

**CHARTER TOWNSHIP OF BREITUNG
DRAFT 3.20.09**

**ARTICLE III
ZONING DISTRICTS AND MAPS**

Section 301 Establishment of Districts

For the purpose of this Ordinance, the Charter Township of Breitung is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names:

R-1: Residential
RR-1: Rural Residential One (*1 Acre*)
RR-2: Rural Residential Two (*2.5 Acres*)
RR-3: Rural Residential Three (*5 Acres*)
SP: Scenic Preservation
RP: Resource Production
C-1: General Retail
C-2: Commercial/Light Industrial
I: Industrial

Section 302 Zoning District Maps

The boundaries of the respective districts enumerated in Section 301 are defined and established as depicted on the map entitled "Charter Township of Breitung Official Zoning Map," which is an integral part of this Ordinance. These maps, along with all notations and explanatory matter thereon, shall become as much a part of this Ordinance as if fully described herein. Unless shown otherwise, the boundaries of the districts are lot lines, section lines, the centerline of streets, alleys, roads or such lines extended, and the unincorporated limits of the Township. The Charter Township of Breitung Official Zoning Map shall be identified by the signature of the Township Board Supervisor and attested by the Township Clerk. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries, such changes shall be incorporated on the Charter Township of Breitung Official Zoning Map and approved by the Township Board together with an entry on the Charter Township of Breitung Official Zoning Maps showing the date and official action taken.

One copy of the Charter Township of Breitung Official Zoning Map is to be maintained and kept up-to-date by the Township Clerk, accessible to the public and shall be the final authority as to the current zoning status of properties in Breitung Township.

Section 303 Replacement of Official Zoning Map

In the event the Official Zoning Map become damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Township Board may adopt new Official Zoning Maps, which shall supersede the prior Official Zoning Map. The Official Zoning Map shall bear the same signatures and certification as required in Section 302. Unless the Official Zoning Map have been lost, or has been totally destroyed, the prior maps or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

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Section 304 Application of District Regulations

The regulations herein established within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety and general welfare, and shall be uniform for each class of land or buildings and structures throughout each district. Where there are practical difficulties in the way of carrying out the strict letter of this Ordinance, the Zoning Board of Appeals shall have power in passing upon appeals, in accordance with Articles X and XI herein, to vary or modify regulations and provisions of this Ordinance so that the intent and purposes of this Ordinance shall be observed, public safety secured and substantial justice done.

Section 305 Scope of Provisions

- (A) Except as may otherwise be provided in this Ordinance, every building and structure erected, every use of any lot, building or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such use, building, or structure shall be located.
- (B) Uses are permitted by right only if specifically listed as uses permitted by right in the various zoning districts. Where not specifically permitted, either by right or conditionally, uses are thereby prohibited unless construed to be similar to an expressly permitted use. The Zoning Administrator shall determine if a use is similar to an expressly permitted use. Any appeals to the Zoning Administrator's interpretation shall be to the Zoning Board of Appeals pursuant to the provisions of Section 1101, et seq., of this Zoning Ordinance.
- (C) Accessory uses are permitted as indicated for the various zoning districts if such uses are clearly incidental to the permitted principal uses.
- (D) The uses permitted subject to special conditions are recognized as possessing characteristics of such unique and special nature (relative to location, design, size, etc.) as necessitating individual standards and conditions in order to safeguard the general health, safety and welfare of the community.

Section 306 Conflicting Regulations

Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than those imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern. No vested right shall arise to the property owner for any parcel or use created in violation of any preceding Breitung Township Zoning Ordinance.

Section 307 Exemptions

The location and placement of pipes, wires, poles and generating equipment of public utilities which provide service to individual dwellings or business locations are exempt from regulation under this Ordinance.

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Section 308 District R-1: Residential One

- (A) Intent: The R-1, Residential One District is intended for the establishment and preservation of quiet single-family home neighborhoods free from other uses, except those which are both compatible with and convenient to the residents of this District. The R-1 District is designed to accommodate residential opportunities where spacious lots are reasonable to insure a safe, potable water supply and treatment of wastewater on the same lot.
- (B) Principal Permitted Uses:
1. Single-family dwellings.
 2. Open Space Preservation (option-see Section 420)
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with single-family dwellings, such as private garage, shed for yard tools, playhouse, woodshed, sauna and the like, except in the front yard.
 2. Pens for household pets.
 3. Swimming pools and accessory bath/changing house.
- (D) Conditional Uses Permitted by Conditional Use Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VII. The following will also need to meet Site Plan requirements in Article VI.
1. Two-family dwellings.
 2. Multiple family dwellings.
 3. Churches.
 4. Schools.
 5. Private and public parks and similar recreational facilities.
 6. Day-care centers.
 7. Cemeteries
 8. Community centers, libraries and public buildings.
 9. Home occupation subject to the conditions of Section 405.
 10. Provision of essential services.
- (E) Special District Regulations: The following regulations shall be applied to all dwellings located in the R-1 District. A building containing not more than one dwelling unit designed for residential use, complying with the following standards:
- Dwellings shall:
1. Have a minimum width across any front, side or rear elevation of 20 continuous feet of exterior wall and complies in all respects with the County Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the County Building Code, then and in that event such federal or state standard or regulation shall apply.
 2. Be firmly attached to a permanent foundation constructed on the site in accordance with the County Building Code and shall have a wall of the same

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- perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.
3. Contain a storage capability area in a basement located under the dwelling, in an attic area, crawl space, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.
 4. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
 5. The dwelling complies with all pertinent building and fire codes. The dwelling shall meet or exceed all applicable roof snow load and strength requirements.

Section 309 District RR-1: Rural Residential One (*1 Acre*)

- (A) **Intent:** The RR-1, Rural Residential One District is established to protect and generally preserve the existing character and use of those areas of the Charter Township of Breitung, developing into a residential environment in accessible rural areas at moderate densities.
- (B) **Principal Permitted Uses:**
1. Single-family dwellings.
 2. Two-family dwellings.
 3. Cemeteries.
 4. Public and private recreational facilities, including parks, playgrounds, day camps, campgrounds, parkways, and similar recreational facilities.
 5. The growing and harvesting of timber.
 6. Open Space Preservation (option- see Section 420)
- (C) **Permitted Accessory Uses:** The following are permitted accessory uses:
1. Accessory structures normally associated with residential dwellings, such as a private garage, shed for yard tools, playhouse, woodshed, boat house, sauna and the like, except in the front yard.
 2. Pens for household pets.
 3. Swimming pool and accessory bath/changing house.
- (D) **Conditional Uses Permitted by Conditional Use Permit:** The following uses of lands and structures may be permitted in this District by application for and issuance of a Conditional Use Permit as required for in Article VII. The following will also need to meet Site Plan Requirements in Article VI.
1. Churches.
 2. Schools.
 3. Veterinarian offices and animal clinics.
 4. Home occupation subject to the conditions of Section 405.
 5. ***For a private stable, there shall be no more than one horse for each two acres of total lot area, up to a maximum of ten horses per lot, and any building, pen, run, corral, or other structure or permanent area where the horse or horses are kept or confined, must be no nearer than 200 feet to any dwelling on an***

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adjacent lot, no nearer than 100 feet to any adjacent lot line, and no nearer to the front road right-of-way than the further between the rear building line of the dwelling on the subject lot and 100 feet. A fenced area where the horse or horses are allowed to feed, exercise, or be ridden or under harness may extend to the front, rear or side lot lines.

6. Multiple family dwellings.
7. Resorts.
8. ***Mineral extractions, subject to conditions of Section 415.***
9. ***Sand and gravel pits, subject to conditions of Section 416 and 417.***
10. Accessory structures located in the front yard.
11. Provision of essential services.
12. Day-care centers. (*Adopted 8-9-99*)
13. Wireless Communication Facility and Structures. (*Adopted 5-28-02*)
14. ***Greenhouse, Commercial.***

- (E) Special District Regulations: The following regulations shall be applied to all dwellings located in the RR-1 District. A building containing not more than one dwelling unit designed for residential use, complying with the following standards:

Dwellings shall:

1. Have a minimum width across any front, side or rear elevation of 20 continuous feet of exterior wall and complies in all respects with the County Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the County Building Code, then and in that event such federal or state standard or regulation shall apply.
2. Be firmly attached to a permanent foundation constructed on the site in accordance with the County Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.
3. Contain a storage capability area in a basement located under the dwelling, in an attic area, crawl space, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.
4. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
5. The dwelling complies with all pertinent building and fire codes. The dwelling shall meet or exceed all applicable roof snow load and strength requirements.

Section 310 District RR-2: Rural Residential Two (2.5 Acres)

- (A) ***Intent: The RR-2, Rural Residential Two District is established to protect and generally preserve the existing character and use of those areas of the Charter Township of Breitung, developing into a residential environment in accessible rural areas at moderate densities, but lower densities than RR-1.***

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(B) **Principal Permitted Uses:**

1. *Single-family dwellings.*
2. *Two-family dwellings.*
3. *Cemeteries.*
4. *Public and private recreational facilities, including parks, playgrounds, day camps, campgrounds, parkways, and similar recreational facilities.*
5. *The growing and harvesting of timber.*
6. *Open Space Preservation (option- see Section 420)*

(C) **Permitted Accessory Uses:** *The following are permitted accessory uses:*

1. *Accessory structures normally associated with residential dwellings, such as a private garage, shed for yard tools, playhouse, woodshed, boat house, sauna and the like, except in the front yard.*
2. *Pens for household pets.*
3. *Swimming pool and accessory bath/changing house.*

(D) **Conditional Uses Permitted by Conditional Use Permit:** *The following uses of lands and structures may be permitted in this District by application for and issuance of a Conditional Use Permit as required for in Article VII. The following will also need to meet Site Plan Requirements in Article VI.*

1. *Churches.*
2. *Schools.*
3. *Veterinarian offices and animal clinics.*
4. *Home occupation subject to the conditions of Section 405.*
5. *For a private stable, there shall be no more than one horse for each two acres of total lot area, up to a maximum of ten horses per lot, and any building, pen, run, corral, or other structure or permanent area where the horse or horses are kept or confined, must be no nearer than 200 feet to any dwelling on an adjacent lot, no nearer than 100 feet to any adjacent lot line, and no nearer to the front road right-of-way than the further between the rear building line of the dwelling on the subject lot and 100 feet. A fenced area where the horse or horses are allowed to feed, exercise, or be ridden or under harness may extend to the front, rear or side lot lines.*
6. *Multiple family dwellings.*
7. *Resorts.*
8. *Mineral extractions, subject to the conditions of Section 415.*
9. *Sand and gravel pits, subject to the conditions of Section 416 and 417.*
10. *Accessory structures located in the front yard.*
11. *Provision of essential services.*
12. *Day-care centers. (Adopted 8-9-99)*
13. *Wireless Communication Facility and Structures. (Adopted 5-28-02)*
14. *Greenhouse, Commercial.*

(E) **Special District Regulations:** *The following regulations shall be applied to all dwellings located in the RR-2 District. A building containing not more than one dwelling unit designed for residential use, complying with the following standards:*

Dwellings shall:

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1. *Have a minimum width across any front, side or rear elevation of 20 continuous feet of exterior wall and complies in all respects with the County Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the County Building Code, then and in that event such federal or state standard or regulation shall apply.*
2. *Be firmly attached to a permanent foundation constructed on the site in accordance with the County Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.*
3. *Contain a storage capability area in a basement located under the dwelling, in an attic area, crawl space, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.*
4. *The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.*
5. *The dwelling complies with all pertinent building and fire codes. The dwelling shall meet or exceed all applicable roof snow load and strength requirements.*

Section 311 District RR-3: Rural Residential Three (5 Acres)

(A) **Intent:** *The RR-3, Rural Residential Three District is established to protect and generally preserve the existing character and use of areas of the Charter Township of Breitung, which are presently rural or agriculture. Soil and natural conditions vary throughout this District, including woodlots and farms. These areas are considered to be suitable for scattered, rural residential development, and the perpetuation of existing farms and other low intensity land uses on parcels of at least five acres.*

(B) **Principal Permitted Uses:**

1. Single-family dwellings and mobile homes.
2. Two-family dwellings.
3. Cemeteries.
4. Public and private recreational facilities, playgrounds, day camps, campgrounds, parkways, wildlife preserves, and similar recreational facilities.
5. The growing and harvesting of timber.
6. *For a private stable, there shall be no more than one horse for each two acres of total lot area, up to a maximum of ten horses per lot, and any building, pen, run, corral, or other structure or permanent area where the horse or horses are kept or confined, must be no nearer than 200 feet to any dwelling on an adjacent lot, no nearer than 100 feet to any adjacent lot line, and no nearer to the front road right-of-way than the further between the rear building line of the dwelling on the subject lot and 100 feet. A fenced area where the horse or horses are allowed to feed, exercise, or be ridden or under harness may extend to the front, rear or side lot lines.*

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7. Open Space Preservation (option- see Section 420)
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with residential dwellings, such as a private garage, shed for yard tools, playhouse, woodshed, boat house, sauna and the like, except in the front yard.
 2. Pens for household pets.
 3. Swimming pool and accessory bath/changing house.
 4. Accessory uses of structures clearly incidental to the operation of an existing farm, including barns, silos, sheds, equipment, storage and similar structures customarily incidental to the permitted principal use and structures.
- (D) Conditional Uses Permitted by Conditional Use Permit: The following uses of lands and structures may be permitted in this District by application for and issuance of a Conditional Use Permit as required for in Article VII. The following will also need to meet Site Plan Requirements in Article VI.
1. Churches.
 2. Schools.
 3. Veterinarian offices and animal clinics.
 4. Commercial recreational facilities, including golf courses, commercial stables, race tracks, motorcycle tracks, go-cart tracks and similar facilities.
 5. Roadside stand for the sale of farm produce, specialty crops, such as tree fruits, nuts, berries, and the like, or foodstuffs made from such products, providing it is raised on the property.
 6. Storage yards, transformer stations, substations, microwave relay towers, commercial freestanding towers, and similar facilities associated with public service uses and facilities.
 7. Auction sale barns.
 8. Facilities for bulk feed, seed or fertilizer sales, storage or mixing.
 9. Farm equipment sales, services or repair.
 10. Agricultural production, including the growing or raising of forage and sod crops, grains and feed crops, dairy and dairy products, livestock, fruits, plants, trees, shrubs, and nursery stock, vegetables and similar activities on m of 10 acres of land.
 11. ***Mineral extraction, subject to the conditions of Section 415.***
 12. ***Sand and gravel pits, subject to the conditions of Section 416 and 417.***
 13. Home occupation subject to the conditions of Section 405.
 14. Accessory structures located in the front yard.
 15. Provision of essential services.
 16. Wireless Communication Facility and Structures. (*Adopted 5-28-02*)
 17. ***Greenhouse, Commercial.***

Section 312 District SP: Scenic Preservation

- (A) Intent: The SP, Scenic Preservation District is established to preserve and maintain the natural characteristics within the Fumee Lake watershed boundaries. Because this undeveloped and unique area contains a number of threatened or endangered plant and animal species, the area needs to be preserved to the greatest extent possible and only developed for extremely low density and passive type uses. Special consideration needs

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to be given to maintain a natural buffer or strip of land along the edges of both Fumee Lake and Little Fumee Lake to protect this valuable and fragile resource.

(B) Principal Permitted Uses:

1. Public recreational facilities, including parks, day camps, campgrounds, parkways, wildlife preserves, trails, swimming beach, and similar non-intensive recreational facilities.
2. Single-family dwellings.

(C) Permitted Accessory Uses: The following are permitted accessory uses:

1. Accessory structures normally associated with residential dwellings such as private garage, shed for yard tools, playhouse, woodshed, and sauna except in the front yard.
2. Pens for household pets.

(D) Conditional Uses Permitted by Conditional Use Permit:

1. Home occupation subject to the conditions of Section 405.
2. Provision of essential services.

(E) Special District Regulations: The following regulations shall be applied to all dwellings located in the SP District. A building containing not more than one dwelling unit designed for residential use, complying with the following standards:

Dwellings shall:

1. Have a minimum width across any front, side or rear elevation of 20 continuous feet of exterior wall and complies in all respects with the County Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the County Building Code, then and in that event such federal or state standard or regulation shall apply.
2. Be firmly attached to a permanent foundation constructed on the site in accordance with the County Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.
3. Contain a storage capability area in a basement located under the dwelling, in an attic area, crawl space, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.
4. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
5. The dwelling complies with all pertinent building and fire codes. The dwelling shall meet or exceed all applicable roof snow load and strength requirements.

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Section 313 District RP: Resource Production

- (A) Intent: The RP, Resource Production District is established to maintain low density rural areas which because of their rural character and location, accessibility, natural characteristics and the potentially high cost of providing public services for intensive uses are suitable for a wide range of forestry, agricultural, natural resources and recreational uses.
- (B) Principal Permitted Uses:
1. The growing and harvesting of timber.
 2. Campgrounds, day camps.
 3. Parks, winter sports facilities, and trails.
 4. Recreational structures.
 5. Single-family dwellings and mobile homes.
 6. Kennels and stables.
 7. Agricultural production, including the growing or raising of forage and sod crops, grains and feed crops, dairy and dairy products, livestock, kennels, fruits, plants, trees, shrubs, and nursery stock, vegetables and similar activities.
 8. Open Space Preservation (option-see Section 420).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with residential dwellings such as a private garage, shed for yard tools, playhouse, boat house, woodshed, sauna and the like.
 2. Pens for household pets.
 3. Accessory uses or structures clearly incidental to the operation of an existing farm including barns, silos, sheds, equipment storage and similar structures customarily incidental to the permitted principal use and structures.
 4. Swimming pools and accessory bath/changing house.
- (D) Conditional Uses Permitted by Conditional Use Permit: The following uses of land and structures may be permitted in this District, by application for and issuance of a Conditional Use Permit as provided for in Article VII. The following will also need to meet the Site Plan Requirements in Article VI.
1. Gun clubs, rifle, trap and pistol ranges.
 2. Commercial free standing towers.
 3. Commercial recreational facilities including golf courses, race tracks, motorcycle tracks, go-cart tracks and similar facilities.
 4. Private airport or landing fields.
 5. Public or private sanitary landfills.
 6. Auction sale barns.
 7. Storage yards, transformer stations, substations, microwave relay towers, hydroelectric facilities and similar facilities associated with public service uses or facilities.
 8. Sawmills.
 9. Resorts, lodges and associated facilities.
 10. ***Mineral extraction, subject to the conditions of Section 415.***
 11. ***Sand and gravel pits, subject to the conditions of Section 416 and 417.***
 12. Home occupation, subject to the conditions of Section 405.

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13. Provision of essential services.
14. Mobile Home Parks/Manufactured Home Park subject to the following provisions:
 - a. Mobile Home Parks/Manufactured Homes for the parking of three (3) or more trailers shall be developed pursuant to the requirements of Act 243 of the Public Acts of the State of Michigan 1959, as amended.
 - b. The land parcel being proposed shall be of such land area as to provide for a minimum of at least twenty (20) Mobile Home/Manufactured Home Sites and shall not exceed a maximum of one hundred (100) trailer coach sites.
 - c. Mobile/Manufactured Home Sites shall contain a minimum area of at least five thousand (5000) square feet. All such trailer site areas shall be computed exclusive of service drives, facilities, and recreation space.
 - d. A wall, greenbelt or obscuring fence six (6) feet in height shall be provided on all sides of the Mobile Home/Manufactured Home Park, with the exception of that portion providing ingress and egress to the site which must be landscaped and kept in a neat and presentable condition at all times.
 - e. Fences, when provided around Mobile/Manufactured Home Lots shall be uniform in height and shall not exceed thirty six (36) inches in height and shall be constructed in such a manner as to provide fireman access to all sides of each trailer.
 - f. Recreation space and landscaping as follows:

There shall be provided an area of not less than one hundred (100) square feet for recreation for each trailer space in the Mobile/Manufactured Home Park, with a minimum area of not less than five thousand (5000) square feet, which shall be no longer than two times its width. Such area shall be developed and maintained by the management as to provide recreation for children housed in the Mobile/Manufactured Home Park. The front yard and side yard adjacent to a street shall be landscaped and the entire Mobile/Manufactured Home Park shall be maintained in a clean, presentable condition at all times.
15. Wireless Communication Facility and Structures. (*Adopted 5-28-02*)

Section 314 District C-1: General Retail

- (A) Intent: The C-1, General Retail District, is established to preserve a district for general retail and service establishments with a range of retail, business and professional offices. The intent is to encourage the concentration of such businesses to areas, thereby promoting the best use of the land at certain strategic locations.
- (B) Principal Permitted Uses: General retail and service establishments, such as grocery, drug, hardware, sporting goods, and convenience stores, beauty and barber shops, pub, tavern, franchise restaurants, farmer's market, flower shop, greenhouse, single-family dwelling above or contained within an existing business, tailor shops, dry cleaners, laundromats, photographers, personal service establishment, banks and financial institutions, medical and dental offices, restaurants, motels, hotels, governmental offices,

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professional offices and sales offices. All other retail and personal service establishments shall be permitted, except those which could be detrimental to surrounding land uses.

- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Off-street parking, as required and subject to the regulations established in Section 409.
 2. Any structural or mechanical use customarily incidental to the permitted principal use.
 3. Signs.
- (D) Conditional Uses Permitted by Conditional Use Permit: The following uses of land and structures may be permitted in this District, by application for and issuance of a Conditional Use Permit as provided for in Article VII. The following will also need to meet Site Plan Requirements in Article VI.
1. Churches.
 2. Schools.
 3. Private clubs and lodge halls.
 4. Gas stations.
 5. Theaters and assembly halls.
 6. Dwelling, multiple family.
 7. Provision of essential services.
 8. Commercial recreational facilities, including miniature golf courses, commercial stables, race tracks, motorcycle tracks, go-cart tracks and similar facilities.
 9. Mini-Storage facilities.
 10. Mobile Home Parks subject to the following provisions.
 - a. Manufactured Homes or Mobile Home Parks for the parking of three (3) or more Manufactured Homes or Mobile Homes shall be developed pursuant to the requirements of Act 243 of the Public Acts of the State of Michigan, 1959, as amended.
 - b. The land parcel being proposed shall be of such land area as to provide for a minimum of at least twenty (20) Manufactured or Mobile Home Sites and shall not exceed a maximum of one hundred (100) sites.
 - c. Manufactured and Mobile Sites shall contain a minimum area of at least five thousand (5000) square feet. All such site areas shall be computed exclusive of service drives, facilities, and recreation space.
 - d. A wall, greenbelt, or obscuring fence six (6) feet in height shall be provided on all sides of the Park, with the exception of that portion providing ingress and egress to the site which must be landscaped and kept in a neat and presentable condition at all times.
 - e. Fences when provided around trailer lots shall be uniform in height and shall not exceed thirty six (36) inches in height and shall be constructed in such a manner as to provide fireman access to all sides of each mobile or manufactured home.
 - f. Recreation space and landscaping as follows:

There shall be provided an area of not less than one hundred (100) square feet for recreation for each Mobile/Manufactured Home in the park, with a minimum of not less than five thousand (5,000) square feet, which shall be no longer than two times its width. Such area shall be developed and

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maintained by the management so as to provide recreation for children housed in the Park. The front yard and side yard adjacent to street shall be landscaped and the entire Mobile/Manufactured Home Park shall be maintained in a clean, presentable condition at all times.

11. Motor vehicles sales, not to exceed one sale vehicle per 1,500 square feet of lot area. (*Adopted 9-28-98*)
12. Outdoor sales of boats, campers and recreational vehicles, not to exceed one sale vehicle per 1,500 square feet of lot space. (*Adopted 8-9-99*)
13. Wireless Communication Facility and Structures. (*Adopted 5-28-0*)
14. Mini-mall.

Section 315 District C-2: Commercial/Light Industrial

- (A) **Intent:** The C-2, Commercial/Light Industrial District is established to preserve a district for light industrial uses, along with compatible commercial uses.
- (B) **Principal Permitted Uses:** Motor vehicle sales, service and rental; construction and farm equipment sales; sales of mobile homes, campers, recreational vehicles, boats and monuments; wholesale and storage uses; motels; hotels; restaurants; convenience stores; food packaging and bottling works; commercial printing and newspaper offices; and shops; laundry, cleaning and drying plants; lumber yards, and gas stations, truck stop, commercial recreational facilities, including miniature golf courses, farmer's market, commercial stables, race tracks, motorcycle tracks, go-cart tracks and similar facilities, flower shops, greenhouses, single-family dwelling above or contained within an existing business.
- (C) **Permitted Accessory Uses:** The following are permitted accessory uses:
 1. Off-street parking as required and subject to the regulations established in Section 409.
 2. Any structural or mechanical use customarily incidental to the permitted principal use.
 3. Signs.
- (D) **Conditional Uses Permitted by Conditional Use Permit:** The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit, as provided for in Article VII.
 1. Other industrial or commercial uses which do not emit fumes, vibration, smoke or noise, except as the result of ingress and egress of vehicles from the property.
 2. ***Mineral extractions subject to the conditions of Section 415.***
 3. ***Sand and gravel pits, subject to the conditions of Section 416 and 417.***
 4. Provision of essential services.
 5. Mobile Home Parks subject to the following provisions.
 - a. Manufactured Homes or Mobile Home Parks for the parking of three (3) or more manufactured homes or mobile homes shall be developed pursuant to the requirements of Act 243 of the Public Acts of the State of Michigan, 1959, as amended.
 - b. The land parcel being proposed shall be of such land area as to provide for a minimum of at least twenty (20) Manufactured or Mobile Home Sites and shall not exceed a maximum of one hundred (100) sites.

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- c. Manufactured and Mobile Sites shall contain a minimum area of at least five thousand (5000) square feet. All such site areas shall be computed exclusive of service drives, facilities, and recreation space.
 - d. A wall, greenbelt, or obscuring fence six (6) feet in height shall be provided on all sides of the Park, with the exception of that portion providing ingress and egress to the site which must be landscaped and kept in a neat and presentable condition at all times.
 - e. Fences when provided around trailer lots shall be uniform in height and shall not exceed thirty six (36) inches in height and shall be constructed in such a manner as to provide fireman access to all sides of each mobile or manufactured home.
 - f. Recreation space and landscaping as follows:
There shall be provided an area of not less than one hundred (100) square feet for recreation for each Mobile/Manufactured home in the park, with a minimum of not less than five thousand (5,000) square feet, which shall be no longer than two times its width. Such area shall be developed and maintained by the management so as to provide recreation for children housed in the Park. The front yard and side yard adjacent to street shall be landscaped and the entire Mobile/Manufactured Home Park shall be maintained in a clean, presentable condition at all times.
- 6. Caretaker Residence. (*Adopted 7-28-97*)
 - 7. Wireless Communication Facility and Structures. (*Adopted 5-28-02*)
 - 8. Contractor's Yard.
 - 9. Mini-storage warehouse facilities.
 - 10. ***Dwelling, multiple family.***

Section 316 District I: Industrial

- (A) **Intent:** The I, Industrial District is designed and intended for manufacturing, assembling, fabricating, processing, storage and similar operations which may require larger sites and isolation from other types of land uses, and to make provisions for commercial uses necessary to service the immediate needs of an industrial area.
- (B) **Principal Permitted Uses:**
 - 1. Manufacturing.
 - 2. Processing, assembling and fabrication operations.
 - 3. Warehousing.
 - 4. Lumber yards.
 - 5. Contractor yards and shops.
 - 6. Auto body and paint shops.
 - 7. Sawmills.
 - 8. Concrete and asphalt plants.
 - 9. Pulp and paper mills.
 - 10. Research laboratories.
 - 11. Transfer stations.
 - 12. Water and wastewater treatment plants.
 - 13. Heating and electrical power generating plants.
 - 14. Public and private recreational facilities.

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15. Truck stop.
 16. Bulk Storage
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Off-street parking as required and subject to the regulations established in Section 409.
 2. Any structural or mechanical use customarily incidental to the permitted principal use.
 3. Signs.
- (D) Conditional Uses Permitted by Conditional Use Permit: The following uses of land and structures may be permitted in this District by application for and issuance of a Conditional Use Permit as required in Article VII. The following will also need to meet the Site Plan requirements of Article VI.
1. Other industrial or heavy commercial uses not specifically indicated as a principal permitted use.
 2. *Mineral extractions, subject to the conditions of Section 415.*
 3. *Sand and gravel pits, subject to the conditions of Section 416 and 417.*
 3. Junkyards.
 3. Provision of essential services.
 4. Wireless Communication Facility and Structures. *(Adopted 5-28-02)*
 5. ***Sexually Oriented Business, subject to the conditions of Section 423.***
- (E) Additional Conditional Use Permit Required Area:
1. *In areas where the Industrial Zone borders R-1, RR-1, RR-2 and RR-3 there will be a 200 foot deep buffer. Any use of this Buffer Zone shall require a Conditional Use Permit.*