

Article III. ZONING DISTRICTS AND MAP

Section 3.01 Classification of Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established in Burt Township:

WR	Waterfront Residential
R-1	General Residential
RR	Rural Residential - Agricultural
MR	Mixed Residential
C-1	Local Commercial
I	Light Industrial
CR	Conservation Recreation

Section 3.01.2 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Burt Township Zoning Map, Cheboygan County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

Section 3.01.3 Boundaries of Districts

Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Cheboygan County Register of Deeds on the date of the enactment of the Zoning Ordinance. The official Zoning Map shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date, with any amendments to the Ordinance involving changes to the official map noted and portrayed on said map.

The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerk. Where uncertainty exists as the exact district boundaries, the following shall prevail:

1. Where boundary lines are indicated as approximately following streets, alleys, or highways; the center lines of the said streets, alleys, or highways shall be considered to be exact boundary lines.
2. Boundaries indicated as approximately following lot lines shall be considered to follow said lot lines.
3. Where the application of the above rules leave a reasonable doubt as to the exact location of a district boundary, the provisions of the more restrictive district shall govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

Section 3.01.4 - Zoning of Vacated Areas

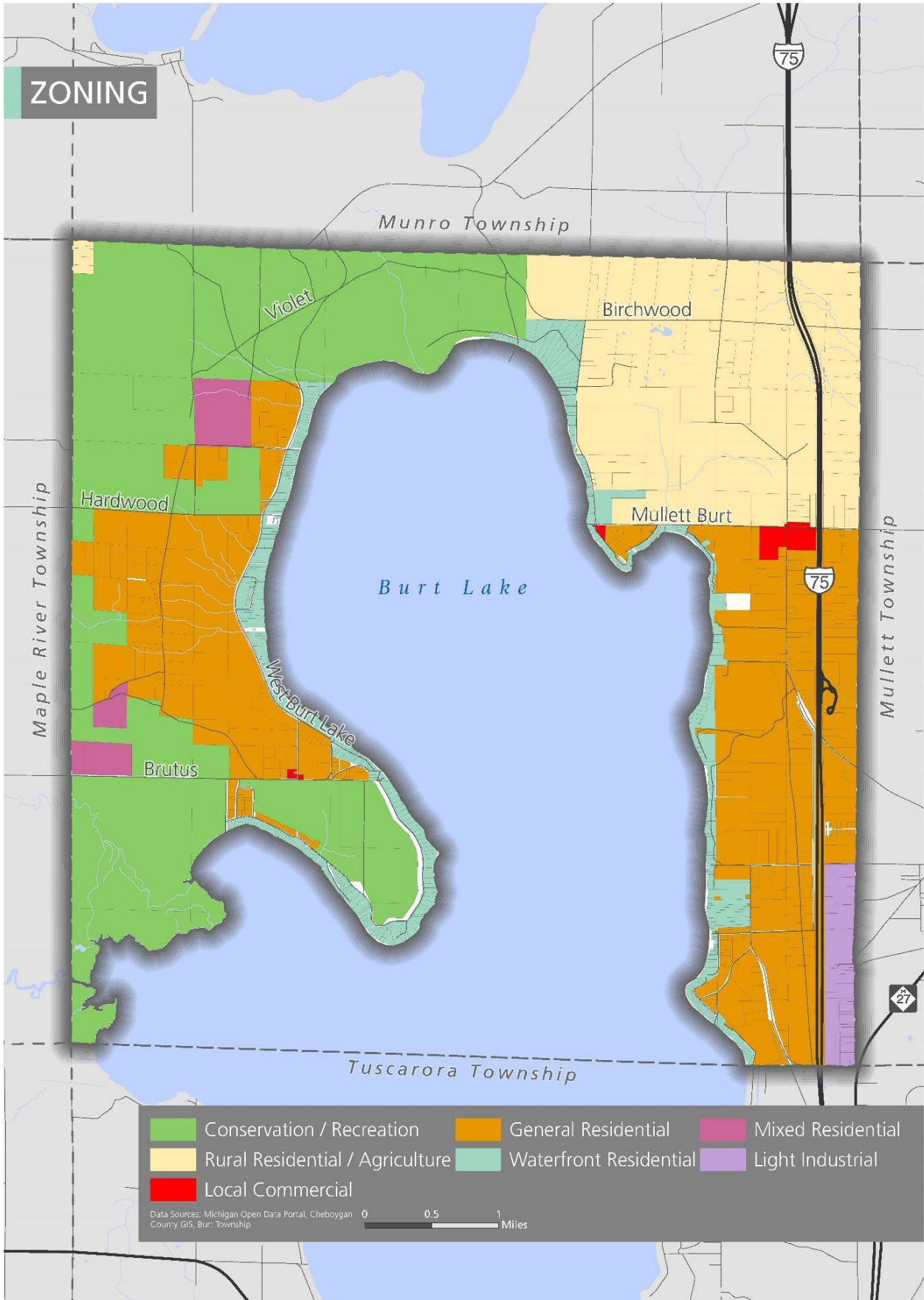
Whenever any street, alley, highway, or other public right-of-way within the Township has been abandoned by official government action, such right-of-way lands attach to and become part of the land adjoining. Such right-of-way property shall automatically acquire and be subject to the provisions of the Zoning District of the abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

Section 3.01.5 - Zoning of Filled Areas

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the Michigan Department of Environmental Quality and U.S. Army Corp of Engineers, as required.

Section 3.01.6 - Zoning District Changes

When district boundaries change, any non-conforming use may continue subject to all other applicable provisions of this Ordinance.



Section 3.02 Waterfront Residential District (WR)

The following provisions shall apply to the Waterfront Residential District (WR).

Section 3.02.1 - Intent

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, and topographic resources of the Township.

Section 3.02.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single family	Permitted	--	2/dwelling unit
Guest house		6.08	--
Home occupations		6.09.1	--
Roof-mounted solar installations		6.26	--
<i>Public/Semi-Public Uses</i>			
Public lake access facilities	Special Use	6.10.1 7.01.15	--
Private shared lake access		6.10.2 7.01.15	--
<i>Accessory Uses</i>			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--

Section 3.02.3 - Dimensional Standards and Building Form (Amended 12/02/21)

<i>Waterfront Residential District (WR) Dimensional Standards & Building Form</i>		
<i>Lot Occupation</i>		
Minimum Lot Area		21,000 sq ft
Minimum Lot Width		100'
Maximum Lot Coverage (a) (b)		30%
<i>Principal Structure</i>		
Setback (c) (d) (e)	Front	75'
	Side	10'
	Rear	50'
	From Existing Structures	20'
Maximum Height		35'
Minimum Floor Area Per Dwelling Unit	Total	1,200 sq ft
	1 st Floor	800 sq ft
Minimum Dwelling Width		24'
<i>Accessory Buildings With Principal Use</i>		
Number of Accessory Buildings (f)		1
Setback (c) (d) (e)	Front	75'
	Side	10'
	Rear	50'

	From Existing Structures	20'
Maximum Height at Eaves		12'
Maximum Building Footprint		1,200 sq ft

- a) Maximum coverage shall include but not be limited to buildings or structures, roofs of any type, concrete, asphalt, or bituminous paving compacted gravel, patios or decks, and driveways.
- (b) The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail that crosses a property and connects to a larger trail system.
- (c) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.
- (d) For all lakefront lots, the minimum structure setback on the waterfront side shall be seventy-five (75) feet from the ordinary high water mark.
- (e) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.
- (f) A second accessory building or a single accessory building not exceeding 1.5 times either the maximum building footprint or max size as shown in the above table may be approved on lot sizes exceeding 60,000 sq. ft. provided all structures are in compliance with the district setback requirements.

Section 3.03 General Residential District (R-1)

The following provisions shall apply to the General Residential District (R-1).

Section 3.03.1 - Intent

The Residential District is designed to accommodate and encourage single family residential development and associated uses, in keeping with the residential goals and objectives specified in the Burt Township Master Plan. The permitted uses are intended to provide for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

The provisions of this section also recognize with the gradual extension of other property uses into the district, such as those provided for under the “Uses Subject to Special Use Permit”; there is a need for careful consideration based on sound standards as provided for through the Special Use Permit approval process.

Section 3.03.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single family	Permitted	--	2/dwelling unit
Guest houses		6.08	--
Home occupation		6.09.1	--
Roof-mounted solar installations		6.26	--
Cottage industry	Special Use	6.09.2	--
Planned unit development		7.01.12	--
<i>Public/Semi-Public Uses</i>			
Parks, playgrounds, community centers	Permitted	7.01.15	--
Public buildings, institutions and places of worship		7.01.13	1/3 seats or each 6 feet of pew
<i>Commercial, Agricultural, & Industrial Uses</i>			
Commercial timber cut	Permitted	6.22	--
Sand and gravel extraction	Special Use	7.01.16	--
<i>Accessory Uses</i>			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a principal use for non-commercial uses		--	--
Ground-mounted solar installations as an accessory structure		6.26	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--
Accessory buildings as a principal use for commercial uses		--	--

Section 3.03.3 - Dimensional Standards and Building Form (Amended 12/02/21)

<i>General Residential District (R-1) Dimensional Standards & Building Form</i>		
Lot Occupation		
Minimum Lot Area		1 ac
Minimum Lot Width		200'
Maximum Lot Coverage (a) (b)		20%
Principal Structure		
Setback (c) (d)	Front	50'
	Side (e)	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height		35'
Minimum Floor Area Per Dwelling Unit	Total	800 sq ft
	1 st Floor	800 sq ft
Minimum Dwelling Width (f)		14'
Accessory Buildings With Principal Use		
Number of Accessory Buildings	Lots < 3 acres	1
	Lots ≥ 3 acres	2
Setback (c) (d)	Front	50'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 1 – 4.99 acres	1,800 sq ft
	Lots 5 – 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft
Accessory Buildings As Principal Use		
Number of Accessory Buildings		1
Minimum Lot Size		1 ac
Setback (c) (d)	Front	100'
	Side	50'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 1 – 4.99 acres	1,800 sq ft
	Lots 5 – 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft

(a) Maximum coverage shall include but not be limited to buildings or structures, roofs of any type, concrete, asphalt, or bituminous paving, compacted gravel, patios or decks, and driveways.

(b) The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail that crosses a property and connects to a larger trail system.

(c) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.

(d) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.

(e) Side yard setbacks for existing lots of record of one hundred twenty (120) feet in width or less shall be reduced to ten (10) feet.

(f) Except within 800 feet of the shore of Burt Lake (measured from the ordinary high water mark), where the minimum dwelling width shall be 24 feet.

Section 3.04 Rural Residential - Agricultural District (RR)

The following provisions shall apply to the Rural Residential - Agricultural District (RR).

Section 3.04.1 - Intent

The Rural Residential - Agricultural District is designed to promote the use of wooded and rural areas of the Township in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The intent of the District is to hold the rural Township areas for agriculture and forestry purposes and to allow some multiple uses of marginal farm-forest lands.

Section 3.04.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single family	Permitted	--	2/dwelling unit
Dwelling, two-family		--	2/each dwelling
Dwelling, farm		--	--
Guest house		6.08	--
Home occupations		6.09.1	--
Roof-mounted solar installations		6.26	--
Cottage Industry	Special Use	6.09.2	--
Planned unit development		7.01.12	--
<i>Public/Semi-Public Uses</i>			
Parks, playgrounds, community centers	Permitted	7.01.15	--
Noncommercial recreation facilities		7.01.15	--
Forest preserves		--	--
Game refuges		--	--
Public buildings, institutions and places of worship		7.01.13	1/3 seats or each 6 feet of pew
Public utility buildings without storage yards		--	--
Recreation camps	Special Use	7.01.14	1/2 member families
Wind turbine generators		7.01.23	--
<i>Commercial, Agricultural, & Industrial Uses</i>			
Farms	Permitted	--	--
Roadside stand		--	--
Stable, private		--	--
Tree farms, tree crops and forestry		--	--
Commercial timber cut		6.22	--
Stable, commercial	Special Use	7.01.20	--
Kennels or veterinary clinics/hospital		7.01.7	--
Nursery, flower, plant, or garden shops		--	--
Sand and gravel extraction		7.01.16	--
Gas and oil processing facilities		7.01.24	--
Solar energy farms		7.01.25	--

Accessory Uses			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a Principal Use for non-commercial uses		--	--
Ground-mounted solar installations as an accessory structure		6.26	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--
Accessory buildings as a Principal Use for commercial uses		--	--

Section 3.04.3 - Dimensional Regulations (Amended 12/02/21)

Rural-Residential – Agricultural (RR) Dimensional Standards & Building Form		
Lot Occupation		
Minimum Lot Area		5 ac
Minimum Lot Width		235 ft
Maximum Lot Coverage (a) (b)		20%
Principal Structure		
Setback (c) (d)	Front	50'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height (e) (f) (g)		35'
Minimum floor area per dwelling unit	Total	800 sq ft
	1 st Floor	800 sq ft
Accessory Buildings With Principal Use		
Number of Accessory Buildings		2
Setback (c) (d)	Front	50'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots < 5 acres	1,800 sq ft
	Lots 5 – 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft
Accessory Buildings As Principal Use		
Number of Accessory Buildings		2
Minimum Lot Size		5 ac
Setback (c) (d)	Front	100'
	Side	50'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots < 5 acres	2,560 sq ft
	Lots 5 – 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft

(a) Maximum coverage shall include but not be limited to buildings or structures, roofs of any type, concrete, asphalt, or bituminous paving, compacted gravel, patios or decks, and driveways.

(b) The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail that crosses a property and connects to a larger trail system.

- (c) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.
- (d) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.
- (e) Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.
- (f) Telecommunication towers, alternative tower structures, transmission and communication towers, utility microwaves, and public utility T.V. or radio transmitting towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 7.01.22 of this ordinance
- (g) Commercial Wind Turbine Generators or Anemometer Towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 7.01.23 of this ordinance.

Section 3.05 Mixed Residential Districts (MR)

The following provisions shall apply to the Mixed Residential District (MR).

Section 3.05.1 - Intent

The Mixed Residential District is designed to accommodate and encourage higher density residential development through a mix of residential structures and associated uses, including both one-family and multiple family dwelling structures, in keeping with the residential goals and objectives specified in the Burt Township Master Plan. The uses permitted are intended to promote land uses for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

Section 3.05.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single-family	Permitted	--	2/dwelling
Dwelling, two-family		--	2/each dwelling
Dwelling, multi-family		--	--
Guest house		6.08	--
Manufactured home developments, including mobile home park		--	--
Home occupations		6.09.1	--
Roof-mounted solar installations		6.26	--
Planned unit development	Special Use	7.01.12	--
Cottage industry		6.09.2	--
<i>Public/Semi-Public Uses</i>			
Public buildings, institutions, and places of worship	Permitted	7.01.13	1/3 seats or each 6 feet of pew
Public utility buildings without storage yards		--	--
<i>Commercial, Agricultural, & Industrial Uses</i>			
Sand and gravel extraction	Special Use	7.01.16	--
<i>Accessory Uses</i>			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a Principal Use for non-commercial uses		--	--
Ground-mounted solar installations as an accessory structure		6.26	--
Accessory buildings and uses customarily incidental to the above specialuses	Special Use	--	--
Accessory buildings as a Principal Use for commercial uses		--	--

Section 3.05.3 - Dimensional Regulations (Amended 12/02/21)

<i>Mixed Residential District (MR) Dimensional Standards & Building Form</i>		
Lot Occupation		
Minimum Lot Area		21,000 sq ft
Minimum Lot Width		200'
Maximum Lot Coverage (a) (b)		50%
Principal Structure		
Setback (c) (d)	Front	50'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height		35'
Minimum floor area per dwelling unit	Total	800 sq ft
	1 st Floor	800 sq ft
Minimum Dwelling Width (e)		14'
Accessory Building With Principal Use		
Number of Accessory Buildings	Lots < 3 acres	1
	Lots ≥ 3 acres	2
Setback (c) (d)	Front	50'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 1 – 4.99 acres	1,800 sq ft
	Lots 5 – 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft
Accessory Building As Principal Use		
Number of Accessory Buildings		1
Minimum Lot Area		2 ac
Setback (c) (d)	Front	100'
	Side	50'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 2 – 4.99 acres	1,800 sq ft
	Lots 5 - 9.99 acres	3,600 sq ft
	Lots ≥ 10 acres	4,400 sq ft

(a) Maximum coverage shall include but not be limited to buildings or structures, roofs of any type, concrete, asphalt, or bituminous paving, compacted gravel, patios or decks, and driveways.

(b) The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail that crosses a property and connects to a larger trail system.

(c) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.

(d) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.

(e) Except within 800 feet of the shore of Burt Lake (measured from the ordinary high water mark), where the minimum dwelling width shall be 24 feet.

Section 3.06 Local Commercial District (C-1)

The following provisions shall apply to the Local Commercial District (C-1).

Section 3.06.1 - Intent

The Local Commercial District is designed to provide sites for a diversity of small and moderate scale business types and is located so as to serve local passer-by traffic.

Section 3.06.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single-family	Permitted	--	2/dwelling unit
Guest house		6.08	--
Home occupations		6.09.1	--
Cottage industry		6.09.2	--
Roof-mounted solar installations		6.26	--
<i>Public/Semi-Public Uses</i>			
Public buildings, institutions and places of worship	Permitted	7.01.13	1/3 seats or each 6 feet of pew
Public utility buildings without storage yards		--	--
Public lake access facilities	Special Use	6.10.1 7.01.15	--
<i>Commercial, Agricultural, & Industrial Uses</i>			
Business and professional services	Permitted	--	1/200 sq ft of floor area
Professional offices		--	1/200 sq ft of floor area
Banks or financial services		--	1/200 sq ft of floor area
Nursery, flower, plant or garden shops		--	--
Retail sales		--	1/150 sq ft of floor area
Restaurants or bars	Special Use	--	1/3 persons of seating capacity plus auto stalls if drive-in type
Motel or hotel		7.01.10	1/rental unit and 1/employee
Bed & breakfast establishments		7.01.1	1/2 occupants at maximum capacity
Gasoline/service stations		7.01.5	--
Sand and gravel extraction		7.01.16	--
<i>Accessory Uses</i>			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a Principal Use for non-commercial uses		--	--

Ground-mounted solar installations as an accessory structure		6.26	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--
Accessory buildings as a Principal Use for commercial uses		--	--

Section 3.06.3 - Dimensional Regulations (Amended 12/02/21)

<i>Local Commercial District (C-1) Dimensional Standards & Building Form</i>		
Lot Occupation		
Minimum Lot Area		--
Minimum Lot Width		--
Maximum Lot Coverage		--
Principal Structure		
Setback (a) (b)	Front	25'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height		35'
Minimum floor area per dwelling unit	Total	800 sq ft
	1 st Floor	800 sq ft
Accessory Building With Principal Use		
Number of Accessory Buildings	Lots < 3 acres	1
	Lots ≥ 3 acres	2
Setback (a) (b)	Front	25'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots < 5 acres	1,800 sq ft
Maximum Square Footage (all floors)	Lots ≥ 5 acres	2,560 sq ft
Accessory Building As Principal Use		
Number of Accessory Buildings		1
Minimum Lot Area		1 ac
Setback (a) (b)	Front	100'
	Side	50'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 1 – 1.99 acres	1,200 sq ft
	Lots 2 – 4.99 acres	1,800 sq ft
	Lots ≥ 5 acres	2,560 sq ft

- (a) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.
- (b) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.

Section 3.07 Light Industrial District (I)

The following provisions shall apply to the Light Industrial District (I).

Section 3.07.1 - Intent

The Light Industrial District is designed to primarily accommodate wholesale activities, warehouses and other large scale business and other industrial operations whose external physical effects are restricted to the area of the district and do not affect in a detrimental way any of the surrounding districts. The Light Industrial District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.

Section 3.07.2 - Regulated Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single family	Permitted	--	2/dwelling unit
Dwelling, multiple family		--	2/each dwelling
Guest house		6.08	--
Home occupations		6.09.1	--
Roof-mounted solar installations		6.26	--
Cottage industry	Special Use	6.09.2	--
<i>Public/Semi-Public Uses</i>			
Public buildings, institutions, and places of worship	Permitted	--	1/3 seats or each 6 feet of pew
Public utility buildings without storage yards		--	--
Public utility buildings with outside storage	Special Use	--	--
<i>Commercial, Agricultural, & Industrial Uses</i>			
Professional offices	Permitted	--	1/200 sq ft
Medical clinics	Special Use	--	1/50 sq ft of waiting room plus 1/service chair
Rest, convalescent and nursing homes		7.01.11	--
Kennels or veterinary clinic/hospital		7.01.7	--
Automobile repair shop or garage		7.01.5	--
Retail lumber yard		--	--
Dry boat storage		--	--
Contractor's equipment storage yard		7.01.21	--
Storage of bulk petroleum products		7.01.21	--
Lumber and building material and bulk storage yards		7.01.21	--
Freighting or trucking terminal		--	--

Warehousing truck terminals and shipment facilities		--	--
Production, processing, assembly, manufacturing, or packaging of goods or materials including testing, repair, storage, distribution, and sale of such products		--	--
Boat, motor, or related marine repair establishments		--	--
Ship and boat building		--	--
Timber cutting		7.01.18	--
Sawmills and other mills		7.01.18	--
Sand and gravel extraction		7.01.16	--
Sexually oriented businesses		7.01.19	--
Towers and antennae facilities		7.01.22	--
Salvage yard		7.01.6	--
Gas and oil processing facilities		7.01.24	--
Solar energy farms		7.01.25	--
Accessory Uses			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a Principal Use for non-commercial uses		--	--
Ground-mounted solar installations as an accessory structure		6.26	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--
Accessory buildings as a Principal Use for commercial uses		--	--

Section 3.07.3 - Dimensional Regulations (Amended 12/02/21)

<i>Light Industrial District (I) Dimensional Standards & Building Form</i>		
Lot Occupation		
Minimum Lot Area		--
Minimum Lot Width		--
Maximum Lot Coverage		--
Principal Structure		
Setback (a) (b)	Front	25'
	Side	25'
	Rear	50'
	From Existing Structures	20'
Maximum Height (c)		35'
Minimum floor area per dwelling unit	Total	800 sq ft
	1 st Floor	800 sq ft
Accessory Building With Principal Use		
Number of Accessory Buildings	Lots < 3 acres	1
	Lots ≥ 3 acres	2
	Front	25'

Setback (a) (b)	Side	25'
	Rear	50'
	From Existing Structures	20
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots < 5 acres	1,800 sq ft
	Lots ≥ 5 acres	2,560 sq ft
<i>Accessory Building As Principal Use</i>		
Number of Accessory Buildings		1
Minimum Lot Area		1 ac
	Front	100'
Setback (a) (b)	Side	50'
	Rear	50'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint	Lots 1 – 1.99 acres	1,200 sq ft
	Lots 2 – 4.99 acres	1,800 sq ft
	Lots ≥ 5 acres	2,560 sq ft

(a) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements.

(b) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.

(c) Telecommunication towers, alternative tower structures, transmission and communication towers, utility microwaves, and public utility T.V. or radio transmitting towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 7.01.22 of this ordinance.

Section 3.08 Conservation Recreation District (CR)

The following provisions shall apply to the Conservation Recreational District (CR).

Section 3.08.1 - Intent

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Township particularly adapted to recreational and forest uses. The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments. If properly integrated, the inclusion of such uses is provided for by special approval.

Section 3.08.2 - Permitted Uses

Regulated Use	Approval Type	Use-Specific Standards	Minimum Parking/Unit of Measure
<i>Residential Uses</i>			
Dwelling, single-family	Permitted	--	2/dwelling unit
Guest house		6.08	--
Home occupation		6.09.1	--
Roof-mounted solar installations		6.26	--
<i>Public/Semi-Public Uses</i>			
Parks, playgrounds, recreation areas and community centers	Permitted	7.01.15	--
Conservation areas for fauna and flora		--	--
Recreation camps	Special Use	7.01.14	--
Public lake access facilities		6.10.1 7.01.15	--
Private shared lake access		6.10.2 7.01.15	--
<i>Commercial, Agricultural, & Industrial Uses</i>			
Sand and gravel extraction	Special Use	7.01.16	--
Commercial Timber Cut, based on recommendations of an approved Michigan Department of Natural Resources Forest Stewardship Plan or Forest Management Plan		6.22	--
<i>Accessory Uses</i>			
Accessory buildings and uses customarily incidental to the above permitted uses	Permitted	--	--
Accessory buildings as a Principal Use for non-commercial uses		--	--
Accessory buildings and uses customarily incidental to the above special uses	Special Use	--	--

Section 3.08.3 - Dimensional Regulations (Amended 12/02/21)

<i>Conservation Recreation District (CR) Dimensional Standards & Building Form</i>		
Lot Occupation		
Minimum Lot Area		40 ac
Minimum Lot Width (h)		500'
Maximum Lot Coverage (a) (b) (g)		2%
Principal Structure		
Setback (c) (d) (e)	Front	100'
	Side	100'
	Rear	100'
	From Existing Structures	20'
Maximum Height		35'
Minimum floor area per dwelling unit	Total	800 sq ft
	1 st Floor	800 sq ft
Accessory Building With Principal Use		
Number of Accessory Buildings	Lots < 40 acres	1
	Lots ≥ 40 acres	2
Setback (c) (d) (e)	Front	100'
	Side	100'
	Rear	100'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint		4,400 sq ft
Accessory Building As Principal Use		
Number of Accessory Buildings		1
Minimum Lot Area		40 ac
Setback (c) (d) (e)	Front	100'
	Side	100'
	Rear	100'
	From Existing Structures	20'
Maximum Height at Eaves		16'
Maximum Building Footprint		4,400 sq ft

(a) Maximum coverage shall include but not be limited to buildings or structures, of any type, concrete, asphalt, or bituminous paving, compacted gravel, patios or decks, and driveways.

(b) The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail crossing that crosses a property and connects to a larger trail system.

(c) All auxiliary appliances, such as power generators or air conditioners shall comply with appropriate district setback requirements

(d) For all lakefront lots, the minimum structure setback on the waterfront side shall be seventy-five (75) feet from the ordinary high water mark.

(e) A building eave may extend up to twenty-four inches into the required setback, provided the foundation is in compliance with the required setback.

(f) The Planning Commission may increase the lot coverage maximum to a total of five (5) percent, provided the Planning Commission finds the proposed project is for public benefit, located on public property. (Amended 04/05/2012)

(g) Lot width for any waterfront lot shall be measured at the ordinary high water mark.

