

**Schedule of Regulations - C - 2 Zoning**

**Minimum Set Backs (Feet)**

<b>Zoning Districts</b>	<b>Min. Lot Size (Sq. Ft.)</b>	<b>Min. Lot Width (Feet)</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Max. Height (Feet)</b>	<b>Min. Building Width (Feet)</b>
C-2	20,000	100	30	J	30	30	14 <sup>L</sup>
<p>J. No minimum, however, all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 12 feet clear and unobstructed access way or easement which may be provided by an alley. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for all parking areas.</p>							
<p>L. All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.</p>							

Zoning permits are the first step for any land use. Zoning permits are available from the township office or website: <http://www.breitungtwp.org/>

After zoning permits are approved all next steps are coordinated through the Dickinson County Construction Code Commission, located at the corner of Woodward Avenue and Harding Avenue in Iron Mountain. (906) 774-4885.

**§ 150.029 DISTRICT C-2: COMMERCIAL/LIGHT INDUSTRIAL.**

**(A) Intent.**

- (1) The C-2, Commercial/Light Industrial District is established to preserve a district for light industrial uses, along with compatible commercial uses.
- (2) Where it is determined by the Planning Commission that the effects of a listed use may tend to extend beyond the site, then conditional land use approval shall be required.

**(B) Principal permitted uses.**

- (1) Motor vehicle sales, service, and leasing and rental.
- (2) Sales of boats, campers, and recreational vehicles.
- (3) Construction, mining, forestry and farm machinery and equipment sales, service and leasing.
- (4) Sales of manufactured housing units.
- (5) Monument sales.
- (6) Wholesale and storage uses.
- (7) Motels and hotels.
- (8) Restaurants, full service, restaurants, limited service (e.g. fast-food).
- (9) Convenience and party stores.
- (10) Food packaging and bottling works.
- (11) Commercial printing and newspaper offices.

(12) Laundry, cleaning and drying plants.

(13) Lumber yards.

(14) Gas stations.

(15) Truck stop.

(16) Commercially used recreational space for adult or children's facilities, including fitness and recreational sports centers (e.g. gymnasiums, handball, racquetball, and tennis courts, ice and roller skating rinks, swimming and wave pools), bowling centers, archery and indoor shooting ranges, billiard or pool parlors, amusement parks, carnivals, rebound tumbling facilities, miniature golf courses, go-cart facilities, and similar facilities.

(17) Large scale recreation uses, including driving ranges, commercial stables with or without an arena, gun clubs, outdoor shooting ranges, camper and/or tent parks, hay rides, picnic grounds, swimming facilities, kiddie-type rides, tracks and other constructed courses for off-road vehicles whether for personal use or public use, (but not including circuses, motorcycle and auto racetracks, and horse or dog tracks).

(18) Farmer's market, fruit and vegetable markets.

(19) Florists and flower shops.

(20) Greenhouse, nursery and garden centers.

(21) Single-family dwelling above or contained within one of the permitted uses.

(22) Manufactured housing communities on a minimum of 15 acres, subject to the requirements as established and regulated by Act 419 of the Public Acts of 1976, as amended.

(23) Mini-storage facilities.

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

(1) Off-street parking as required and subject to the regulations established in § [150.053](#).

(2) Any structural or mechanical use customarily incidental to the permitted principal use.

(3) Signs in accordance with §§ [150.080](#) through [150.092](#).

(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 §§ [150.125](#) through [150.140.16](#). The following will also need to meet Site Plan requirements in §§ [150.105](#) through [150.113](#).

(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) Provision of essential services.

(3) Caretaker residence.

(4) Wireless communication facility and structures, subject to the conditions of § [150.133](#).

(5) Contractor's yard.

(6) Dwelling, multiple family.

(7) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).

- (8) General hospitals, subject to the conditions of § [150.138](#).
- (9) Veterinarian offices and animal clinics, subject to the conditions of § [150.140](#).
- (10) Public and private colleges and universities, subject to the conditions of § [150.140.5](#).
- (11) Drive-in, drive-through, fast food and carry-out restaurants, subject to the conditions of § [150.140.12](#).
- (12) Motor vehicle repair and service facilities, subject to the conditions of § [150.140.13](#).
- (13) Motor vehicle washing, conveyor or non-conveyor types, subject to the conditions of § [150.140.14](#).

(Ord. passed 7-28-1997; Ord. passed 5-28-2002; Ord. § 315, passed 9-14-2009; Ord. 1-2012, passed 12-26-2012; Ord. § 315, passed 11-9-2015)

The following sections can provide additional information. Details are available from the township Zoning Administrator or online at: <http://www.breitungwp.org/>

Or the direct link to the township code of ordinances:

[http://www.amlegal.com/nxt/gateway.dll/Michigan/breitung\\_mi/chartertownshipofbreitungmichigancodeof?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:breitung\\_mi](http://www.amlegal.com/nxt/gateway.dll/Michigan/breitung_mi/chartertownshipofbreitungmichigancodeof?f=templates$fn=default.htm$3.0$vid=amlegal:breitung_mi)

150.053 OFF-STREET PARKING REQUIREMENTS.

150.062 FENCE REGULATIONS.

150.082 GENERAL RETAIL AND COMMERCIAL/LIGHT INDUSTRIAL DISTRICT SIGN REGULATIONS.

150.108 SITE PLANS FOR COMMERCIAL, INDUSTRIAL MOBILE/MANUFACTURED HOME PARKS, AND MULTIPLE-FAMILY DEVELOPMENT (ALL OTHER DEVELOPMENT).