

Article 3 ZONING DISTRICTS, REGULATIONS, and MAP

Section 3.1 Establishment of Districts

For the purpose of this Ordinance, the Township is hereby divided into the following zoning districts, which may be referred to as “Districts”, and which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

Agricultural Districts

AG Agricultural District

Residential Districts

RR Rural Residential District
R-1 Single-Family Residential District
R-2 Single-Family Residential District
R-MF Multiple Family Residential District
R-MHC Manufactured Housing Community District
RB Residential Business District

Business Districts

B-1 Local Business District

Industrial Districts

I-1 Light Industrial District

Other Districts

C Conservation District
PUD Planned Unit Development District

Section 3.2 Zoning District Map

A. The boundaries of the respective Districts enumerated in Section 3.1 are defined and established as depicted on the Official Zoning Map entitled “LAKE TOWNSHIP ZONING MAP,” which is an integral part of this Ordinance and is incorporated herein by reference. This map, with all notations and explanatory matter thereon, shall be published as part of this Ordinance as if fully described herein.

B. This Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bearing the following: *This is to certify that this is the Official Zoning Map of the Lake Township Zoning Ordinance adopted on the 16th day of November, 2020.* If, in accordance with the provisions of this Ordinance, changes are made in zoning district boundaries or other matter portrayed on the Official Zoning Map, such changes shall also be made on the Official Zoning Map.

C. The Official Zoning Map shall be located at the official office of the Township and shall be the final authority with regard to the current zoning status of all land in the Township, along with supporting minutes of Township Board meetings regarding zoning district changes, regardless of the existence of copies of the Official Zoning Map which may be made and from time to time.

Section 3.3 Purposes of Zoning Districts

See Table 3-1 of this Ordinance.

Section 3.4 Interpretation of District Boundaries

A. Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, there is an uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, the interpretation concerning the exact location of District boundary lines shall be determined, upon written application by the Zoning Administrator, and if appealed, then to the Zoning Board of Appeals. The Zoning Administrator and the Zoning Board of Appeals shall apply the following standards in arriving at a decision on such matters:

1. Boundaries indicated as approximately following roads or highways shall be construed as following the center lines of said roads or highways.
2. Boundaries indicated as approximately following section lines, quarter section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.

3. Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.
4. Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel thereto and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.
5. Boundaries following the shoreline of a stream, lake, or other body of water shall be construed to follow such shorelines except that the boundaries shall be deemed to go to the center of a lake. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, canals, or other water courses shall be construed to follow such centerlines.
6. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two (2) Districts, the land in question shall be construed as being located in the more restrictive District. The "more restrictive District" shall be the District that places greater restrictions on development based on such factors as the intensity of authorized uses, setbacks, lot coverage, and related development standards.

Section 3.5 Permitted Uses in Zoning Districts

A. Compliance with Zoning Regulations: 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, and every enlargement of, or addition to an existing use, building and structure, occurring after the effective date of this Ordinance, shall be subject to all regulations of this Ordinance that are applicable in the zoning district in which such use, building, or structure shall be located. Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable for lands to which the same shall attach or be adjacent.

B. Uses Permitted in Each Zoning District: Tables 3-2 and 3-3 identify the principal land uses permitted in each of the Districts enumerated in Section 3.1. No land use shall be established on a lot except in conformance with Tables 3-2 and 3-3 or as may be provided elsewhere in this Ordinance. In order to ensure all possible benefits and protection for the zoning districts in this Ordinance, the Tables delineate whether a land use permitted in a particular District is a "Use Permitted by Right" or a "Special Land Use".

1. Uses Permitted by Right: Uses permitted by right are the primary uses, buildings and structures specified for which the District has been established, and are subject to plot plan or site plan approval except where provided otherwise.
2. Special Land Uses: Special land uses are uses, buildings and structures that have been generally accepted as reasonably compatible with the "uses permitted by right" in the District, but could present potential injurious effects upon such primary uses, buildings and structures within the District or are otherwise unique in character and therefore require special consideration in relation to the welfare of adjacent properties and/or to the Township as a whole. All such uses shall be subject to a public hearing and site plan approval. See Article 15, Procedures for Special Land Uses.

C. Accessory Uses: Unless otherwise specified in this Ordinance, accessory uses that are clearly incidental to, subordinate to and customarily associated with the principal use of the property are permitted in all Districts and shall conform to all applicable standards of this Ordinance, including Section 20.8 (Accessory Uses, Buildings and Structures). Examples of such accessory uses include, but are not limited to, household gardening in association with a dwelling, a private stable in association with a dwelling, the repair of vehicles in association with a vehicle dealership, and a parking lot serving an office building on the same lot. Except in the case of an approved home occupation or as may be expressly authorized elsewhere by this Ordinance, no retail sales, repair or the servicing of items shall be construed as an accessory use to the principal residential use of a lot.

D. Prohibited Uses:

1. Use Not Listed is Prohibited: Any use of land not specifically permitted under this Ordinance is prohibited, including any use of land not specifically identified in Tables 3-2 and 3-3. The Planning Commission may initiate an amendment to the Ordinance to authorize an otherwise prohibited use and standards that will apply for that use. If the Township Board adopts such an ordinance amendment according to Article 17, then an application can be submitted for that use. See Section 17.2 regarding the initiation of amendments.
2. Non-Compliance with Local, County, State or Federal Law: Land uses, activities, buildings, structures, enterprises or purposes that are contrary to or which violate federal or state laws, county ordinances,

- this Ordinance or other Township ordinances are prohibited
3. **Approvals/Permits:** No zoning approval, permit, variance, rezoning, site plan approval or zoning compliance permit shall be issued or granted by the Township for any use, activity, enterprise, structure or building that is illegal under Michigan law or federal law.

Section 3.6 Site Development Requirements of Zoning Districts

A. Compliance: All land uses shall comply with the site development requirements of the District in which it is located, as delineated in Table 3-4, in addition to all other applicable site development and other provisions of this Ordinance including, but not limited to:

1. Article 7: Standards and Regulations for Specific Land Uses.
2. Article 9: Signs.
3. Article 10: Off-Street Parking and Loading.
4. Article 11: Landscaping and Screening.
5. Article 12: Environmental Standards.
6. Article 13: Access and Private Roads.
7. Article 20: Supplemental Provisions.

B. Shared Compliance Prohibited: No part of a setback area, yard, or other open space required about or in connection with any use, building or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, yard, or other open space similarly required for any other use, building or structure.

C. Setback and Lot Reductions: No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimension, frontage or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein, including area, frontage and lot width. No lot shall be divided, split, or subdivided unless said action meets this Ordinance and all other applicable Township ordinances.

D. Lot Modifications: No portion of one lot shall be used in the creation of another lot unless each lot resulting from each such reduction, division, alteration, or sale, shall conform to all of the requirements established herein. No lot or other area shall be further reduced if already less than the minimum requirement. See also Section 20.24.

E. Submerged Lands: Property and bottomlands located under a lake or stream shall be excluded from lot area or dimension calculations for purposes of determining minimum lot area and dimension requirements pursuant to this Ordinance.

F. Land in Right-Of-Ways and Easements: Lands located within a public street right-of-way, private road easement or access easement or right-of-way shall be excluded from lot area or lot dimensions for purposes of determining minimum lot area, lot frontage, lot width and other dimension requirements of this Ordinance.

G. More Stringent Requirements: Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, 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, the provisions of such law or ordinance shall govern.

Section 3.7 Special District Provisions

A. Manufactured Housing Community District (R-MHC)

1. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Michigan Mobile Home Commission Act, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the procedures and requirements in Article 14 of this Ordinance, except where said procedures and requirements are superseded by the requirements in P.A. 96 of 1987, as amended, or the Manufactured Housing Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action of the preliminary plan within sixty (60) days after the Township receives the preliminary plan.
2. All manufactured housing communities shall be constructed and maintained in accordance with P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Manufactured Housing Commission pursuant to the authority vested in the Manufactured Housing Commission by such Act.

The construction of a manufactured housing community shall not be initiated, nor shall a manufactured housing community be inhabited or operated until all necessary permits have been acquired from the Michigan Department of Labor and Economic Growth and all other agencies pursuant to the Manufactured Housing Commission Act.

B. Conservation District (C)

1. Permitted Principal Uses: Permitted principal uses in the Conservation District are as follows:
 - a. Areas set aside or used for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.
 - b. Campgrounds owned and operated by the State of Michigan, Huron County, or Lake Township.
 - c. Facilities dedicated to outdoor non-motorized passive recreation not otherwise included in (a) or (b), operated by the State of Michigan, Huron County, or Lake Township.
 - d. Unroofed decks and similar unroofed outdoor leisure areas, no greater than six (6) inches above the ground below, on a lot that is under same ownership and adjacent to a separate lot on which a dwelling is present and such vacant lot serves the dwelling in an accessory capacity. "Adjacent" shall include lots under same ownership and separated by a road right-of-way where such lots would have a shared lot line or portion thereof in the absence of such road right-of-way. Subsection (d) shall not be construed as authorizing buildings.
2. Development Standards: All lots and buildings in the Conservation District shall comply with the regulations and requirements of this Ordinance and the following:
 - a. Minimum Lot Area: Twelve thousand (12,000) sq. ft.
 - b. Minimum Lot Width: One-hundred (100) feet.
 - c. Minimum Front, Side and Rear Yard Setback for All Structures: Twenty (20) feet.
 - d. Maximum Building Height: Twenty (20) feet.
 - e. Maximum Building Coverage: Five (5) percent.
 - f. Maximum Lot Coverage: Five (5) percent.

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**Table 3-1
PURPOSES of ZONING DISTRICTS**

Table 3-1 identifies the principal purposes of the Districts of this Ordinance.

DISTRICTS	PURPOSE
<u>ALL DISTRICTS (except where provided otherwise)</u>	
All Districts	<ol style="list-style-type: none"> 1) Uses shall protect environmental resources including wetlands, woodlands and water courses. 2) Districts shall be located in coordination with the Lake Township Master Plan. 3) Uses shall minimize negative impacts on surrounding land uses. 4) Commercial, industrial and other non-residential uses are to complement the community's character through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) Uses shall facilitate safe and efficient vehicular and non-motorized travel. 6) Uses shall be served by adequate facilities and services including sewage disposal, potable water, fire protection, and roads.
<u>AGRICULTURAL DISTRICTS</u>	
AG Agricultural	<ol style="list-style-type: none"> 1) Provide opportunities for and encourage agriculture. 2) Retain land areas that are well suited for production of plants and animals useful to humans, due to soil, topographic and other conditions, or which support nearby agricultural operations such as wetlands and woodland stands. 3) Provide opportunities for low density residential lifestyles. 4) See also the "All Districts" purpose statement above.
<u>RESIDENTIAL DISTRICTS</u>	
RR Rural Residential R-1 Single-Family Residential R-2 Single-Family Residential	<ol style="list-style-type: none"> 1) Provide opportunities for single and/or two-family residences of incrementally decreasing lot sizes and increasing density, to accommodate varying rural and suburban lifestyles. 2) Meet the varied housing needs of current and future residents. 3) In the case of the R-1 District, provide opportunities for lakefront residential development that preserves the environmental and visual character of Lake Huron. 4) Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services. 5) See also the "All Districts" purpose statement above.
R-MF Multiple Family	<ol style="list-style-type: none"> 1) Provide opportunities for apartment, townhouse and similar multiple family developments to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
R-MHC Manufactured Housing Community	<ol style="list-style-type: none"> 1) Provide opportunities for manufactured housing communities to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
RB Residential Business	<ol style="list-style-type: none"> 1) To provide opportunities for commercial lodging facilities of a single-family dwelling character. 2) See also the "All Districts" purpose statement above.

Table 3-1 Continued on Next Page

Table 3-1 Continued (Purposes of Zoning Districts):

DISTRICTS	PURPOSE
<u>BUSINESS DISTRICTS</u>	
<p style="text-align: center;">B-1 Local Business</p>	<ol style="list-style-type: none"> 1) To provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents, visitors and the highway traveler. 2) Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single lot and in coordination with surrounding lots. 3) Facilitate safe, convenient and efficient vehicular circulation and pedestrian and other non-motorized modes of travel within the development, including linkages to neighboring commercial uses. 4) Facilitate development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) See also the “All Districts” purpose statement above.
<u>INDUSTRIAL DISTRICTS</u>	
<p style="text-align: center;">I-1 Light Industrial</p>	<ol style="list-style-type: none"> 1) Provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes and the absence of objectionable external affects. 2) Development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 3) See also the “All Districts” purpose statement above.
<u>OTHER DISTRICTS</u>	
<p style="text-align: center;">PUD Planned Unit Development</p>	<p>See Section 4.1, Planned Unit Development (PUD) District.</p>
<p style="text-align: center;">C Conservation</p>	<ol style="list-style-type: none"> 1) Encourage the conservation of woodlands; wetlands; stream, river and lake environments including shorelines and natural corridors; and other important open spaces. 2) Protect open spaces that do not lend themselves to environmentally prudent development practices.

End of Table 3-1

**Table 3-2
Permitted Principal Uses in AG, RR, R-1, R-2, R-MF, and R-MHC Districts¹**

See Section 3.7(B) for uses permitted in the Conservation (C) District.

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES ¹		ZONING DISTRICTS					
		AG	RR	R-1	R-2	R-MF	R-MHC
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character							
1	Agriculture including hunt clubs.	BR	BR	–	–	–	–
2	Areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.	BR	BR	BR	BR	–	–
3	Extraction operations.	S	S	S	S	S	S
4	Public and private facilities dedicated principally to outdoor non-motorized recreation including parks, boat liveries, campgrounds, golf courses and country clubs.	S	S	–	S	–	–
5	Marinas	–	–	S	–	–	–
6	Shooting ranges and hunt clubs.	S	–	–	–	–	–
Uses of a Primarily Residential Character							
1	Assisted living facilities, nursing homes and convalescent homes.	S	S	–	S	S	S
2	Manufactured housing communities.	–	–	–	–	–	BR
3	Multiple family dwellings.	–	–	–	–	BR	–
4	Single family dwellings.	BR	BR	BR	BR	–	–
5	State licensed family home day care and foster care family home facilities.	BR	BR	BR	BR	–	–
6	State licensed group home day care.	S	S	S	S	S	–
7	Two family dwellings.	–	–	–	BR	–	–
Uses of a Primarily Commercial, Business or Industrial Character							
1	Agricultural service establishments.	S	–	–	–	–	–
2	Agritourism.	S	–	–	–	–	–
3	Bed and breakfast/tourist home.	S	S	–	–	–	–
4	Boarding houses.	–	–	–	–	S	–
5	Contractor's yard.	S	–	–	–	–	–
6	Day care centers.	–	S	–	–	S	S
7	Equestrian centers.	S	S	–	–	–	–
8	Kennels.	S	S	–	–	–	–
9	Mobile home sales, including as an accessory use to a manufactured housing community.	–	–	–	–	–	S
10	Outdoor commercial recreation.	S	–	–	–	–	–
11	Radio and television communication towers.	S	–	–	–	–	–
12	Recycling centers.	S	–	–	–	–	–
13	Resorts and conference centers.	S	S	–	–	–	–
14	Retail and wholesale sales of trees, shrubs, flowers and other plant material.	S	S	–	–	–	–
15	Veterinarian clinics.	S	–	–	–	–	–
16	Wireless communication facilities ²	S	S	–	–	–	–

Table 3-2 Continued Next Page. See End of Table for Footnotes.

(Table 3-2 continued)

PRINCIPAL USES ¹		ZONING DISTRICTS					
		AG	RR	R-1	R-2	R-MF	R-MHC
Other Uses Not Listed Above							
1	Clubs.	S	S	-	-	-	-
2	Private cemeteries.	S	S	S	S	-	-
3	Public facilities owned by Lake Township including, but not limited to, township offices, fire stations, police offices and jails, cemeteries, and parks.	BR	BR	BR	BR	BR	BR
4	Public facilities owned by other than Lake Township not otherwise addressed in this Table above, including public schools and library facilities.	S	S	-	S	S	S
5	Schools, churches, libraries, museums and other similar institutions and semi-public facilities not otherwise addressed in this Table.	S	S	S	S	S	S
6	Utility substations for gas and electric services.	S	S	S	S	S	S
7	Wind energy systems (WES) comprised of on-site WES, MET towers, utility scale WES, and wind energy generation facilities (WEGF). ³	S	-	-	-	-	-

Table 3-2 Footnotes:

1. Irrespective of the particular labeling of a cell in this table, the following are classified as a Special Land Use:
 - a. Any use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the lot, excluding agricultural buildings utilized for agricultural purposes on lots devoted principally to agriculture, and dwellings and accessory buildings thereto on lots devoted principally to residential and/or agricultural use.
 - b. Any use that serves alcohol for consumption on the lot of sale.
 - c. The provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.
2. Wireless communication facilities are permitted in the AG and RR Districts by special land use approval, and only if located with Sections 25 through 36. See Article 7 regarding exceptions to the classification of wireless communication towers as “special land uses (S)” or “prohibited uses (-)”.
3. See Sec. 7.27 for definitions pertaining to wind energy systems (WES) and applicable regulations.

End of Table 3-2

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**Table 3-3
Permitted Principal Uses in RB, B-1 and I-1 Districts¹**

BR = Use Permitted By Right¹ S= Special Land Use¹ -- = Prohibited Use

PRINCIPAL USES		ZONING DISTRICT		
		RB	B-1	I-1
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character¹				
1	Miniature golf.	--	S	--
Uses of a Primarily Residential Character				
1	Dwellings when located entirely on a second and/or third story above a business.	--	BR	--
2	Cottage resort.	BR	--	--
Uses of a Primarily Commercial Character¹				
1	Any generally recognized retail business that supplies commodities on the premises within a completely enclosed building such as groceries, packaged liquor, furniture, clothing, dry goods, books, flowers, jewelry and hardware, but excluding sexually oriented businesses.	--	BR	--
2	Building material sales yard, including lumber yards and incidental millwork, and storage facilities for building materials including sand, stone, lumber, and contractor's equipment.	--	S	BR
3	Contractor's yard.	--	--	S
4	Day care center.	--	S	--
5	Funeral homes and mortuaries, including a dwelling occupied by the facility owner or manager.	--	S	--
6	Health clubs and spas.	--	S	--
7	Hospitals.	--	S	--
8	Hotels and motels including conference centers.	--	S	--
9	Indoor commercial recreation such as theaters, concert halls, bowling alleys, arcades, skating rinks, indoor shooting ranges, and similar uses.	--	S	--
10	Kennels.	--	S	--
11	Landscaping services.	--	S	--
12	Lumber mill.	--	--	S
13	Medical clinics.	--	BR	--
14	Mini-storage.	--	S	S
15	Offices and showrooms of plumbers, electricians, decorators, and similar trades where not more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	--	BR	--
16	Offices and showrooms of plumbers, electricians, decorators, and similar trades where more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	--	S	S
17	Offices which perform professional services on the premises including but not limited to accountants, doctors, lawyers, insurers, financial institutions, consultants, architects, real estate, artist offices and galleries, and similar office uses.	--	BR	--
18	Offices of an executive, administrative, clerical and similar character, in which the principal function of the office does not entail on-site visits by customers.	--	BR	--
19	Personal service establishments that perform services on or off the premises such as appliance repair, shoe repair, upholstery repair, hair salons, photographic studios, laundry and dry cleaners, plumbing and electrical services, printing and reproduction, pet groomers and similar services.	--	BR	--
20	Restaurants, excluding drive-in, drive-through, and food-truck restaurants.	--	BR	--
21	Restaurants, limited to drive-in, drive-through and food-truck restaurants.	--	S	--
22	Sale and rental of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow, and accessory maintenance and repair services.	--	S	--
23	Service stations.	--	S	S
24	Sexually oriented businesses.	--	S	S
25	Taverns.	--	S	--
26	Tourist homes/bed and breakfasts.	--	S	--
27	Vehicle / car wash facility.	--	S	--

Table 3-3 Continued Next Page. See End of Table for Footnotes.

(Table 3-3 continued)

BR = Use Permitted By Right¹ S= Special Land Use¹ – = Prohibited Use

PRINCIPAL USES		ZONING DISTRICT		
		RB	B-1	I-1
Uses of a Primarily Commercial Character¹				
28	Vehicle service and repair shops.	–	S	–
29	Veterinarian clinics.	–	BR	–
30	Wireless communication facilities ²	S ²	S ²	S ²
Uses of a Primarily Industrial Character¹				
1	Assembly of electrical appliances, electronic instruments and devices, including the manufacture of computer components.	–	–	BR
2	Junkyards and salvage yards.	–	–	S
3	Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. “Previously prepared materials” are materials processed, manufactured or created at another location and transported to the lot in this District for assembly into new products.	–	–	BR
4	Manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, instruments, optical goods, and hardware, but excluding food products.	–	–	S
5	Plastic molding and extrusion.	–	–	S
6	Printing and publishing.	–	–	BR
7	Production, processing or testing utilized in product prototyping.	–	–	BR
8	Recycling center.	–	–	S
9	Research and testing laboratories.	–	–	BR
10	Sheet metal fabrication.	–	–	BR
11	Tool and die manufacturing.	–	–	BR
Other Uses Not Listed Above¹				
1	Clubs.	–	S	S
2	Public facilities owned by Lake Township including, but not limited to, township offices, fire stations, police facilities, cemeteries, and parks.	BR	BR	BR
3	Public facilities owned by other than Lake Township not otherwise addressed in this Table.	–	S	–
4	Schools, churches, libraries, museums and other institutions and semi-public facilities not otherwise addressed in this Table above.	–	S	–
5	Utility substations for gas and electric services.	–	S	S

Table 3-3 Footnotes:

1. Irrespective of the labeling of a cell in this table, the following are classified as a Special Land Use (S):
 - a. Any use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the lot, excluding farm and residential buildings.
 - b. Any use that serves alcohol for consumption on the lot of sale.
 - c. The provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.
 - d. Outdoor areas associated with a restaurant that are used or intended to be used for eating, drinking, sporting activities and/or other gathering of persons, when such outdoor areas exceed eight hundred (800) square feet in area or where more than thirty (30) persons are permitted to occupy such area.
2. See Article 7 regarding exceptions to the classification of wireless communication facilities as “special land uses (S)” or “prohibited (P).”

End of Table 3-3

Table 3-4¹
SITE DEVELOPMENT REQUIREMENTS¹

All principal land uses and principal buildings shall comply with the site development requirements of Table 3-4 unless otherwise specified by this Ordinance. See Footnote (1).

See **Section 3.7(A)** for development requirements for the Manufactured Housing Community District (R-MHC).

See **Section 3.7(B)** for development requirements for the Conservation District (C).

See **Section 12.2 and 12.3** for development standards in association with natural resource areas.

See **Section 20.8** for development standards for accessory buildings and structures

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Height	Maximum Building Coverage (BC) Maximum Lot Coverage (LC)	Minimum Yard Setback		
					Front	Side	Rear
AG Agricultural	1.5 acres	150 ft. ²	35 ft. ³	BC: 25%, but not less than 1,200 sq. ft. LC: 30% ⁸	50 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷
RR Rural Residential	1.5 acres	150 ft. ²	35 ft. ³	BC: 25%, but not less than 1,200 sq. ft. LC: 30% ⁸	25 ft. ⁵	10 ft. ⁶ each	25 ft. ⁷
R-1 Single-Family Residential	12,000 SF	100 ft. ²	35 ft. ³	BC: 35%, but not less than 1,200 sq. ft. LC: 50% ⁸	25 ft. ⁵	6 ft. ⁶ for one yard, and minimum combined 16' total.	35 ft. ⁷
R-2 Single-Family Residential	12,000 SF ⁴ except 24,000 sq. ft. for a two-family dwelling.	100 ft. ² except 150 ft. for a two-family dwelling.	35 ft. ³	BC: 35%, but not less than 1,200 sq. ft. LC: 50% ⁸	25 ft. ⁵	6 ft. ⁶ for one yard, and minimum combined 16' total.	10 ft. ⁷
R-MF Multiple Family	12,000 SF ⁴	100 ft. ²	35 ft. ³	BC: 35% LC: 65%	40 ft. ⁵	15 ft. ⁶ each	25 ft. ⁷
RB Residential Business	12,000 SF ⁴	100 ft. ²	35 ft. ³	BC: 35% LC: 50%	25 ft. ⁵	10 ft. ⁶ each	20 ft. ⁷
B-1 Local Commercial	20,000 SF	100 ft. ²	35 ft. ³	BC: 35% LC: 70%	40 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷
I-1 Light Industrial	1.0 acres	150 ft. ²	35 ft. ³	BC: 50% LC: 70%	40 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷

See following pages for Table 3-4 Footnotes.

Footnotes for Table 3-4 – Site Development Requirements

- 1. Other Standards and Regulations:** All uses shall comply with the site development requirements in Table 3-4, unless specified otherwise by this Ordinance. See also Article 7 - Standards and Regulations for Specific Land Uses, Article 9 - Signs, Article 10 - Off-Street Parking and Loading, Article 11 - Landscaping and Screening, Article 12 - Environmental Protection, Article 13 - Access and Private Roads, Article 20 - Supplemental Provisions (including provisions addressing accessory buildings/structures), and other Articles.
- 2. Lot Depth, Width and Frontage:** All lots shall conform to the following:
 - A. Depth/Width Ratio:** The depth of a lot shall not exceed four (4) times its width. See Article 21 regarding the definition of lot width and lot depth.
 - B. Frontage/Lot Width:** The minimum lot frontage/width dimension shall be as required by Table 3-4, or as required elsewhere by this Ordinance.
 - 1) The minimum lot width required by Table 3-4, or as required elsewhere by this Ordinance, shall be maintained across the entire length/depth of the lot. Reduced frontages and widths may be approved where the front lot line abuts an unusually curvilinear road segment such as a cul-de-sac, where without such reduction, such lots would be unnecessarily excessive in overall width or area or would otherwise result in irregular or impractical configurations. Reduced frontages and widths shall be approved only upon a determination by the approving body that such reductions and resulting lots shall not be substantially contrary to the overall lot configurations and sizes in the immediate area and shall not unreasonably impact traffic safety. No reduction shall result in frontage or width of less than thirty-three (33) feet and the minimum front yard setback line, and rear yard setback line in the case of a waterfront lot, shall be increased to the line at which there is compliance with the normally required frontage/width standard and the minimum lot width standard shall be met at such adjusted setback line.
 - 2) In the case of a lakefront lot and any lot abutting or having frontage on a lake or stream, the minimum lot frontage/width requirement shall apply to both the front and rear lot line.
 - 3) Where property is located on opposite sides of a public road right-of-way and is in common ownership, the property shall not be considered to be one lot but shall be deemed separate lots and any such individual lot on either side of the public road shall meet all applicable requirements specified by this Ordinance for an individual lot including width, frontage and area.
- 3. Building Height**
 - A. Special Provisions for R-1 and R-2 Districts:** The following provisions shall apply to all buildings erected within fifty (50) feet of the M-25 right-of-way.
 - 1) *Measurement of Building Height:* The maximum building height shall be measured as the vertical distance from the lowest finished ground surface elevation along the entire perimeter of the building to the highest point of the roof surface.
 - 2) *Filling:* In no case shall land be filled or otherwise increased in elevation in a manner so as to facilitate a building floor elevation greater than would otherwise be permitted according to this Section. This restriction shall not prohibit the shaping and/or leveling of land after the issuance of a zoning permit and building permit provided such leveling shall not result in an increase in ground elevation greater than one (1) foot.
 - B. Building Height Exceptions:**
 - 1) Agricultural buildings and structures are exempt from the height limitations of Table 3-4 provided the building or structure is setback from all lot lines an additional one (1) foot for each two (2) feet that the building or structure exceeds the height limitation of Table 3-4, provided the exemption shall conform to all rules and regulations of the Federal Communications Commission and Civil Aeronautics Administration and in no case shall such a building or structure exceed seventy-five (75) feet in height.
 - 2) Flag poles not exceeding thirty-five (35) feet in height but in no case shall such pole be more than fifteen (15) feet above the peak of the principal building on the lot.
 - 3) The following height exemptions apply except where otherwise regulated by this Ordinance, provided no portion of the building or structure exceeding the District's height limitation may be used for human occupancy, the exemption shall conform to Federal Communications Commission and Civil Aeronautics Administration rules and regulations, and the site plan approving body finds the exemption shall not undermine the character, use and enjoyment of nearby properties:
 - a. Those features that are purely ornamental in purpose such as church spires, belfries, cupolas, domes, ornamental towers; parapet walls not part of a residential building or structure and no greater than four (4) feet in height; and similar features, provided such features occupy no

more than ten percent (10%) of the structure's gross roof area and provided such features are located a minimum distance from any adjoining lot equal to their height measured from the ground below.

- b. Those necessary appurtenances to mechanical or structural functions, such as chimneys and smokestacks, water towers, elevator and stairwell structures, ventilators, and transmission structures, but not to exceed one hundred (100) feet in height above the ground surface below and provided such features are located a minimum distance from any adjoining lot equal to their height measured from the ground below.
- c. Public utility structures.
- d. Electrical transmission towers, television and radio reception and transmission antennas and towers, cellular communication facilities, and similar facilities, provided communications receiving antenna serving a dwelling on the same lot shall not exceed a height of forty-five (45) feet above the ground surface below.

4. Minimum Lot Area

- A. R-2 and R-B Districts: The minimum lot area for a lot created after the effective date of this Ordinance shall be twenty thousand (20,000) sq. ft. except that in the case of a two-family dwelling in the R-2 District, the minimum lot area shall be thirty thousand (30,000) sq. ft.
- B. R-MF District: The minimum lot area for a lot created after the effective date of this Ordinance shall be twenty thousand (20,000) sq. ft. plus an additional two thousand (2,000) sq. ft. for each additional dwelling unit beyond the first unit.

5. Front Yard Setback Measurements

- A. All Districts: In all Districts, the front yard setback shall be measured from the road right-of-way line.
- B. R-1 and R-2 Districts: The front yard of a lakefront lot is that yard adjacent to the road from which it gains access not otherwise comprising a side yard.
- C. B-1 District: The minimum front yard setback in the B-1 District shall be forty (40) feet except that where there exists two or more principal buildings along the same frontage and within one hundred (100) feet of the lot, the front yard setback for such lot shall be equal to the average setback established by such buildings. The site plan approving body may waive or modify this requirement where it finds that such modification or waiving will result in a more advantageous overall form or pattern of development, as depicted in a site plan, taking into consideration such factors as the encouragement of continuous storefronts, beneficial pedestrian circulation and spaces, pedestrian and vehicular safety, visibility, and orderly development.

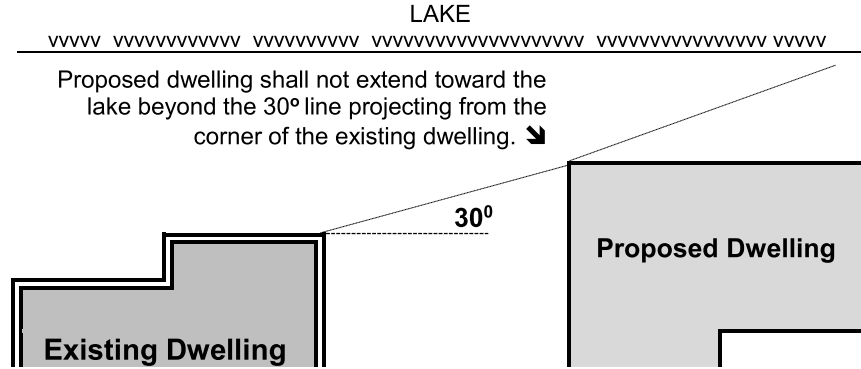
6. Side Yard Setbacks

- A. Corner Lot: For a corner lot, the minimum required front yard setback shall apply to both yards abutting a road right-of-way/easement, except that this side yard setback may be reduced the minimum amount necessary to ensure a twenty (20) foot buildable lot width at the required front yard setback. However, in no case shall such setback be less than twenty (20) feet.
- B. Lakefront Lots: In the case of a lakefront lot, the side yard setback from a side lot line along the water shall be measured from the ordinary high water mark as defined herein.
- C. R-1 and R-2 Districts: See Footnote 3(A)(1)(d)(i) regarding additional site yard setback provisions in the R-1 and R-2 Districts, and Section 20.23 regarding side yard wall configurations.
- D. B-1 District: The minimum side yard setback shall be 6' along the segment of the side lot line that abuts another lot in the B-1 District.
- E. I-1 District: The minimum side yard setback shall be 40' along the segment of the side lot line that abuts a Residential District.

7. Rear Yard Setbacks

- A. Lakefront Lots:
 - 1) Setback Measurement/Averaging: In the case of a lakefront lot, the rear yard setback shall be measured from the ordinary high water mark as defined herein. Where there exists one (1) or more principal buildings on lakefront lots located on one (1) or both sides of another lakefront lot subject to a permit application to erect or modify a building or structure, and where such existing buildings are within five hundred (500) feet of such lakefront lot, the required setback for the lot subject to a permit application shall be the average setback of such existing buildings measured from the ordinary high water mark as defined herein, provided that in no case shall the building be located closer than thirty-five (35) feet from the ordinary high water mark. Nothing in this Footnote shall be construed as authorizing a building or structure or any portion thereof to be erected outside of the legally recorded rear lot line for the lot.

- 2) *30° View Setback*: In addition to subsection (1), in no case shall a proposed building, structure, tree or other plant material be located on a lakefront lot so as to extend toward the lake a distance beyond an imaginary line extending at a 30° angle from the corner of the dwelling on an adjacent lot. The “corner of the dwelling” shall be that corner of the building nearest to the shared lot line that is part of a building wall oriented toward the lake. This subsection (2) shall not apply to features no greater than four (4) feet in height from the ground below, and shall not apply where the existing dwelling is set back from the rear lot line more than one hundred (100) feet. See figure below.



- B. Non-Lakefront Lot in R-1 and R-2 Districts: The minimum rear yard setback for a non-lakefront lot created after the effective date of this Ordinance in an R-1 or R-2 District shall be twenty (20) feet. The minimum rear yard setback for a non-lakefront lot created prior to the effective date of this Ordinance in the R-2 District shall be ten (10) feet.
 - C. B-1 District: The minimum rear yard setback shall be ten (10) feet along the segment of the rear lot line that abuts another lot in the B-1 District.
 - D. I-1 District: The minimum rear yard setback shall be fifty (50) feet along the segment of the rear lot line that abuts a Residential District.
8. **Lot Coverage**: Calculation of lot coverage shall exclude those portions of driveways serving single-family and two-family dwellings that are no greater than ten (10) feet in width.

End of Article 3