processing facilities.
2. Farm equipment sales/service.
3. Veterinary clinics and kennels.
4. Bed and breakfast inns.
5. Golf courses.
6. Private airstrips.
7. Sand, gravel or clay pits and topsoil removal or sod farms.
8. Mobile home parks.
9. Towers.

C. Dimensional Requirements:

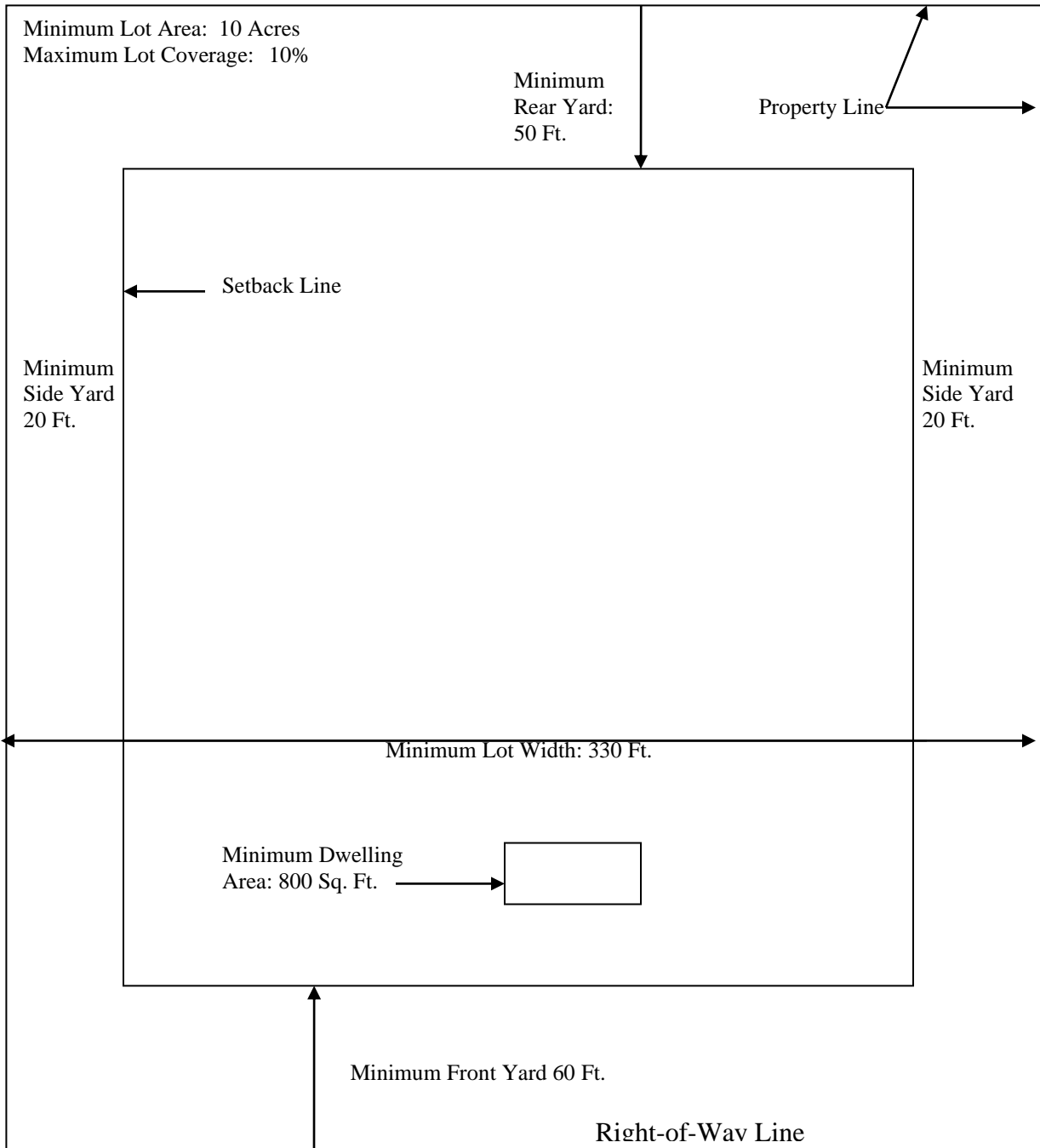
1. **Minimum lot area:** Ten (10) acres.
2. **Minimum lot width:** Three hundred thirty feet (330').
3. **Minimum front setback:** Sixty feet (60').
4. **Minimum side setback:** Twenty feet (20') each side.
5. **Minimum rear setback:** Fifty feet (50').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Forty feet (40').
8. **Maximum lot coverage:** Ten percent (10%).

D. Other controls:

1. Livestock are permitted in this district under the following conditions:
 - a. Buildings, pens, cages and enclosures housing and feeding animals shall be at least 100' from any adjacent lot line or street right-of-way line. Grazing and pasture lands are exempt from this provision.
 - b. Animals are kept with proper housekeeping to avoid odors, runoff of animal wastes, or other nuisances.

2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.
3. Agricultural accessory buildings may be up to seventy-five feet (75') in height.
4. See Article 10 for site plan review requirements.

SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
A-1 AGRICULTURAL ZONING DISTRICT



E-1 EXTRACTIVE ZONING DISTRICTS

A. Purpose: This district is intended to permit extraction of mineral resources in Alabaster Township in a controlled fashion to minimize the adverse consequences and provide long-term reuse, reclamation, and/or restoration of the land involved.

B. Permitted by Right:

1. Accessory uses and structures.
2. Extractive uses of the land, such as mining, providing standards in section E-1, below, and other elements of this ordinance are met.
3. General farming for cash crops, livestock and fiber purposes.
4. Restorative projects for reforestation, creating wetlands, lakes or ponds.
5. Extraction of sand, gravel or clay.
6. Existing single-family dwellings (setbacks for R-1 lots apply).

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Processing of minerals into useful products indoors or outdoors.
2. Airports and heliports.
3. Sewage treatment & disposal.
4. Specialty recreation purposes such as shooting ranges, trails for off-road vehicles, and similar recreation often resulting in noise and disturbance.
5. Industrial and manufacturing uses related to materials being extracted on site.
6. Sanitary landfills; solid waste transfer stations, processing or disposal areas; and junkyards.
7. Towers, including communication towers.

D. Dimensional Requirements:

1. **Minimum lot area:** Forty (40) acres.
2. **Minimum lot width:** Six hundred feet (600').
3. **Minimum front setback:** One hundred twenty feet (120').
4. **Minimum side setback:** One hundred twenty feet (120') each side.
5. **Minimum rear setback:** One hundred twenty feet (120').
6. **Minimum floor area of buildings:** Not regulated.
7. **Maximum building height:** Not regulated.
8. **Maximum lot coverage:** Eighty percent (80%) total mined area, with thirty percent (30%) active at any one time, excluding wetlands and reclamation lands.

E. Other Controls:

1. Extractive uses and mining - such as for sand and gravel, sod farms, borrow pits, gypsum mines, open mines, stripping of topsoil, or similar extraction - are permitted providing the

facility includes: (a) a plan for long-term development of property and a detailed annual plan for extraction; (b) a reclamation strategy of land uses for both long-term and annual extraction sites; and (c) standards for operation of an extractive process.

- a. A plan for long-term development of property and a detailed annual plan for extraction shall be required. The long-term plan must be updated no less than every five years or more frequently if major changes in extraction or direction are contemplated. The overall plan for the facility shall be at a scale of 1" =200' or a more detailed scale if required to meet federal or state standards. The plan shall show major topographic features and contour lines at no less than ten foot (10') intervals. Except for these unique provisions for that large site, the long-range plan shall otherwise meet, at a minimum, the requirements of Site Plan Review Requirements in Article 10 of this ordinance.

A detailed annual plan is also required of the applicant. This plan shall not only meet the standards of Site Plan Review Requirements in Article 10, but shall also demonstrate adherence to (b.) reclamation strategy for land uses and (c.) standards identified below. The annual plan shall include only sites or areas to be disturbed. It shall be at a scale of 1"=200' or greater.

- b. A reclamation strategy of land uses for both long-term and annual extraction sites is required of applicants. Any parcel or portion thereof to be utilized for extractive purposes shall have a remediation and rehabilitation strategy submitted to and approved by the Township of Alabaster Planning Commission. The strategy may be a narrative keyed to the long-term and annual plans and should show how such plans will be realized. This will include the next five years of development anticipated. This plan shall show wetlands, open field areas, forestry areas, and areas for human development. Areas of human development shall include residences, road layout, recreational uses, business or manufacturing uses, educational and/or religious facilities, as applicable, and other uses of the land. Landscaping and finish grades will be consistent with the plan. Reports of specialized consultants may also be submitted as part of this documentation.

An annual reclamation strategy shall show in detail those areas that will be modified each year in conformance with the long-term plan and the standards identified in (c.) below.

The Township of Alabaster Planning Commission shall not permit any extraction to take place until such a remediation or rehabilitation strategies are filed. Rezoning and land uses in the future shall not be permitted to be made or constructed unless they are consistent with the plan.

- c. Standards of operation are also required of all applicants. The standards are required to meet the plans and strategies required in (a.) and (b.) above. The standards are:
 - i. Active extraction using explosives or power equipment shall not be

permitted within three hundred feet (300 ') of any occupied housing unit.

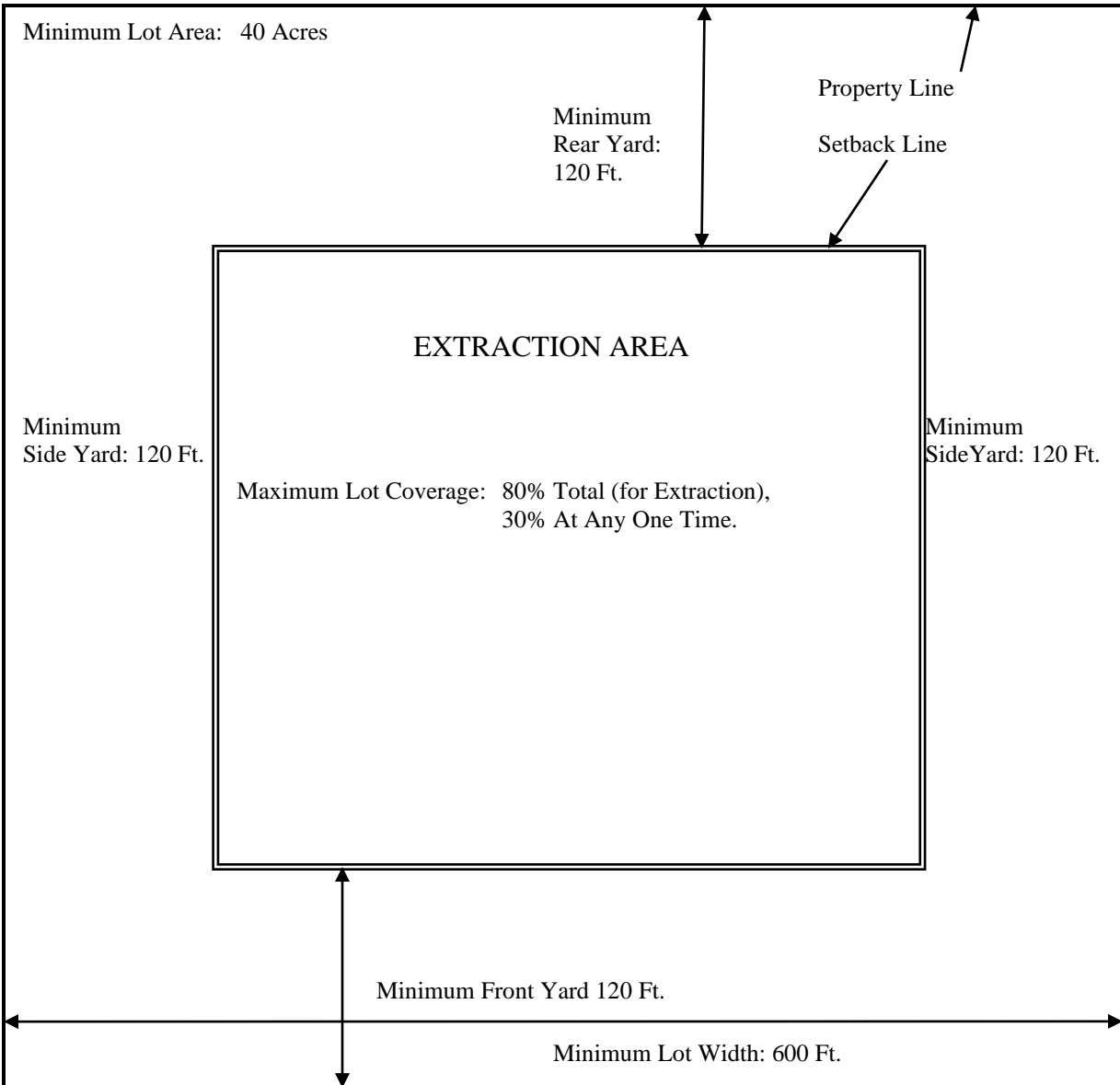
- ii. Extraction shall not be permitted within one hundred twenty feet (120') of passive land owned by the State of Michigan or federal government (state or federal forest, swamp or field) that is not occupied by people. A finished slope of not more than forty-five percent (45%) shall start one hundred twenty feet (120') from the state or federal land.
 - iii. Maximum finished grade permitted for open land is forty-five percent (45%) to reduce erosion and promote foliage. In order to promote regrowth, it shall be seeded with vegetation native to the area and designed to grow rapidly in the soils provided.
 - iv. Land planned for eventual development should have grades of no more than six percent (6%) where roads or transportation access is proposed; no more than ten percent (10%) where a home or a structure is to be built; no more than six percent (6%) where active use by people is planned; and generally less than fifteen percent (15%) in the remaining land.
 - v. Required grades in land to be permanently submerged in water having an average depth of more than three feet (3') shall be six percent (6%) for the first twenty (20) feet from the shoreline in the water and a maximum of thirty-five (35%) for the next twenty-five feet. No restrictions are required for the slope beyond forty-five (45') feet.
 - vi. Special performance standards for this district, as specified in the section on Performance Standards in Article 3, apply to this district and there shall be compliance with those standards and, most notably, with the noise and vibration standards.
2. Livestock are permitted in this district under the following conditions:
- a. Buildings, pens and cages for housing and feeding shall be 140' from adjacent lot lines or street right-of-way, except for grazing/pasture.
 - b. Livestock are managed to avoid odors, runoff of wastes, or other nuisances.
 - c. The township planning commission may make an annual inspection tour of any facility under jurisdiction of this provision with the consent of the owner. The inspection is to be made to insure compliance with these provisions. If the property owner wishes, this request can be submitted in writing. The property owner may decline but shall permit other legally permissible examinations of its property.
3. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor

homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

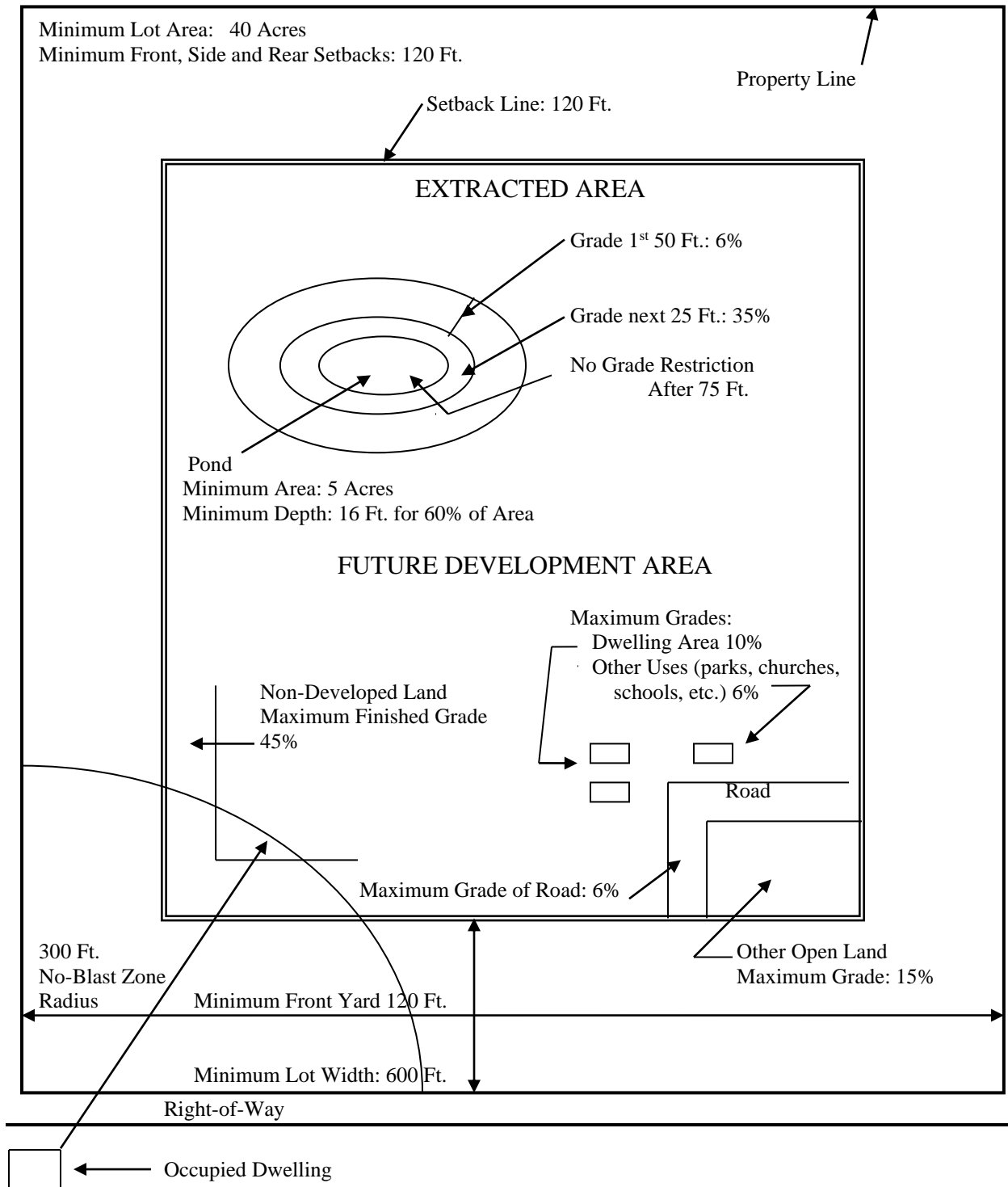
4. See Site Plan Review Requirements, Article 10.

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SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
E-1 EXTRACTIVE DISTRICT



SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
E-1 EXTRACTIVE DISTRICT – FUTURE DEVELOPMENT



F-1 FORESTRY ZONING DISTRICTS

A. Purpose: This district is intended to protect the forest, wetland and other sensitive environments of Alabaster from inappropriate use, while permitting appropriate, compatible uses of the land related to the biota and resources in the district.

B. Permitted by Right

1. Accessory uses and structures.
2. Hunting camps with cabins of four hundred (400) square feet minimum
3. General farming.
4. Home occupation uses (see Article 3).
5. Dispersed one-family dwellings.
6. Road side stands (see definition, Article 2).
7. Cemeteries.
8. Game preserves, wildlife sanctuary and tree harvesting.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Agriculture storage, terminals, and processing facilities.
2. Commercial riding stables.
3. Bed and breakfast inns.
4. Golf courses.
5. Public parks and recreation.
6. Sand, gravel or clay pits.
7. Sawmills, including permanent structures or portable sawmills for short-term harvesting.
8. Veterinary clinics & kennels.
9. Campgrounds.
10. Mobile home parks.
11. Towers, including communication towers.

D. Dimensional Requirements:

1. **Minimum lot area:** Ten (10) acres.
2. **Minimum lot width:** Three hundred thirty feet (330').
3. **Minimum front setback:** One hundred feet (100').
4. **Minimum side setback:** Fifty feet (50') each side.
5. **Minimum rear setback:** One hundred feet (100').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Minimum floor area of cabins:** Four hundred (400) square feet.
8. **Maximum dwelling height:** Forty feet (40').
9. **Maximum lot coverage:** Ten percent (10%).

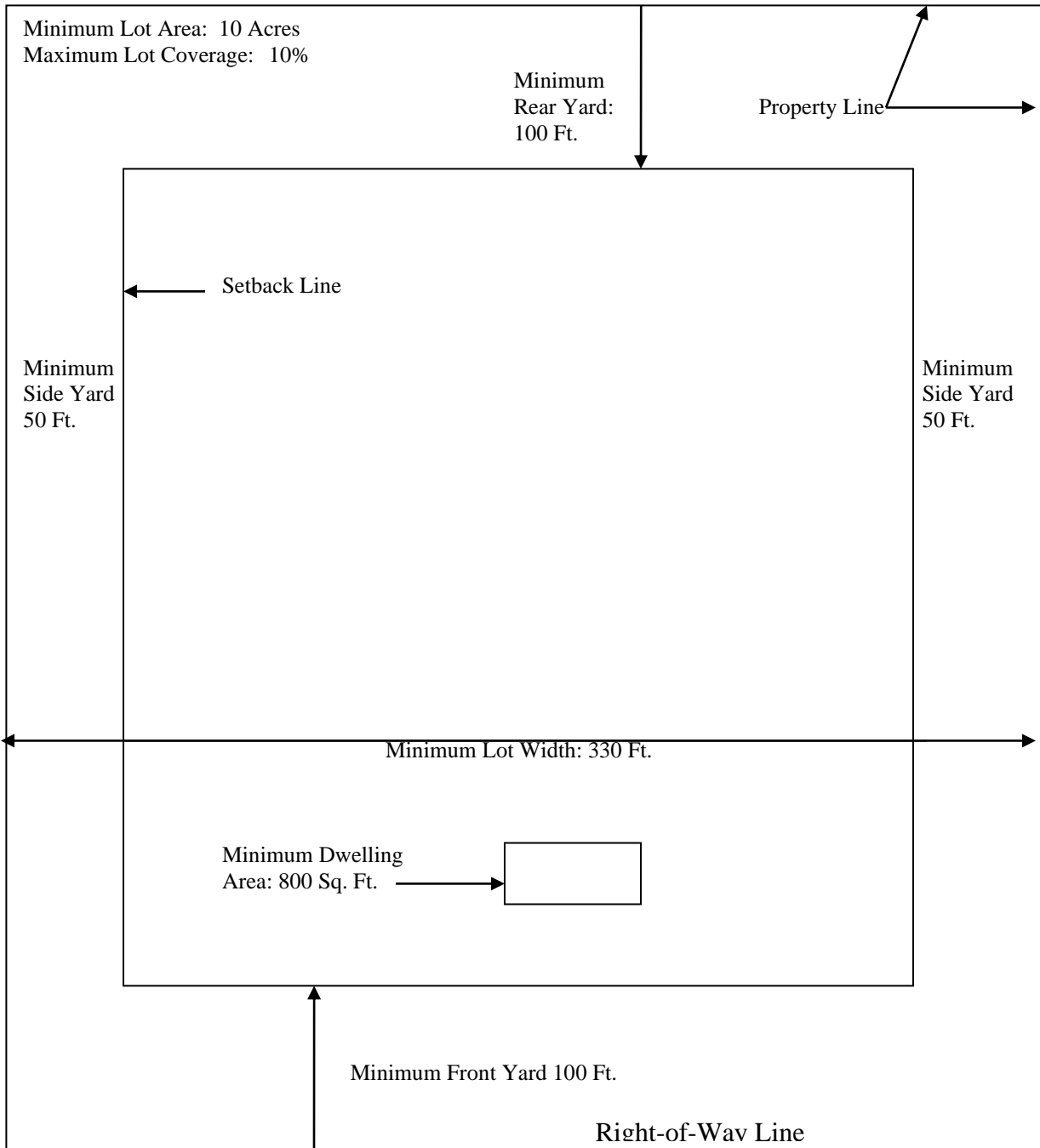
D. Other controls:

1. Farm animals (livestock) are permitted in this district under the following conditions:

- a. Buildings, pens and cages for housing and feeding shall be 100' from adjacent lot lines or street right-of-way, except for grazing/pasture.
 - b. Animals are managed to avoid odors, runoff of wastes, or other nuisances.
2. Cabins of four hundred to eight hundred (400-800) square feet are limited to one per ten acres, with a maximum of ten (10) cabins on parcels exceeding one hundred (100) acres.
3. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.
4. See Site Plan Review Requirements in Article 10.

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SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
F-1 FORESTRY ZONING DISTRICT



R-1 RURAL RESIDENTIAL ZONING DISTRICTS

A. Purpose: This district is intended for more intensive residential development located in areas most likely to have good access and future public infrastructure without impacting sensitive lands.

B. Permitted by Right:

1. One- and two-family dwellings.
2. Accessory uses and structures.
3. Religious land uses.
4. Farming for cash crops, livestock and fiber purposes.
5. Public parks and recreation.
6. Home occupation uses (see Article 3).
7. Schools, libraries and cemeteries.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Bed and breakfast inns.
2. Golf courses and private recreation facilities excluding gun clubs.
3. Roadside stands.

D. Dimensional Requirements:

1. **Minimum lot area:** 20,000 square feet for single-family dwelling.
25,000 square feet for two-family dwelling.
2. **Minimum lot width:** One hundred feet (100') for single-family dwelling.
One hundred twenty-five feet (125') for two-family dwelling.
3. **Minimum front setback:** Forty feet (40').
4. **Minimum side setback:** Ten feet (10') one side, twenty-five feet (25') total both sides.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Twenty percent (20%).

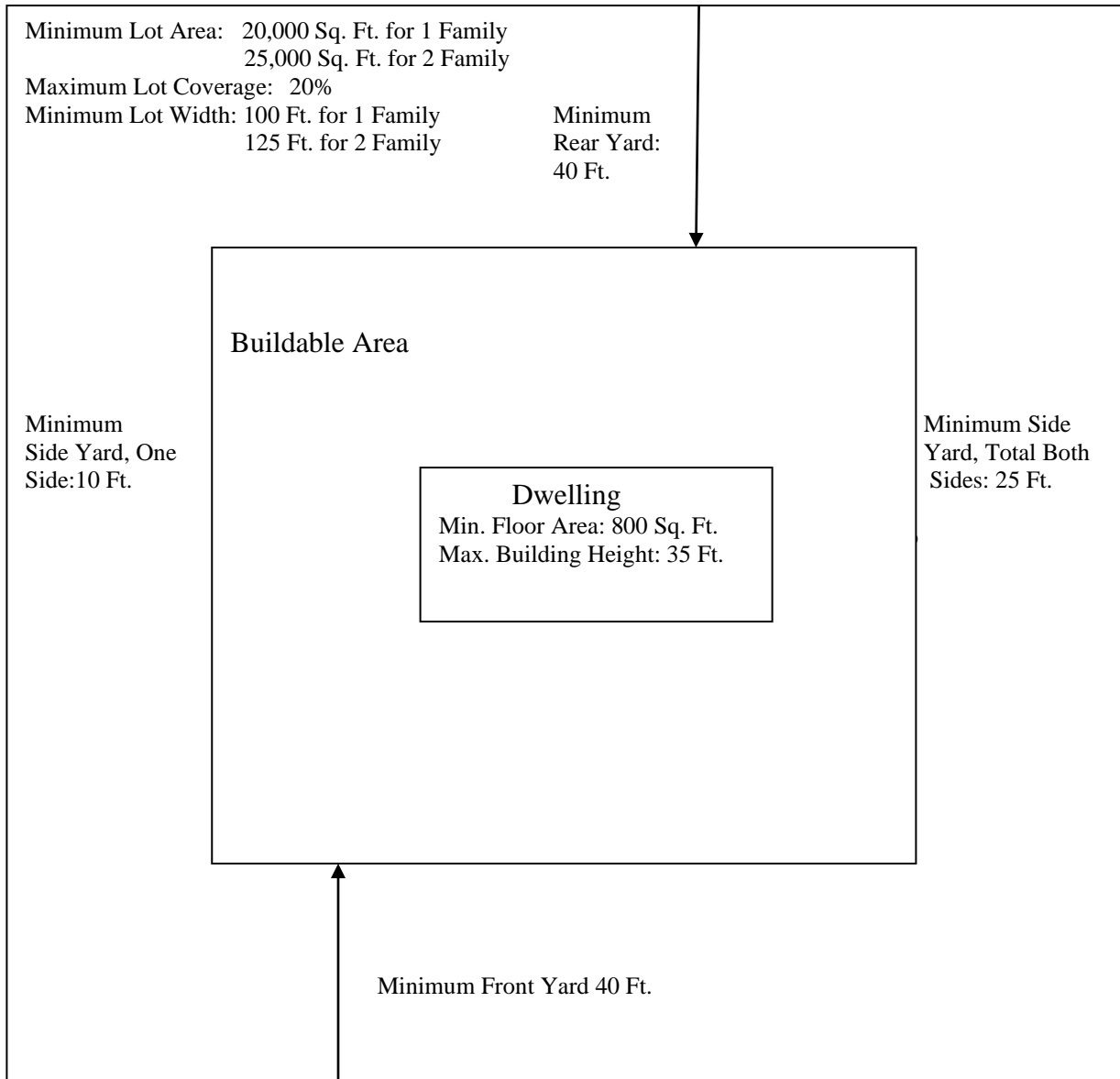
E. Other Controls:

1. Livestock are permitted in this district under the following conditions:
 - a. Buildings, pens and cages for housing and feeding shall be one hundred feet (100') from adjacent lot lines or street right-of-way, except for grazing/pasture.
 - b. Livestock are managed to avoid odors, runoff of wastes, or other nuisances.
 - c. Any property also used for livestock shall be at least five (5) acres in area.
2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

3. See Site Plan Review Requirements in Article 10.

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SCHEMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
R-1 RURAL RESIDENTIAL DISTRICT



R-2 RESIDENTIAL ZONING DISTRICTS

A. Purpose: This district is intended for dispersed residential development that may include more dense clusters where public or private utilities can be provided and where sensitive environments are not compromised by the development.

B. Permitted By Right:

1. One-family and two-family dwellings.
2. Accessory uses and structures.
3. Home occupation uses per Article 3.
4. Religious land uses.
5. Public parks and recreation.
6. Schools, libraries and cemeteries.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Multiple-family residential developments.
2. Bed and breakfast inns.
3. Institutional uses for human care, education, social, cultural, and religious purposes.
4. Nursery schools.

D. Dimensional Requirements:

1. **Minimum lot area:** 20,000 square feet for single-family dwelling.
25,000 square feet for two-family dwelling.
2. **Minimum lot width:** One hundred feet (100') for single-family dwelling.
One hundred twenty-five feet (125') for two-family dwelling.
3. **Minimum front setback:** Forty feet (40').
4. **Minimum side setback:** Ten feet (10') one side, twenty-five feet (25') total both sides.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Forty feet (40').
8. **Maximum lot coverage:** Thirty percent (30%).

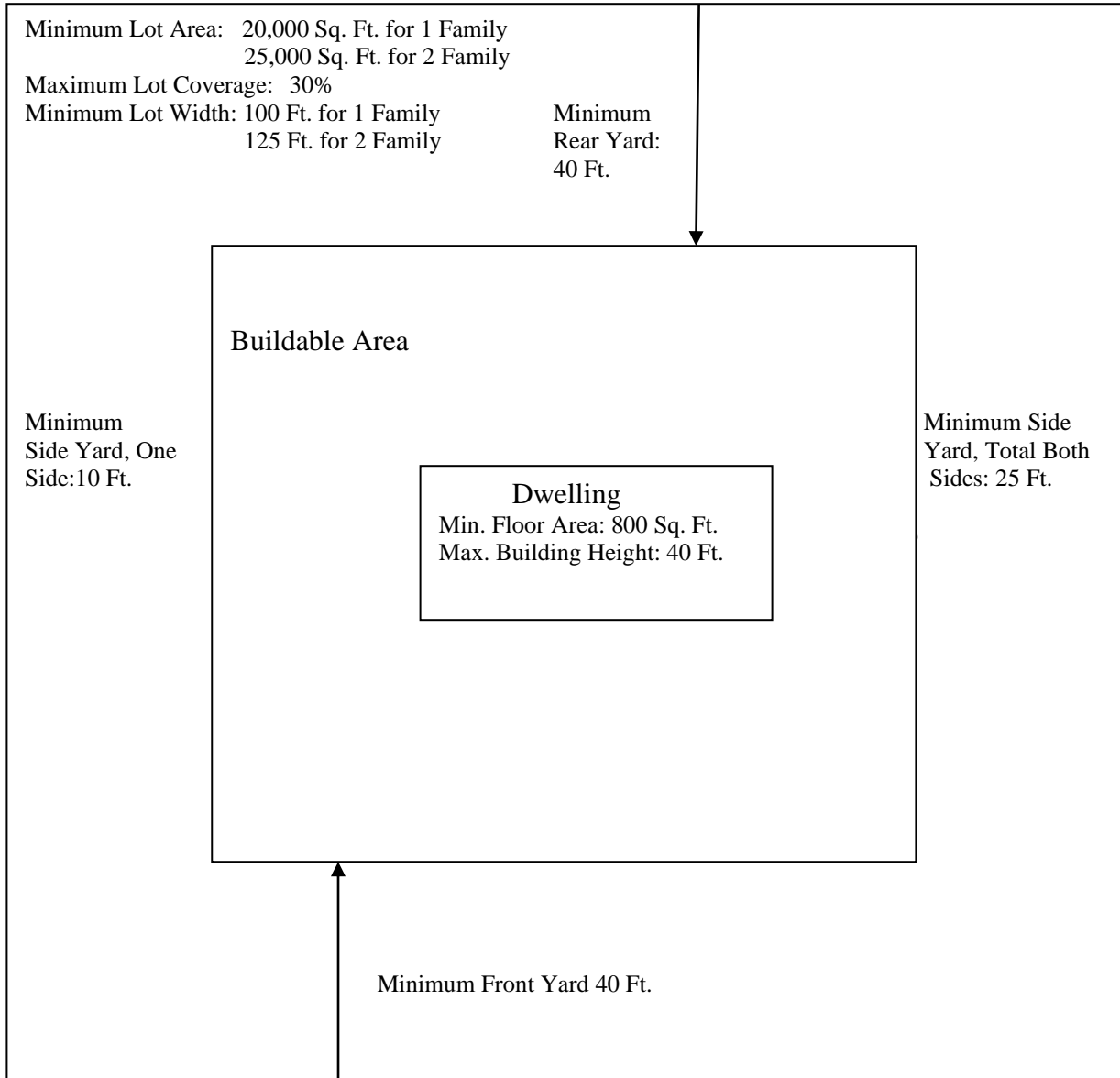
E. Other Controls:

1. Livestock are permitted in this district under the following conditions:
 - a. Buildings, pens and cages for housing and feeding shall be one hundred feet (100') from adjacent lot lines or street right-of-way, except for grazing/pasture.
 - b. Livestock are managed to avoid odors, runoff of wastes, or other nuisances.
 - c. Any property also used for livestock shall be at least five (5) acres in area.
2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

3. See Site Plan Review Requirements in Article 10.

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SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
R-2 RURAL RESIDENTIAL DISTRICT



LR-1 LAKE RESIDENTIAL DISTRICT

A. Purpose: This district is intended to allow residential development along Lake Huron waterfront in a manner that protects the quality of the water, its recreational value and its environmentally sensitive characteristics while providing a high-quality setting for intensive residential uses.

B. Permitted By Right:

1. One-family dwelling.
2. Accessory uses and structures.
3. Home occupation uses, per Article 3.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Two-family dwellings.

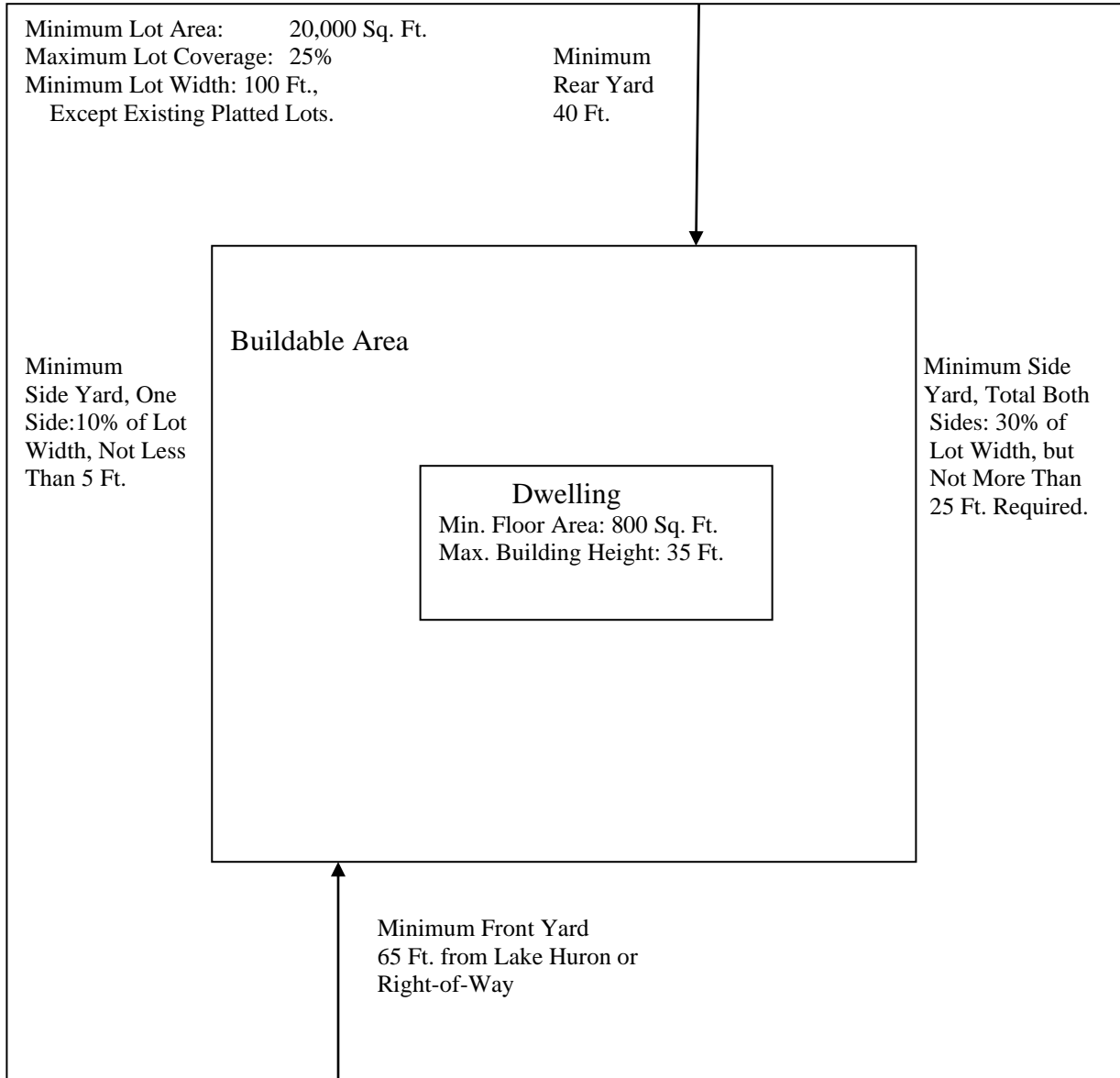
D. Dimensional Requirements:

1. **Minimum lot area:** 20,000 square feet for single-family dwelling.
2. **Minimum lot width:** One hundred feet (100') for single-family dwelling, except for lots of record at the time of approval of this ordinance.
3. **Minimum front setback:** Sixty-five feet (65'). "Front" is the lake-side for waterfront lots, the road access side for non-waterfront lots.
4. **Minimum side setback:** One side/Total both sides: 10%/30% of lot width, with a minimum of five feet (5') on one side. The minimum for the total of both sides shall be 30% of the lot width or twenty-five feet (25'), whichever is less.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Twenty-five percent (25%).

E. Other Controls:

1. When a parcel has one side on the waterfront in this district, that side shall be considered the front yard side, with the street side considered the rear yard per definitions in Article 2, of this Ordinance.
2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

SCHEMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
LR-1 LAKE RESIDENTIAL DISTRICT



LR-2 LAKE RESIDENTIAL DISTRICT

A. Purpose: This district is intended to allow residential development along the Lake Huron waterfront in a manner that protects the quality of the water, its recreational value and its environmentally sensitive characteristics while providing a high-quality setting for intensive residential uses. It also recognizes the smaller existing lots that already dominate the available land.

This district incorporates LR-2, LR-3, LR-5 and LVR-1 from the previous zoning ordinance into this re-defined district.

B. Permitted By Right

1. One-family dwelling.
2. Accessory uses and structures.
3. Home occupation uses, per Article 3.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Two-family dwellings.

D. Dimensional Requirements (*1):

1. **Minimum lot area:** 10,000 square feet.
2. **Minimum lot width:** One hundred feet (100'), except for existing lots of record at the time of approval of this ordinance.
3. **Minimum front setback:** According to High-Risk Erosion Overlay, with a minimum of thirty-five feet (35') for lake-front lot; forty feet (40') for road-front lot.
4. **Minimum side setback:** One side/Total both sides: 10%/30% of lot width, with a minimum of five feet (5') on one side. The minimum for the total of both sides shall be 30% of the lot width or twenty-five feet (25'), whichever is less.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Thirty-five percent (35%).

Note *1: Exception: The Cedar Haven Subdivision (previously zoned LVR-1) has a minimum lot size of five thousand (5,000) square feet; front setback of twenty feet (20'); and side setbacks of five feet (5'); and maximum lot coverage is fifty percent (50%).

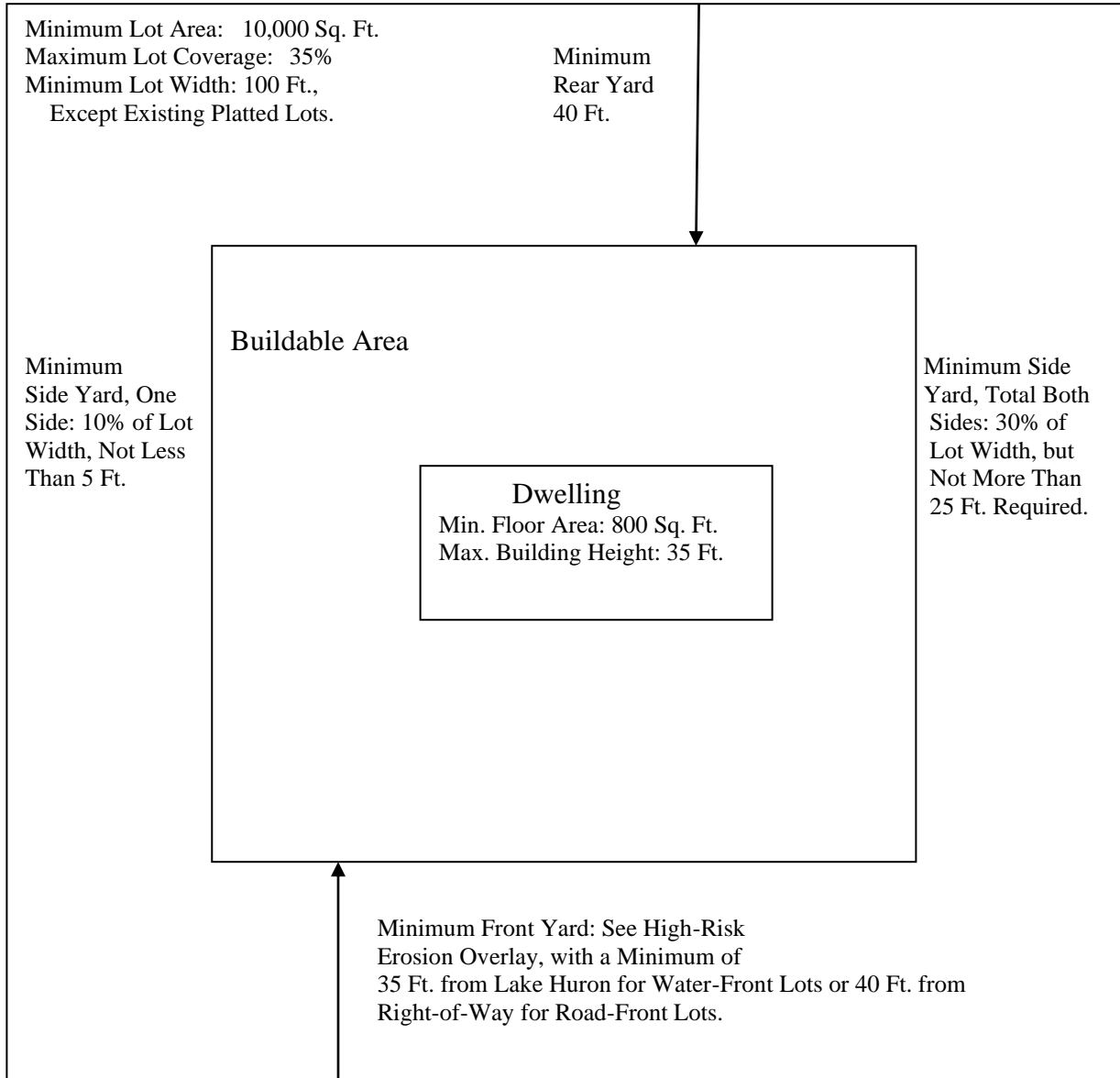
E. Other Controls:

1. When a parcel has one side on the waterfront in this district, that side shall be considered the front yard side, with the street side considered the rear yard, per definition in Article 2 of this ordinance.
2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period

of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

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SCHEMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
LR-2 LAKE RESIDENTIAL DISTRICT



LR-3 (Old 4) LAKE RESIDENTIAL DISTRICT

A. Purpose: This district is intended to control residential and related development in undeveloped areas along and near the Lake Huron waterfront in a manner that protects the quality of the water, its recreational value and its environmentally sensitive characteristics while providing a high-quality setting for intensive residential uses.

B. Permitted By Right:

1. One-family dwellings.
2. Accessory uses and structures.
3. Home occupation uses, per Article 3.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Two-family dwellings.
2. Multiple family, condominium and townhouse developments.
3. Planned unit developments including resort facilities,
4. Recreational uses.
5. Marina and watercraft service.

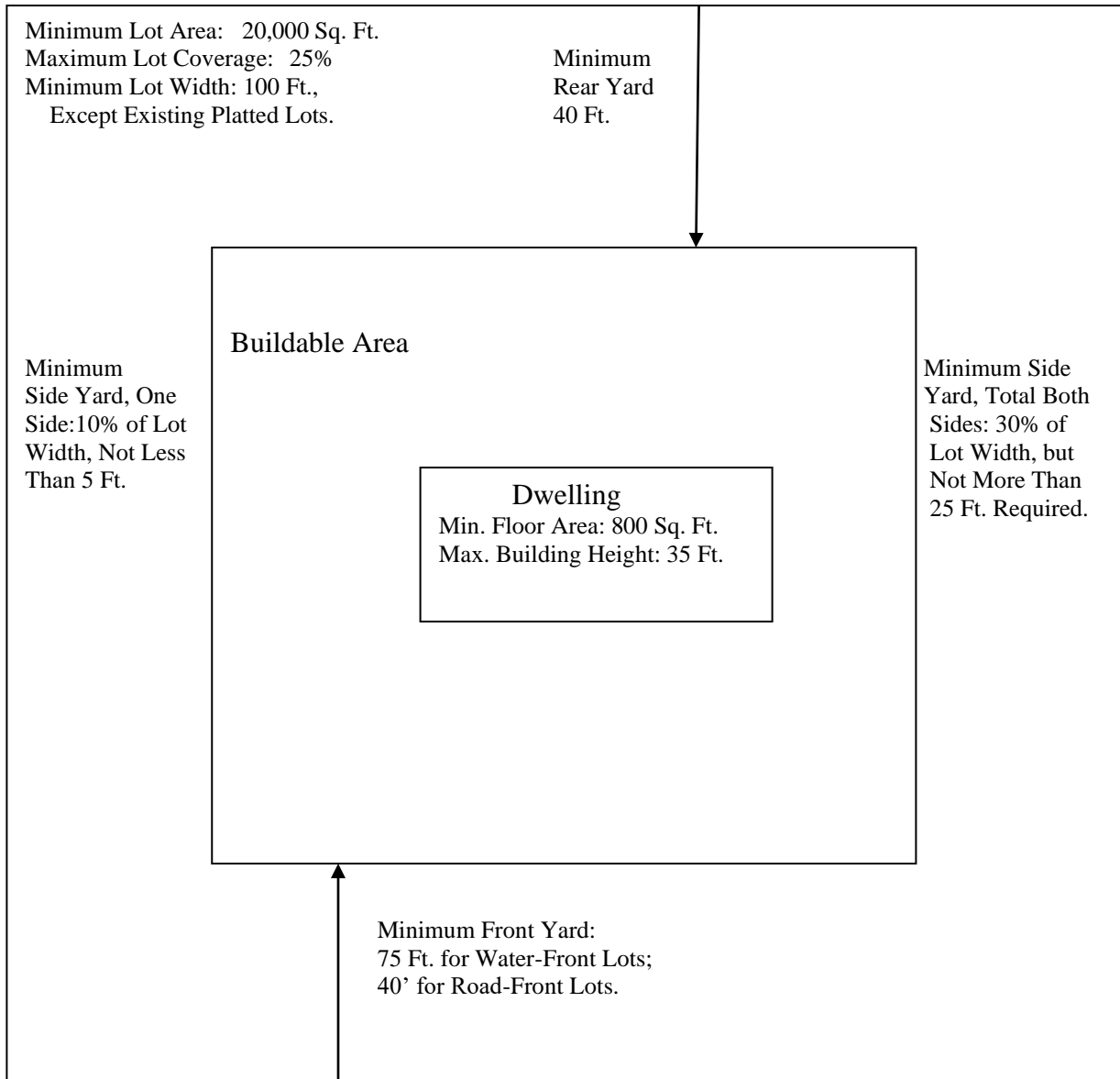
D. Dimensional Requirements:

1. **Minimum lot area:** 20,000 square feet.
2. **Minimum lot width:** One hundred feet (100'), except for lots of record at the time of approval of this ordinance.
3. **Minimum front setback:** Seventy-five feet (75') for water-front lots, forty feet (40') for road-front lots.
4. **Minimum side setback:** One side/Total both sides: 10%/30% of lot width, with a minimum of five feet (5') on one side. The minimum for the total of both sides shall be 30% of the lot width or twenty-five feet (25'), whichever is less.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Twenty-five percent (25%).

E. Other Controls:

1. When a parcel has one side on the waterfront in this district, that side shall be considered the front yard side, with the street side considered the rear yard, per definition in Article 2 of this ordinance.
2. Motor vehicles, recreational vehicles, trailers and boats may be stored without an enclosing building, providing they shall not be used or stored within the yard requirements of the district. Said vehicles, trailers and boats must be licensed. Motor homes, recreational vehicles and boats may be occupied in this district for a total period of not more than two weeks (14 days) in a calendar year without permission from the Zoning Administrator.

SCHEMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
LR-3 LAKE RESIDENTIAL DISTRICT



OSR-1 OPEN SPACE RESIDENTIAL

A. Purpose: The purpose of this district is to encourage and provide areas for unique residential development that preserve the natural features of the area, such as shorelines, woodlands, ponds, marshes and hills. Housing developed here would most likely be denser than in other residential zones, with large common areas left for open space. Limited commercial applications that meet the needs of the residents in the area may also be contained here, subject to special land use provisions.

B. Permitted by Right:

1. Single-family dwellings.
2. Accessory uses and structures.
3. Home occupation uses, per Article 3.
4. Roadside stands.
5. Livestock (with restrictions given below).
6. General farming.

C. Permitted by Special Land Use (requirements outlined in Article 9):

1. Residential planned unit developments, including clustered single-family developments.
2. Conservation areas.
3. Private clubs (Use appropriate special land use requirements for Indoor Recreation Facilities, Outdoor Assembly Areas, Outdoor Recreation Facilities or Public Assembly Buildings, in Article 9.)
4. Outdoor recreation.

D. Dimensional Requirements for Single-Family Dwellings, Not Part of a Cluster Development:

1. **Minimum lot area:** One (1) acre.
2. **Minimum lot width:** One hundred thirty-two feet (132').
3. **Minimum front setback:** Sixty feet (60').
4. **Minimum side setback:** Twenty-five feet (25') each side.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area of dwelling:** Eight hundred (800) square feet.
7. **Maximum dwelling height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Twenty-five percent (25%).

E. Dimensional Requirements for Cluster Development):

1. **Minimum Parcel Size:** Twenty (20) acres.
2. **Maximum Lot Coverage:** Twenty-five percent (25%).

F. General Conditions for Cluster Development:

A developer who wishes to pursue a cluster development shall submit two (2) concept plans for review by the Planning Commission and the Zoning Administrator. These concept plans

shall be prepared in accordance with the site plan requirements in Article 10 and the following additional requirements:

1. **Density Concept Plan.** One concept plan shall portray the development of the dwelling units on the site according to the requirements for the zoning district in which the site is located, with respect to lot area, width, setbacks, and all other dimensional requirements. The proposed density must be realistic in terms of the project area that would actually be buildable. Areas that are reserved for roads or utility easements, and other areas that are unbuildable shall be excluded from the project density calculations, except that designated wetlands shall not be counted as unbuildable, if they are appropriately protected and preserved in the open space concept plan.
2. **Open Space Concept Plan.** The other concept plan shall portray the development of the dwelling units in a manner so that at least fifty percent (50%) of the land area of the site will remain perpetually in an undeveloped state or as an acceptable open space for recreational use (see item E. below). The Open Space Concept Plan shall contain the same number of dwelling units as the Density Concept Plan.
3. **Project Narrative.** The applicant shall provide a written narrative that explains the project and its benefits. The narrative shall specifically address all elements of the project that would not comply with the zoning district regulations that would apply to the Density Concept Plan.
4. **Long Term Maintenance Plan and Maintenance Schedule.** The applicant shall provide a written narrative that details the proposed maintenance plan for the portion of the property to remain undeveloped. The plan should detail the specific maintenance that will occur, how often and how it will be perpetually funded.
5. **Acceptable Open Space for Recreational Use.** Acceptable open-space recreational uses must provide for, to the extent possible, water infiltration and preservation of natural vegetation. Such uses may include horse-riding stables and trails, golf courses, baseball fields (not stadiums), grass tennis courts, nature trails, hunting areas, and fishing ponds. All such areas must be approved by the Planning Commission.

G. Open Space and Wetlands Preservation Bonus for Cluster Development:

1. All open space developments shall be allowed up to a 20% increase in the number of dwelling units in the Density Concept Plan.
2. A discretionary infrastructure bonus in units may be granted in accordance with the following requirements, provided the additional unit capacity is deemed necessary and accessible by the Planning Commission.
 - a. Unit bonus is based on the developer providing centralized community sewer and water capacity greater than that required for the cluster development. Additional

- capacity is defined as capacity greater than 110% of the requirements for the total number of units planned.
- b. The unit bonus shall be determined by the Planning Commission and approved by the Township Board, based on giving an incentive for developers to provide additional useable water and/or sewer capacity for use by Township residents outside of the development.
 - c. Factors that are to be considered when determining the infrastructure bonus include, but are limited to, the following:
 - i. The Township Comprehensive Development Plan and Zoning Ordinances.
 - ii. Preservation of the environment.
 - iii. Need and accessibility of additional capacity of the infrastructure.
 - iv. Ability of the infrastructure additions to operate on an on-going basis.
 - v. Quality of proposed infrastructure additions.

H. Approval Standards for Cluster Development:

The following requirements, in addition to the general standards contained within this article, must be met:

1. **Water Supply and Wastewater Disposal.** The proposed development will comply with all requirements of District Health Department Number 2 for residential water supply and waste water disposal.
2. **Land Division Act.** The proposed development will comply with all requirements of the Land Division Act, if applicable.
3. **Creation of Open Spaces.** At least fifty percent (50%) of the project land area will remain perpetually in a conservation area, as defined in Article 2, by means of conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land and that is acceptable to the Township, or as an approved acceptable recreational land use. The conservation easement, plat dedication, restrictive covenant or other legal means must include the maintenance agreement as proposed by the developer and approved by the Township. Failure to maintain the property as agreed is equal to a failure to abide by the zoning ordinance and the approval of the Planning Commission. Furthermore, the conveyance should provide for the assessment of the private property owners by the Township for the cost of maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.

4. **Maintenance of Open Space.** The open space as identified and approved in the Open Space Development must be maintained as agreed and identified in the Project Narrative submitted under paragraph F.3. As part of the special land use approval, the owner or owners of the Open Space Development agree to provide access to the Township Zoning Administrator to inspect the maintenance of the open space. Approval of this Open Space Development Special Land Use provides the Township the right, after inspection and request of the developer, to provide maintenance of the open space area as specified within the approval, at a cost of the maintenance to the Township plus twenty-five percent (25%). These costs will be distributed among the property owners within the development by special assessment.

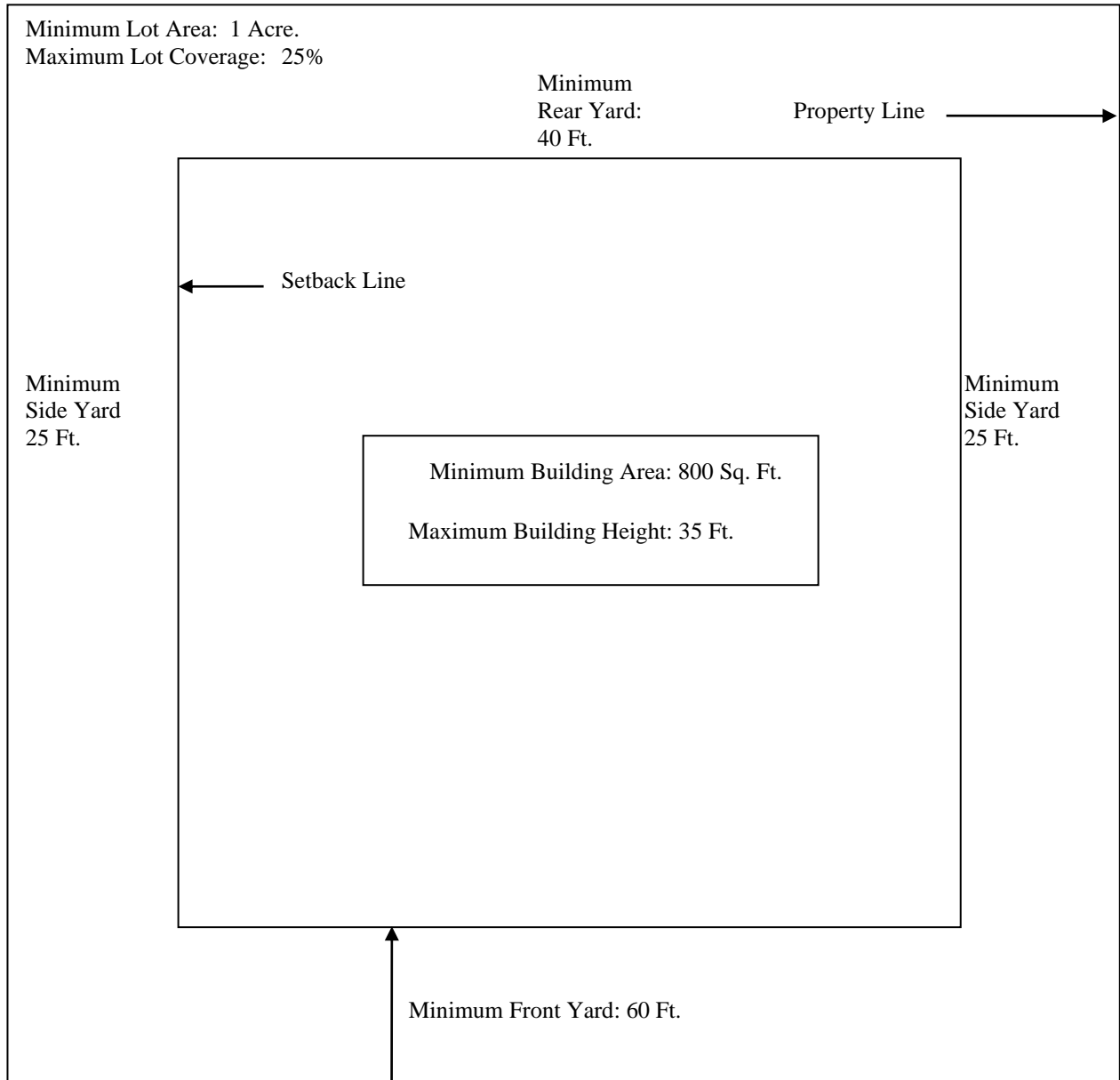
I. Approval Process:

Application shall be made through the Zoning Administrator who shall forward the request to the Planning Commission for review. After review and public hearing, the Planning Commission shall give its recommendation to the Township Board for approval, conditional approval or denial.

The application process will follow that for both a site plan review, per Site Plan Review Requirements in Article 10, and a special land use permit, per Article 9, both of which may be done simultaneously. A public hearing is required. If rezoning is also required, the required public hearing for the site plan review and the special land use permit shall suffice for the rezoning as well, per PA 110 (503)(7) of 2006.

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SCHEMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
OSR-1 OPEN SPACE RESIDENTIAL ZONING DISTRICT
SINGLE-FAMILY DWELLINGS



B-1 RETAIL BUSINESS DISTRICTS

A. Purpose: This district is intended for local area retail shopping, consumer services, tourist recreation businesses, offices, consumer convenience facilities, and related business uses, including small-scale wholesale and warehouse activities.

B. Permitted By Right:

1. Existing one- and two-family dwellings.
2. Accessory uses and structures.
3. Religious land uses.
4. Motels and hotels.
5. Farm equipment sales and service.
6. Office buildings for finance, real estate, insurance, law, & medicine.
7. Personal service establishments such as barber, beauty & similar activities.
8. Restaurants (not drive-in/thru).

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Automobile service station, gasoline service station, repair, or washing facilities.
2. Building supply, big-box retail, warehouses, and wholesale businesses.
3. Commercial recreation uses such as bowling, pool halls, etc.
4. Dealerships for new or used vehicles.
5. Drive-in or drive-thru business operations.
6. Institutional uses for human care, education, social, cultural, and religious purposes.
7. Commercial outside storage of vehicles and trailers.

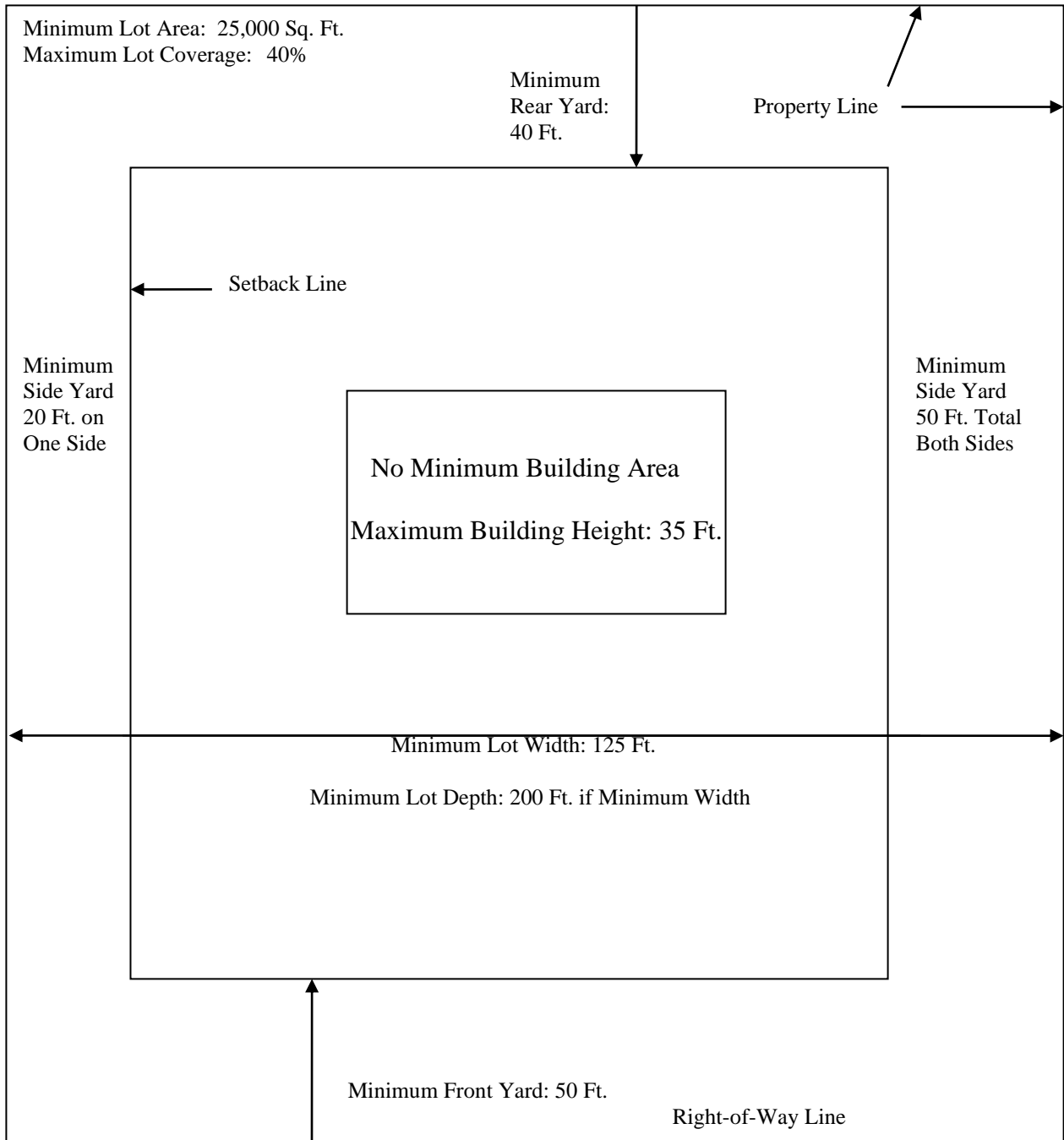
D. Dimensional Requirements:

1. **Minimum lot area:** 25,000 square feet.
2. **Minimum lot width:** One hundred twenty-five feet (125').
3. **Minimum front setback:** Fifty feet (50').
4. **Minimum side setback:** Twenty feet (20') minimum, fifty feet total (50').
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area:** None required.
7. **Maximum building height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Forty percent (40%).

E. Other Controls:

1. No side yard is required if attached to adjacent business with a firewall in between.
2. Site plan review is required per Article 10.

SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
B-1 RETAIL BUSINESS ZONING DISTRICT



B-2 LIMITED BUSINESS DISTRICTS

A. Purpose: This district is intended as a transition from residential to more extensive uses, such as a road, railroad, highway, more intensive zoning district and related activities. It is therefore limited to business uses that are primarily day-time and have no adverse impact on adjacent properties from noise, light, activity or appearance.

B. Permitted By Right:

1. Existing one- and two-family dwellings.
2. Accessory uses and structures.
3. Motels and hotels.
4. Religious land uses.
5. Farm equipment sales and service.
6. Office buildings for finance, real estate, insurance, law, & medicine.
7. Personal service establishments, such as barber, beauty & similar businesses.
8. Restaurants (not drive-in/thru).
9. Retail sales and service organizations operating principally between 7 a.m. and 10 p.m.
10. Cemeteries.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Institutional uses for human care, education, social, cultural, and religious purposes.
2. Public assembly buildings such as lodges, societies, fraternities, sororities and civic organizations.
3. Commercial outside storage of vehicles and trailers.

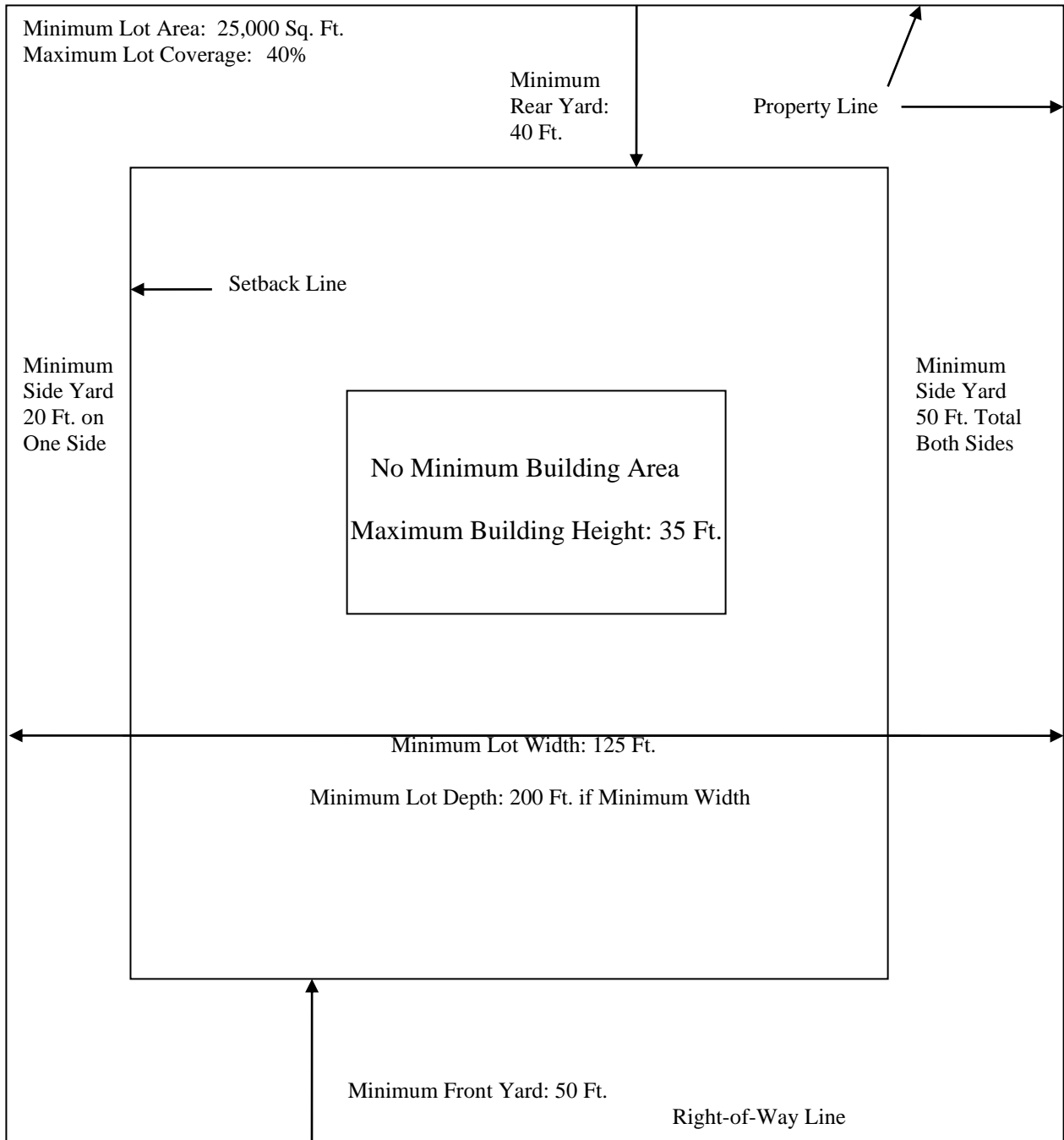
D. Dimensional Requirements:

1. **Minimum lot area:** 25,000 square feet.
2. **Minimum lot width:** One hundred twenty-five feet (125').
3. **Minimum front setback:** Fifty feet (50').
4. **Minimum side setback:** Twenty feet (20') minimum, fifty feet (50') total.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area:** None required.
7. **Maximum building height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Forty percent (40%).

E. Other Controls:

1. No side yard is required if attached to adjacent business with a firewall in between.
2. Site plan review is required per Article 10.

SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
B-2 LIMITED BUSINESS ZONING DISTRICT



M-1 MANUFACTURING ZONING DISTRICTS

A. Purpose: This district is intended for manufacturing, light industrial and related uses, including warehouses, wholesale businesses, trucking terminals, manufacturing systems, assembling, fabrication, processing of raw materials and other light industrial uses in a location not having adverse impacts on the local environment and where public infrastructure is most likely.

B. Permitted By Right:

1. Accessory uses and structures.
2. Agricultural storage, terminals, and processing facilities.
3. Manufacturing, processing, treatment, assembling, packaging, or use of previously prepared materials.
4. Trucking terminals.
5. Marine terminals for locally-mined or extracted materials
6. Warehouses.
7. Structures existing at the time of this ordinance.
8. Wholesale businesses.

C. Permitted by Special Land Use (Requirements outlined in Article 9):

1. Automobile service stations gasoline service stations, repair, or washing.
2. Drive-in or drive-thru business operations.
3. Large-scale primary metal industry, petroleum and chemical manufacturing, and electrical generation.
4. Sanitary landfills, solid waste transfer stations, processing, recycling facilities, disposal areas, and junkyards.
5. Marine terminals other than those permitted by right.
6. Commercial communication towers.
7. Commercial outside storage of vehicles and trailers.
8. Sawmills.

D. Dimensional Requirements:

1. **Minimum lot area:** 25,000 square feet. Some land uses have larger requirements.
2. **Minimum lot width:** One hundred twenty-five feet (125').
3. **Minimum front setback:** Fifty feet (50').
4. **Minimum side setback:** Twenty-five feet (25') minimum, fifty feet (50') total.
5. **Minimum rear setback:** Forty feet (40').
6. **Minimum floor area:** None required.
7. **Maximum building height:** Thirty-five feet (35').
8. **Maximum lot coverage:** Forty percent (40%).

E. Other Controls:

1. Site plan review is required per Article 10.

SCHMATIC DIAGRAM OF PRINCIPAL ZONING REQUIREMENTS
Not to Scale
M-1 MANUFACTURING ZONING DISTRICT

