

## **WR – WATERFRONT RESIDENTIAL DISTRICT**

### **DESCRIPTION AND PURPOSE**

This District is intended for medium density single family residential development located on or near the lakes or tributaries of the Township. Preservation of water quality and the rural residential character is an important element for development within this District.

### **PERMITTED USES**

Land and/or buildings in the WR District may be used for the following purposes as Permitted Uses.

- A. Single-family dwellings, including home occupations as regulated by Section 3.17.
- B. State licensed residential family care facilities caring for six (6) or fewer minors.
- C. Family day care homes.
- D. Parks, play fields, and recreational facilities owned and operated by public agencies.
- E. Accessory buildings, structures and uses customarily incidental to a Permitted Use meeting the requirements of Sections 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the WR District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Bed and breakfast establishments.
- B. Boat launches, public or private.
- C. Marinas
- D. Open Space Development.
- E. Places of Religious Worship
- F. Resorts

### **DISTRICT REGULATIONS**

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement.

| <b>WR- DISTRICT REGULATIONS</b>   |  |
|---|--|
| Minimum Lot Area  | 45,000 square feet                         |
| Minimum Lot Width (at the road and at the waterfront)   | 150 feet                                   |
| Minimum Front Yard Setback (see also Waterfront Overlay District for waterfront properties and Section 3.08 ) | 100 feet from the ordinary high water mark |
| Minimum Side Yard Setback   | 20 feet                                    |
| Minimum Rear Yard Setback   | 30 feet                                    |
| Maximum Lot Coverage  | 25 percent                                 |
| Maximum Building Height   | 2 ½ stories                                |
| Lot Width to Depth Ratio  | 1:4  |

## **R-1 RURAL RESIDENTIAL DISTRICT**

### **DESCRIPTION AND PURPOSE**

This District recognizes lands that retain a relatively high proportion of recreational and open space uses but, due to its proximity to the City of Crystal Falls and an ongoing transition to large-lot residential development, smaller lot sizes are permitted. Due to its rural character, the Rural Residential District permits many of the uses provided for in the Agriculture Residential District. Unlike the AR District, however, uses which are considered incompatible to the District's emerging residential growth are not permitted.

### **PERMITTED USES**

Land and/or buildings in the R-1 District may be used for the following purposes as Permitted Uses.

- A. Single-family dwellings, including home occupations as regulated by Section 3.17.
- B. Farms for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms, including roadside stands with less than two-hundred (200) square feet of sales area for produce grown on the premises.
- C. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities; however, this requirement shall not apply to state licensed residential facilities caring for six (6) or fewer minors.
- D. Family day care homes.
- E. Accessory buildings, structures and uses customarily incidental to a Permitted Use meeting the requirements of Sections 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the R-1 District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with procedures of Chapter 19.

- A. Airports (public and private).
- B. Boat and canoe liveries and yards.
- C. Boat launches, public or private.
- D. Bed and Breakfast
- E. Campgrounds, public or private.
- F. Cemeteries, publicly owned athletic fields, parks, and similar uses.
- G. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
- H. Commercial kennels.
- I. Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- J. Communication towers.

- K. Country clubs and golf courses.
- L. Farm Market.
- M. Marinas
- N. Migrant agricultural labor housing.
- O. Open Space Development
- P. Places of Religious Worship
- Q. Raising of fur-bearing animals or game birds.
- R. Sawmill
- S. Stables for horses and similar equines.
- T. State licensed residential care facilities; small and large group homes.
- U. Schools; public, parochial, private, or charter.
- V. Shooting, rifle and handgun ranges.
- W. Wind energy conversion systems.

**SCHEDULE OF R-1 DISTRICT REGULATIONS**

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement.

| <b>R-1 DISTRICT REGULATIONS</b>                                     |                         |  |                    |
|---|-------------------------|--|--------------------|
| Minimum Lot Area  | Single family dwellings | Without public sewer                         | 1 acre             |
|   |                         | With public sewer                            | 25,000 square feet |
| Minimum Lot frontage at the road frontage and at the water frontage |                         | Without public sewer                         | 200 feet           |
|   |                         | With public sewer                            | 110 feet           |
| Minimum Front Yard Setback  |                         | 25 feet                                      |                    |
| Minimum Side Yard Setback   |                         | 20 feet                                      |                    |
| Minimum Rear Yard Setback   |                         | 25 feet                                      |                    |
| Maximum Lot Coverage  |                         | 25 percent                                   |                    |
| Maximum Building Height   |                         | 2 ½ stories; or 35 feet, whichever is higher |                    |
| Lot Width to Depth Ratio  |                         | 1:4  |                    |

## **R-2 – MEDIUM DENSITY RESIDENTIAL DISTRICT**

### **DESCRIPTION AND PURPOSE**

This District is intended for moderate density single family residential development located near the growth areas of the township, including the fringes of agricultural areas which are experiencing transition to non-agricultural use, especially the sectors near the City of Crystal Falls. Preservation of rural character is an important element for development within this District.

### **PERMITTED USES**

Land and/or buildings in the R-2 District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 16.

- A. Single-family dwellings, including home occupations as regulated by Section 3.17.
- B. Two to four family dwellings, provided the site is served by public water and sewer.
- C. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including
  - 1. Group care facilities; however, this requirement shall not apply to state licensed residential facilities caring for six (6) or fewer minors.
  - 2. Family day care homes.
- D. Accessory buildings, structures and uses customarily incidental to a Permitted Use meeting the requirements of Sections 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the R-2 District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Bed and breakfast establishments.
- B. Boat and canoe liveries and yards.
- C. Boat launches, public or private.
- D. Cemeteries, publicly owned athletic fields, parks, and similar uses
- E. Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- F. Country clubs and golf courses.
- G. Elderly Housing
- H. Open Space Development
- I. Places of Religious Worship
- J. State licensed residential care facilities; small and large group homes.
- K. Schools; public, parochial, private, or charter.

**DISTRICT REGULATIONS**

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 19 for additional requirements for Special Land Uses.)

| <b>R-2 DISTRICT REGULATIONS</b>                                  |                                 |  |
|--|---------------------------------|--|
| Minimum Lot Area   |                                 | 20,000 square feet for a single family dwelling unit.<br><br>For multi family development, 25,000 for the first 2 units and 3,000 square feet per unit thereafter. |
| Minimum Lot Width at the road frontage and at the water frontage |                                 | 125 feet single family<br>150 feet multi-family  |
| Minimum Front Yard Setback                                       |                                 | 25 feet  |
| Minimum Side Yard Setback  |                                 | 20 feet single family<br>20 feet multi-family  |
| Minimum Rear Yard Setback  |                                 | 25 feet  |
| Maximum Lot Coverage   |                                 | 25 percent   |
| Maximum Building Height  |                                 | 2 ½ stories  |
| Lot Width to Depth Ratio   |                                 | 1:4  |
| Minimum Dwelling Unit Size                                       | Single and Two family dwellings | 900 square feet per dwelling   |
|  | Multiple family dwellings       | 1 bedroom - 650 sq. ft.  |
|  |                                 | 2 bedrooms - 750 sq. ft.   |
|  |                                 | 3 bedrooms - 900 sq. ft.   |
|  |                                 | Over 3 bedrooms- + 100 sq. ft. each over 3   |

- B. The side set-back for accessory buildings in all prior lawfully recorded plats under the Land Division Act, Public Act 288 of 1967, as amended, being MCL 560.101 et seq., as of the date this Ordinance becomes effective, shall be five (5) feet.

## **MHC MANUFACTURED HOME COMMUNITY DISTRICT**

### **INTENT**

The MHC Manufactured Home Community District is intended to provide opportunity for placement and occupancy of manufactured homes in clustered settings and communities where medium and high density residential uses are appropriate. This district recognizes the affordable cost for such homes and the special regulation of such facilities by the State of Michigan.

### **PERMITTED USES**

Land and/or buildings in the MHC District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 16.

- A. Manufactured homes located in a state-licensed Manufactured Home Community.
- B. Family day care homes.
- C. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities; however, this requirement shall not apply to state licensed residential facilities caring for six (6) or fewer minors.
- D. Accessory buildings, structures and uses customarily incidental to a Permitted Use meeting the requirements of Sections 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the Manufactured Home Community District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- B. Day care center.

### **LICENSED MANUFACTURED HOME COMMUNITIES**

- A. All manufactured home communities shall comply with the applicable requirements of Public Act 96 of 1987, as amended, being MCL 125.2301 et seq.
- B. Recreation Facilities: The manufactured home community shall contain one (1) or more recreation and common playground areas intended primarily for the use of the residents of the manufactured home community residents. A minimum of two-hundred and fifty (250) square feet for every manufactured home community lot shall be provided. Buffer strip areas shall not be counted toward this requirement.
- C. The riparian access requirements of Section 3.08 are fully applicable and each individual manufactured home will be considered a dwelling for purposes of those regulations.

## **C COMMERCIAL DISTRICT**

### **DESCRIPTION AND PURPOSE**

This District is intended to provide appropriate locations to accommodate uses meeting the office, personal service, retail needs, and other business needs of the residents and visitors of the Township. In providing for commercial opportunities, the Township recognizes the proximity of the commercial activities associated with the City of Crystal Falls, and the importance of those activities to Township residents.

### **PERMITTED USES**

Land and/or buildings in the Commercial District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 16. Structures shall not exceed forty thousand (40,000) square feet in area.

- A. Office buildings for executive, administrative, professional, accounting, and other similar professional activities.
- B. Medical and dental offices and clinics.
- C. Banks, credit unions, savings and loan associations, and other similar uses, without drive-through facilities.
- D. Personal service establishments conducting services on the premises, including barber and beauty shops, dry-cleaning service outlets, fitness centers, travel agencies, and other similar uses.
- E. Retail stores, providing goods within a completely enclosed building.
- F. Drug stores and pharmacies, not including drive-through.
- G. Restaurants, not including drive-through facilities.
- H. Private clubs, fraternal organizations, and lodge halls.
- I. Indoor recreational facilities.
- J. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- K. Accessory buildings, structures and uses customarily incidental to a Permitted Use meeting the requirements of Sections 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the C District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Any permitted use with a gross floor area exceeding forty thousand (40,000) square feet;
- B. Amusement Parks, Fair Grounds and Flea Markets.
- C. Boat and canoe liveries and yards.
- D. Boat launches, public or private.
- E. Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.



- F. Day care center.
- G. Drive-through establishments including banks, dry cleaners, pharmacies, and similar services with drive-through service but excluding drive-through restaurants.
- H. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations, but not including drive-through.
- I. Drive-through restaurants.
- J. Funeral Home
- K. Hotels and motels.
- L. Marinas.
- M. Mini-storage.
- N. Nursing or convalescent homes.
- O. Open air businesses.
- P. Outdoor recreation development
- Q. Vehicle body and repair shops.
- R. Vehicle service stations.
- S. Vehicle wash establishments, either self-serve or automatic.
- T. Veterinary clinics and hospitals.

**SCHEDULE OF DISTRICT REGULATIONS**

No building, structure, or use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 19 for additional requirements for Special Land Uses.)

| <b>C DISTRICT REGULATIONS</b>                                    |                                      |
|--|--------------------------------------|
| Minimum Lot Area   | 1 acre<br>With sewer, 25,000 sq. ft. |
| Minimum Lot Width at the road frontage and at the water frontage | 200 feet                             |
| Minimum Front Yard Setback                                       | 25 feet                              |
| Minimum Side Yard Setback  | 15 feet                              |
| Minimum Rear Yard Setback  | 30 feet                              |
| Maximum Lot Coverage   | 50 percent                           |
| Lot Width to Depth Ratio   | 1:4                                  |
| Maximum Building Height  | 2 ½ stories                          |

## **L-I – LIGHT INDUSTRIAL DISTRICT**

### **DESCRIPTION AND PURPOSE**

The regulations of this District are intended primarily for heavy commercial and general industrial uses. The district is established to encourage operations which manufacture, compound, process, package, treat and assemble products from previously prepared materials.

### **PERMITTED USES**

Land and/or buildings in the Light Industrial District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 16.

- A. Industrial establishments including the manufacture, compounding, processing, packaging, warehousing, or treatment of such products as wood, foodstuffs (excepting slaughterhouses or other similar uses), cosmetics, pharmaceuticals, pottery or other ceramic products, musical instruments, toys, furniture, molded rubber products, electrical appliances, electronic instruments, signs, light sheet metal products, hardware, tool, die, gauge, and machine shops, excluding stamping operations. The manufacture, compounding, processing, packaging, or treatment of products requiring stamping or punch press operations.
- B. Wholesale and warehousing of automotive equipment, dry goods and apparel, groceries and related products, raw farm products excluding livestock, electrical goods, hardware, plumbing, heating and air conditioning equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity, the manufacture of which is permitted in this District.
- C. Manufactured home and model home sales.
- D. Laboratories (experimental, film, or testing).
- E. Trade or industrial schools.
- F. Utility and public service buildings, including storage yards.
- G. Contractor's showrooms and storage yards, lumber yards, and similar uses.
- H. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.19.

### **SPECIAL LAND USES**

Land and/or buildings in the L-I District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Billboards
- B. Bulk oil, gasoline, liquid propane gas, and compressed natural gas distribution and storage facilities.
- C. Concrete and asphalt plants.
- D. Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

- E. Communication towers.
- F. Junk yards/salvage yards.
- G. Sexually-oriented businesses.
- H. Slaughter houses, meat packing plants, and stock yards.
- I. Truck and freight terminals.
- J. Wind energy conversion systems.

**SCHEDULE OF DISTRICT REGULATIONS**

No building, structure, or use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 19 for additional requirements for Special Land Uses.)

| <b>LI DISTRICT REGULATIONS</b>                                   |             |
|--|-------------|
| Minimum Lot Area   | 1 acre      |
| Minimum Lot Width at the road frontage and at the water frontage | 200 feet    |
| Minimum Front Yard Setback                                       | 40 feet     |
| Minimum Side Yard Setback  | 25 feet     |
| Minimum Rear Yard Setback  | 30 feet     |
| Maximum Lot Coverage   | 50 percent  |
| Maximum Building Height  | 2 ½ stories |
| Lot Width to Depth Ratio   | 1:4         |

