

ARTICLE III

**ARTICLE III
ZONING DISTRICTS AND MAPS**

Section 301 Establishment of Districts

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

Residential Districts

- R: Residential
- RR-5: Rural Residential
- LS/R: Lake Shore/River

Other Districts

- RS-1: Recreational Structure
- RS-5: Recreational Structure Five
- RP-10: Resource Production Ten
- RP-20: Resource Production Twenty
- TP-40: Timber Production
- TD: Town Development
- I: Industrial

Section 302 Zoning District Maps

The boundaries of the respective districts enumerated in Sec. 301 are defined and established as depicted on the maps entitled "Humboldt Township 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. The following list by Township and Range are Humboldt Township Official Zoning Maps.

- (A) T45N-R29W
- (B) T46N-R29W
- (C) T47N-R29W

The Humboldt Township Official Zoning Map shall be identified by the signature of the Township Board Supervisor, 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 Humboldt Township Official Zoning Map and approved by the Township Board together with an entry on the Humboldt Township Official Zoning Map showing the date and official action taken.

One copy of the Humboldt Township Official Zoning Maps 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 Humboldt Township.

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Section 303 Replacement of Official Zoning Maps

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

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 the power in passing upon appeals, in accordance with Article X 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 determined in the first instance by the Zoning Administrator to be similar to an expressly permitted use. If there is still a question as to whether a use is similar or not, the question shall next be put to the Planning Commission for a vote, which body originally proposed the lists of permitted and conditional uses. If there is still a question after that, the Zoning Board of Appeals (ZBA) shall make the final determination if a use is similar to a use specifically permitted by right or by conditions.

(C) Accessory uses are permitted as indicated for the various Zoning Districts and 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

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Section 305 Scope of Provisions: Continued

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 imposes 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 township or county adopted zoning ordinance.

Section 307 Exemptions

The location of pipes, wires, poles, and electrical generating and electrical transmission equipment of public utilities or railroad tracks regulated by the State of Michigan or by the United States are exempt from regulation under this Ordinance.

ARTICLE III – Zoning Districts & Maps

Section 308 District R: Residential

- (A) Intent: The R, Residential District, is intended for the establishment and preservation of quiet neighborhoods for single-family dwellings and two-family dwellings free from other uses except those which are both compatible with and convenient to the residents in this District. The R, Residential District is designed to accommodate residential opportunities for those who are willing to assume the costs of providing their own services, requiring spacious lots, insuring safe, potable water supply and treatment of wastewater on the same lot.
- (B) Permitted Principal Uses:
1. Single-family dwellings.
 2. Two-family dwellings.
 3. Open Space Preservation Development option (residential clustering) as provided in Section 417.
 4. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 5. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 6. Family day care homes (1-6 children). (See definition.)
 7. Manufactured housing communities.
 8. Essential services.
 9. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
 10. Home occupations subject to the conditions of Section 403 (C).
 11. Uses similar to the above uses as determined in accordance with Section 305, (B).
- (C) Permitted Accessory Uses: The following types of structures normally associated with single-family and two-family dwellings are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.
 8. Woodshed.
 9. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.

ARTICLE III – Zoning Districts & Maps

Section 308 District R: Residential: Continued

1. Churches, subject to the conditions of Section 710.
2. Schools.
3. Private and public parks.
4. Multiple-family dwellings.
5. Group (child) day care home (7-12 children)(See definition), subject to the conditions of Section 706.
6. Child care center (See definition), subject to the conditions of Section 707.
7. Public buildings such as a township hall, library, governmental offices, or fire hall.
8. Elevated water storage tanks and wastewater treatment facilities.
9. Places of assembly such as community centers, assembly buildings of membership organizations, lodges, or private clubs.
10. Cemeteries.
11. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
12. Small On-Site Windmills, subject to the conditions of Section 416 (A).
13. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III – Zoning Districts & Maps

Section 309 District RR-5: Rural Residential

- (A) Intent: The RR-5, Rural Residential District, is established to provide for a transition zone between more densely settled residential areas and the more sparsely developed rural, agricultural, or forested areas of the Township. Such areas are accessible and provide for a mix of moderately intensive compatible uses from surrounding zones.
- (B) Permitted Principal Uses:
1. Single-family dwellings.
 2. Open Space Preservation Development option (residential clustering) as provided in Section 417.
 3. Hobby farms subject to the requirements of Section 415.
 4. Agriculture (farms) on ten (10) acres or more.
 5. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 6. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 7. Family day care homes (1-6 children). (See definition.)
 8. Essential services.
 9. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
 10. Home occupations subject to the conditions of Section 403 (C).
 11. On-site use wind energy system and small windmills in accordance with Section 416.
 12. Uses similar to the above uses as determined in accordance with Section 305, (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.
 8. Woodshed.
 9. Boathouse.
 10. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Churches, subject to the conditions of Section 710.
 2. Schools.

ARTICLE III – Zoning Districts & Maps

Section 309 District RR-5: Rural Residential: Continued

3. Group (child) day care home (7-12 children) (See definition), subject to the conditions of Section 706.
4. Child care center (See definition), subject to the conditions of Section 707.
5. Cemeteries.
6. Private and public recreational facilities, including parks, playgrounds, camps, campgrounds, golf courses (See Sec. 713), and similar recreational facilities.
7. Kennels, subject to the conditions of Section 711.
8. Veterinarian offices and animal clinics, subject to the conditions of Section 711.
9. Auction sale barns.
10. Facilities for bulk feed, seed, or fertilizer sales, storage or mixing.
11. Agricultural equipment sales, service or repair.
12. Conditional Home Businesses, subject to the conditions of Section 403 (C).
13. Transfer Stations.
14. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
15. Communication towers, subject to the conditions of Section 717.
16. A utility grid wind energy system (Wind Farm) subject to the conditions of Section 719.
17. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
18. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III – Zoning Districts & Maps

Section 310 District LS/R: Lake Shore and River

- (A) Intent: The LS/R, Lake Shore and River District, is established to preserve for residential and recreational uses those areas with frontage on inland lakes and rivers which, because of existing development, natural characteristics and accessibility, are suitable for development.
- (B) Permitted Principal Uses:
1. Single-family dwellings.
 2. Open Space Preservation Development option (residential clustering) as provided in Section 417.
 3. Recreational structures.
 4. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 5. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 6. Family day care homes (1-6 children). (See definition.)
 7. Essential services.
 8. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
 9. Home occupations subject to the conditions of Section 403 (C).
 10. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.
 8. Woodshed.
 9. Boathouse.
 10. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Two-family dwellings.
 2. Multiple-family dwellings.
 3. Marinas and boat liveryes.

ARTICLE III – Zoning Districts & Maps

Section 310 District LS/R: Lake Shore & River: Continued

4. Bathing beaches.
5. Fishing piers.
6. Resorts, lodges, and associated facilities, subject to the conditions of Section 714.
7. Churches, subject to the conditions of Section 710.
8. Schools
9. Private and public recreational facilities, including parks, playgrounds, camps, campgrounds, golf courses (See Sec. 713), and similar recreational facilities.
10. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings and uses of land not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
11. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III – Zoning Districts & Maps

Section 311 District RS-1: Recreational Structure

- (A) Intent: The RS-1, Recreational Structure District, is established and maintained for recreational uses. The District is designed for areas with frontage on inland lakes and rivers, which because of their natural characteristics, accessibility, and high cost of providing public services, are suited for less intensive development than the LS/R District and intended for recreational or seasonal development. Governmental services may not be provided on a year-round basis or may not be provided at all.
- (B) Permitted Principal Uses:
1. Recreational structures.
 2. Uses similar to the above use as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.
 8. Woodshed.
 9. Boathouse.
 10. Recreational docks.
 11. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Resorts, lodges and associated facilities, subject to the conditions of Section 714.
 2. Marinas and boat liveries.
 3. Bathing beaches.
 4. Private and public recreational facilities, including parks, playgrounds, camps, campgrounds, golf courses (See Sec. 713), and similar recreational facilities.
 5. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring structures and uses of land not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
 6. Small On-Site Windmills, subject to the conditions of Section 416 (A).
 7. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III – Zoning Districts & Maps

Section 312 District RP-10: Resource Production Ten

- (A) Intent: The RP-10, Resource Production Ten District, is established to maintain low density rural areas which because of their rural character and location, potential mineral content, accessibility, natural characteristics, and the potentially high cost of providing public services for intensive uses are more suitable for a wide range of forestry, agriculture, natural resource, and recreational uses.

The Resource Production Ten District is similar in many ways to the Resource Production Twenty District. Minimum lot size is one of the major differences. The purpose of establishing this RP-10 District is to allow greater opportunity for low density single-family residential development in certain areas. Some of the requirements necessary for development within the RP-10 District are; (1) having electrical service, and (2) being located on a county road serviced year-round. Government services may not be provided on a year-round basis or may not be provided at all.

(B) Permitted Principal Uses:

1. The growing and harvesting of timber.
2. Campgrounds and day camps.
3. Parks, winter sports facilities, and trails.
4. Recreation structures.
5. Single-family dwellings.
6. Open Space Preservation Development option (residential clustering) as provided in Section 417.
7. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
8. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
9. Family day care homes (1-6 children). (See definition.)
10. Hobby farms subject to the requirements of Section 415.
11. Agriculture (farms) on ten (10) acres or more.
12. Essential services.
13. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
14. Home occupations subject to the conditions of Section 403 (C).
15. On-site use wind energy system and small windmills in accordance with Section 416.
16. Uses similar to the above uses as determined in accordance with Section 305 (B).

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

1. Private garage.
2. Shed for yard tools.

ARTICLE III – Zoning Districts & Maps

Section 312 District RP-10: Resource Production Ten: Continued

3. Playhouse or tree house.
4. Pens for pets.
5. Swimming pool.
6. Bath house.
7. Sauna.
8. Woodshed.
9. Boathouse.
10. Accessory uses and structures normally associated with the operation of a mineral extraction process.
11. Residential Limited Animal Keeping subject to the regulations of Section 423.

(D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.

1. Gun clubs, rifle, trap, and pistol ranges, subject to the conditions of Section 715.
2. Communication towers, subject to the conditions of Section 717.
3. Commercial recreational facilities including golf courses (See Sec. 713), go-cart tracks (See Sec. 715), race tracks, motorcycle hill-climbing sites, and similar facilities.
4. Private airport or Personal use landing field, subject to the conditions of Section 708.
5. Public or private sanitary landfill.
6. Resorts and lodges, subject to the conditions of Section 714.
7. Auction sale barns handling agricultural product not primarily produced on site and other items related to agriculture not primarily produced on site.
8. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
9. Sawmills.
10. Wood yards.
11. Transfer stations.
12. Recreational and residential storage facilities.
13. Conditional Home Businesses, subject to the conditions of Section 403 (C).
14. A utility grid wind energy system (Wind Farm), subject to the conditions of Section 719.
15. Kennels, subject to the conditions of Section 711.
16. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
17. Facilities for bulk feed, seed, or fertilizer sales, storage or mixing.
18. Bulk food processing facilities and operations.
19. Mineral extraction, subject to the conditions of Section 720.
20. Uses similar to the above uses as determined in accordance with Section 305 (B).

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Section 313 District RP-20: Resource Production-20

- (A) Intent: The RP-20, Resource Production Twenty District, is established to maintain very low density rural areas, which because of their location, potential mineral content, accessibility, natural characteristics, and the high cost of providing public services are not suitable for year-round development, but rather for a wide range of forestry, agriculture, mineral extraction, natural resource, and recreational uses. Governmental services may not be provided on a year-round basis or may not be provided at all.
- (B) Permitted Principal Uses:
1. The growing and harvesting of timber.
 2. Campgrounds and day camps.
 3. Parks, winter sports facilities, and trails.
 4. Recreation structures.
 5. Single-family dwellings when the structure is located within one-quarter ($\frac{1}{4}$) mile (1,320 feet) of a permanent, all-season road as designated by the Marquette County Road Commission.
 6. Open Space Preservation Development option (residential clustering) as provided in Section 417.
 7. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 8. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 9. Family day care homes (1-6 children). (See definition.)
 10. Hobby farms, subject to the requirements of Section 415.
 11. Agriculture (farms) on ten (10) acres or more.
 12. Essential services.
 13. Garage sales, yard sales, or similar types of sales, provided such sale shall take place for a period not to exceed nine (9) days per sale and no residence shall be permitted more than three (3) such sales per year.
 14. Home occupations subject to the conditions of Section 403 (C).
 15. On-site use wind energy system and small windmills in accordance with Section 416.
 16. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Private garage.
 2. Shed for yard tools.
 3. Playhouse or tree house.
 4. Pens for pets.
 5. Swimming pool.
 6. Bath house.
 7. Sauna.

ARTICLE III – Zoning Districts & Maps

Section 313 District RP-20: Resource Production Twenty: Continued

8. Woodshed.
9. Boathouse.
10. Accessory uses and structures normally associated with the operation of a mineral extraction process.
11. Residential Limited Animal Keeping subject to the regulations of Section 423.

(D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.

1. Gun clubs, rifle, trap, and pistol ranges, subject to the conditions of Section 715.
2. Communication towers, subject to the conditions of Section 717.
3. Commercial recreational facilities including golf courses (See Sec. 713), go-cart tracks (See Sec. 715), race tracks, motorcycle hill-climbing sites, and similar facilities.
4. Private airport or Private use landing field, subject to the conditions of Section 708.
5. Public or private sanitary landfill.
6. Resorts and lodges, subject to the conditions of Section 714.
7. Auction sale barns handling agricultural product not primarily produced on site and other items related to agriculture not primarily produced on site.
8. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
9. Sawmills.
10. Wood yards.
11. Single-family dwellings more than a one-quarter ($\frac{1}{4}$) mile (1,320 feet) off a permanent, all-season road as designated by the Marquette County Road Commission.
12. Recreational and residential storage facilities.
13. Conditional Home Businesses, subject to the conditions of Section 403 (C).
14. Kennels, subject to the conditions of Section 711.
15. A utility grid wind energy system (Wind Farm) subject to the conditions of Section 719.
16. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
17. Mineral extraction, subject to the conditions of Section 720.
18. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III – Zoning Districts & Maps

Section 314 District TP-40: Timber Production

- (A) Intent: The TP-40, Timber Production District, is established to preserve and maintain for timber production purposes those lands, which because of their soil, drainage, large tract ownership, potential mineral content, and other characteristics, are especially suited for timber production and mining. Government services may not be provided on a year-round basis or may not be provided at all.
- (B) Permitted Principal Uses:
1. The growing and harvesting of timber.
 2. Sawmills.
 3. Wood yards.
 4. Recreation structures.
 5. Essential services.
 6. On-site use wind energy system and small windmills in accordance with Section 416.
 7. Uses similar to the listed uses as determined in accordance with Section 305 (B).
 8. Agriculture (farms) on ten (10) acres or more (Amendment 4/13/15).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Any structural or mechanical use customarily incidental to the operation of sawmills or wood yards.
 2. Accessory structures normally associated with recreational structures, such as:
 - (a.) Private garage.
 - (b.) Shed for yard tools.
 - (c.) Playhouse or tree house.
 - (d.) Pens for pets.
 - (e.) Recreational dock.
 - (f.) Boathouse.
 - (g.) Swimming pool.
 - (h.) Bath house.
 - (i.) Sauna.
 - (j.) Woodshed.
 3. Accessory uses and structures normally associated with the operation of a mineral extraction process.
 4. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Communication towers, subject to the conditions of Section 717.
 2. Private airport or Private use landing field, subject to the conditions of Section 708.
 3. Public or private sanitary landfill.

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Section 314 District TP-40: Timber Production: Continued

4. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
5. A utility grid wind energy system (Wind Farm), subject to the conditions of Section 719.
6. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
7. Mineral extraction, subject to the conditions of Section 720.
8. Uses similar to the listed uses as determined in accordance with Section 305 (B).
9. Private and public recreational facilities in accordance with Section 715 (Amendment 4/13/15).
10. Commercial recreational facilities including golf courses in accordance with Section 713; Go-cart tracks in accordance with Section 715; Motorcycle hill climbing sites, hunting reserves and other similar facilities (Amendment 4/13/15).

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Section 315 District TD: Town Development

- (A) Intent: The TD, Town Development District, is established to preserve a district for residential, retail, and service establishments, and certain governmental uses that are compatible with a small town setting serving residents and tourists. This district is designed for small unincorporated town areas where a mix of residential and retail uses are in accord with established patterns of use and the needs of nearby residents.
- (B) Permitted Principal Uses:
1. Single-family dwellings.
 2. Two-family dwellings.
 3. Dwellings above or otherwise within another permitted or conditional use.
 4. State licensed residential care facilities for six (6) or fewer persons. (See definition.)
 5. Foster family homes (1-4 children) and Foster group homes (5-6 children). (See definitions.)
 6. Family day care homes (1-6 children). (See definition.)
 7. Essential services.
 8. Cemeteries.
 9. Township hall.
 10. Community centers and other places of assembly such as lodges, private clubs, and membership organizations.
 11. Fire halls.
 12. Elevated water storage tanks.
 13. Post offices (but not including rural route distribution centers).
 14. Personal service establishments.
 15. Offices, including doctors, dentists, other medical professionals, and veterinary office with no outside keeping of animals or kennel runs.
 16. General retail sales establishments. Any goods produced on the premises must be sold on the premises.
 17. Home occupations, subject to the conditions of Section 403 (C).
 18. Farmer's markets, fruit and vegetable markets, including produce stands.
 19. Restaurants and bars.
 20. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with residential dwellings, such as:
 - (a.) Private garage.
 - (b.) Shed for yard tools.
 - (c.) Playhouse or tree house.
 - (d.) Pens for pets.
 - (e.) Boathouse.
 - (f.) Swimming pool.
 - (g.) Bath house.

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Section 315 District TD: Town Development: Continued

- (h.) Sauna.
 - (i.) Woodshed.
 - (j.) Residential Limited Animal Keeping subject to the regulations of Section 423.
2. Any structural or mechanical building or use customarily incidental to the permitted principal use.
 3. Signs, as required and subject to the regulations established in Article V.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Conditional Home Businesses, subject to conditions of Section 403 (C).
 2. Churches, subject to conditions of Section 710.
 3. Schools.
 4. Private and public parks and similar recreational facilities.
 5. Multiple-family dwellings.
 6. Nursing homes, subject to conditions of Section 709.
 7. Group (child) day care home (7-12 children)(See definition), subject to conditions of Section 706.
 8. Child care center, subject to conditions of Section 707.
 9. Road Commission, public works buildings and maintenance/storage facilities.
 10. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
 11. Wastewater treatment facilities.
 12. Transfer stations.
 13. Contractor's yards.
 14. Motor vehicle sales and service.
 15. Manufactured housing, motor home, and recreational vehicle (e.g. campers, boats, ATVs, snowmobiles, etc.) sales and service.
 16. Construction and farm equipment sales and service.
 17. Hotels and motels, subject to conditions of Section 714.
 18. Gas stations.
 19. Automotive repair garage.
 20. Laundromats.
 21. Mini-warehouses, subject to the conditions of Section 716.
 22. Communication towers, subject to the conditions of Section 717.
 23. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III

Section 316 District I: Industrial

- (A) Intent: The I, Industrial District, is designed and intended for manufacturing, assembling, fabricating, and processing businesses, storage, mineral extraction, and other commercial activities, which may require larger sites and isolation from many kinds of other land uses and to make provisions for commercial uses necessary to serve the immediate needs of an industrial area.
- (B) Permitted Principal Uses:
1. Manufacturing.
 2. Processing, assembling and fabrication operations.
 3. Contractor yards and shops.
 4. Warehousing.
 5. Automobile and other vehicle repair garage.
 6. Lumber yards.
 7. Sawmills.
 8. Concrete and asphalt plants.
 9. Junkyards and salvage yards.
 10. Recycling centers and transfer stations.
 11. Research laboratories.
 12. Caretaker dwellings above or otherwise within another permitted or conditional use.
 13. Essential services.
 14. Elevated water storage tanks.
 15. U.S. Postal rural route distribution centers, or other parcel or package distribution centers (UPS, FedEx, etc.).
 16. On-site use wind energy system and small windmills in accordance with Section 417.
 17. Mini-warehouses, subject to the requirements of Section 716.
 18. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Any structural or mechanical building or use customarily incidental to the permitted principal use.
 2. Signs, as required and subject to the regulations established in Article V.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Other industrial or heavy commercial uses not specifically provided for in Section 316 (B).
 2. Storage yards, transformer stations, substations, and similar facilities associated with public utilities.
 3. Communication towers, subject to the conditions of Section 717.

ARTICLE III – Zoning Districts & Maps

Section 316 District I: Industrial: Continued

4. Wastewater treatment facilities.
5. Landfills.
6. Sexually Oriented Business, subject to the conditions of Section 718.
7. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring dwellings not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
8. Mineral extraction, subject to the conditions of Section 720.
9. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III

Section 317 District RS-5: Recreational Structure Five

- (A) Intent: The RS-5, Recreational Structure Five District, is established and maintained for recreational uses. The District is designed for areas with frontage on inland lakes and rivers, which because of their natural characteristics and accessibility, are suited for less intensive development than the RS-1 District and intended for recreational or seasonal development. Governmental services may not be provided on a year-round basis or may not be provided at all.
- (B) Permitted Principal Uses:
1. Recreational structures.
 2. Uses similar to the above uses as determined in accordance with Section 305 (B).
- (C) Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with recreational structures, such as:
 - (a.) Private garage.
 - (b.) Shed for yard tools.
 - (c.) Playhouse or tree house.
 - (d.) Pens for pets.
 - (e.) Boathouse.
 - (f.) Swimming pool.
 - (g.) Recreational docks.
 - (h.) Sauna.
 - (i.) Woodshed.
 2. The growing and harvesting of timber.
 3. Residential Limited Animal Keeping subject to the regulations of Section 423.
- (D) Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and by the issuance of a Conditional Use Permit as provided for in Article VII.
1. Resorts, lodges and associated facilities.
 2. Marinas and boat liveries.
 3. Bathing beaches.
 4. Private and public recreational facilities, including parks, playgrounds, camps, campgrounds, golf courses, and similar recreational facilities.
 5. Outdoor heating units on lots with a minimum of two and one-half (2.5) acres of land (a plot plan shall show the distance of neighboring structures and uses of land not located on the subject property and direction of prevailing winds), subject to the conditions of Section 712.
 6. Uses similar to the above uses as determined in accordance with Section 305 (B).

ARTICLE III

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