

Article 6

Zoning Districts

6.01 Division of the Township

For the purposes of this Ordinance, Arbelá Township, Tuscola County, Michigan, is divided into the following zoning districts:

A-1 Agricultural

RR-1 Rural Residential

RC-1 Residential Cluster

MHP Mobile Home Park

C-1 Commercial

I-1 Light Industrial

Section 6.02 Official Zoning Map

The boundaries of these zoning districts are hereby defined and established on a map entitled, "Zoning District Map of Arbelá Township," which accompanies this Ordinance. This map, with all explanatory matter thereon, is hereby made a part of this Ordinance. The official Zoning District Map shall be kept and maintained by the Clerk of the Township.

Section 6.03 Zoning District Boundaries

The following rules shall be used in interpreting the boundaries shown on the Official Zoning Map:

- a. Boundaries appearing to follow the centerline of a street or highway shall be interpreted to follow that centerline.
- b. Boundaries appearing to follow a Township boundary line shall be interpreted to follow that boundary line.
- c. Boundaries appearing to follow the exterior property lines of a platted subdivision shall be interpreted to follow those property lines.

- d. Boundaries appearing to follow platted property lines shall be interpreted to follow those property lines.
- e. Boundaries appearing to follow the exterior property lines of a Planned Unit Development shall be interpreted to follow those exterior property lines.
- f. Boundaries appearing to follow the centerline of a stream or the ordinary high water mark of a lake shall be interpreted to follow that centerline or ordinary high water mark.
- g. Boundaries appearing to follow property lines, or interior or exterior section lines, shall be interpreted as following those property or section lines.

If the Zoning Administrator finds these standards to be inadequate for the purpose of interpreting the location of a zoning district boundary in any case, or if a property owner wishes to dispute the Zoning Administrator's interpretation of the location of a district boundary, the Zoning Board of Appeals may interpret the Zoning Map under the provisions of Article 11.

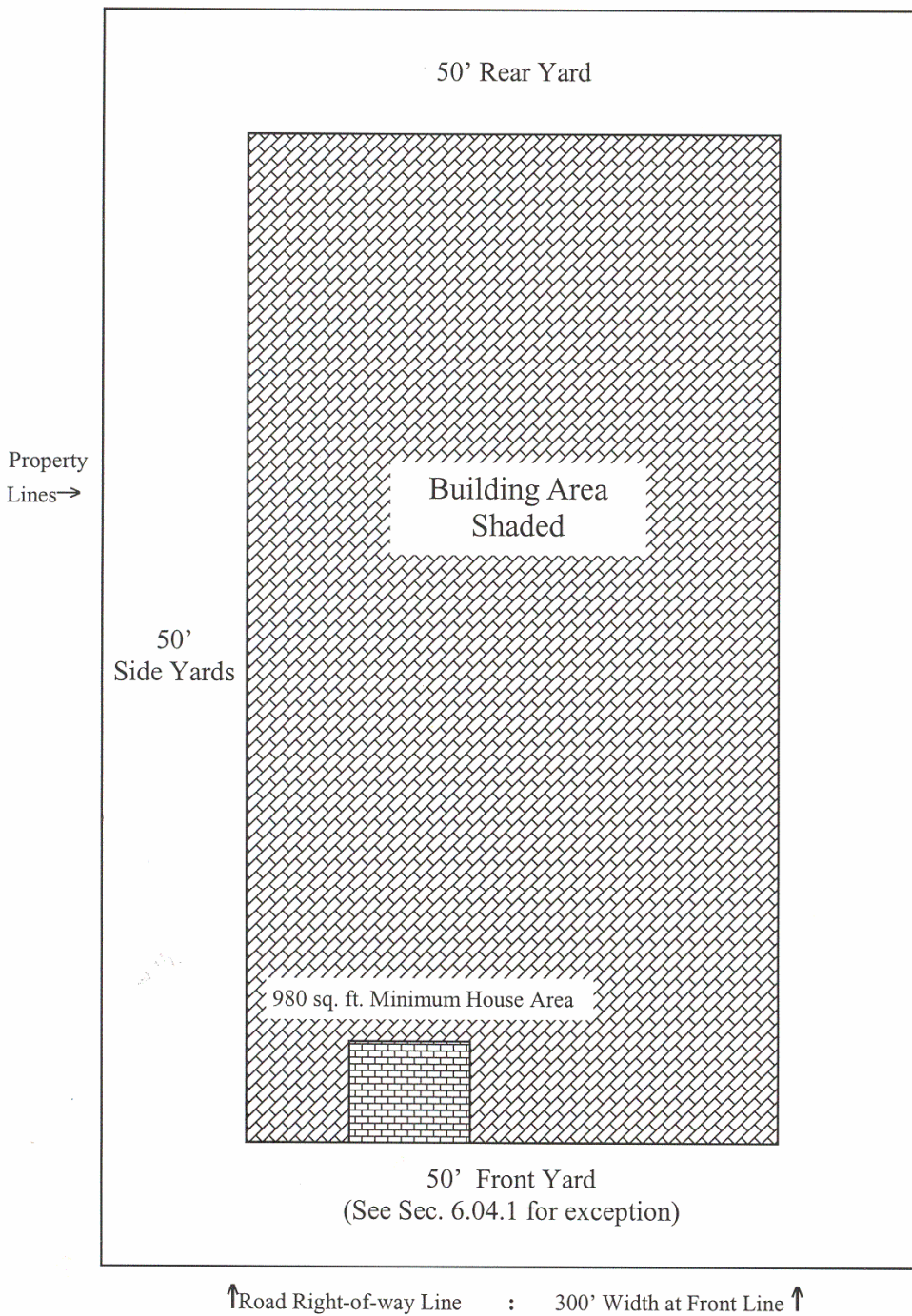
Section 6.04 Table of District Regulations

The following charts identify the intent and purpose, uses permitted by right, uses permitted by special use permit, and the dimensional requirements for each zoning district of Arbelá Township as described in Section 6.01.

Section 6.04.1

A-1 Agricultural Zoning District Regulations Intent and Purpose:	
<ol style="list-style-type: none"> 1. To preserve, enhance, and stabilize areas that are currently used for general farming. 2. To conserve lands best suited to farming due to their physical characteristics. 3. To protect agricultural lands from premature urban development. 4. To preserve the essential rural character and economic value of the Township's agricultural lands. 	
Permitted Uses	Special Uses Subject to Review and Approval as Specified in Article 7
<ol style="list-style-type: none"> 1. Farms and general farming operations 2. Single Family Dwellings 3. Home Occupations 4. Churches 5. Public parks 6. Cemeteries 7. Public & private schools 8. Family child care homes 9. State licensed residential facilities 10. Bed & breakfast establishments 11. Accessory Uses & Structures 	<ol style="list-style-type: none"> 1. Agricultural storage facilities, terminals, and processing facilities 2. Veterinary clinics & kennels 3. Natural resource extraction: sand, gravel, clay, or topsoil extraction 3. Towers 4. Junkyards 5. Funeral homes 6. Correctional facilities, including juvenile detention facilities 7. Correctional facilities, including juvenile detention facilities 8. Commercial wind energy systems
Minimum Lot Size Area: 10 acres Width: 300 feet of continuous frontage	Minimum Setbacks Front: 70 feet if frontage on Bray, Birch Run, Belsay or Millington Roads; 50 feet on all other roads. Front setbacks are measured from the road right-of-way. Side: 50 feet each side Rear: 50 feet Maximum building height: 2 stories, 30 feet for residences
Minimum Floor Area: 980 square feet for dwellings	Off-Street Parking Requirements: See Article 8
Screening/Buffering Requirement: See Article 3, Section 3.21	Sign Regulations: See Article 9
Other District Requirements: All new or expanding livestock production facilities shall comply with the "Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control" as adopted by the Michigan Commission of Agriculture, June 2000 for a Category 1 or Category 2 site.	Other District Requirements, Continued: Any new or expanding livestock production facility shall furnish its plans to the Township, regardless of whether MDA verification is required.

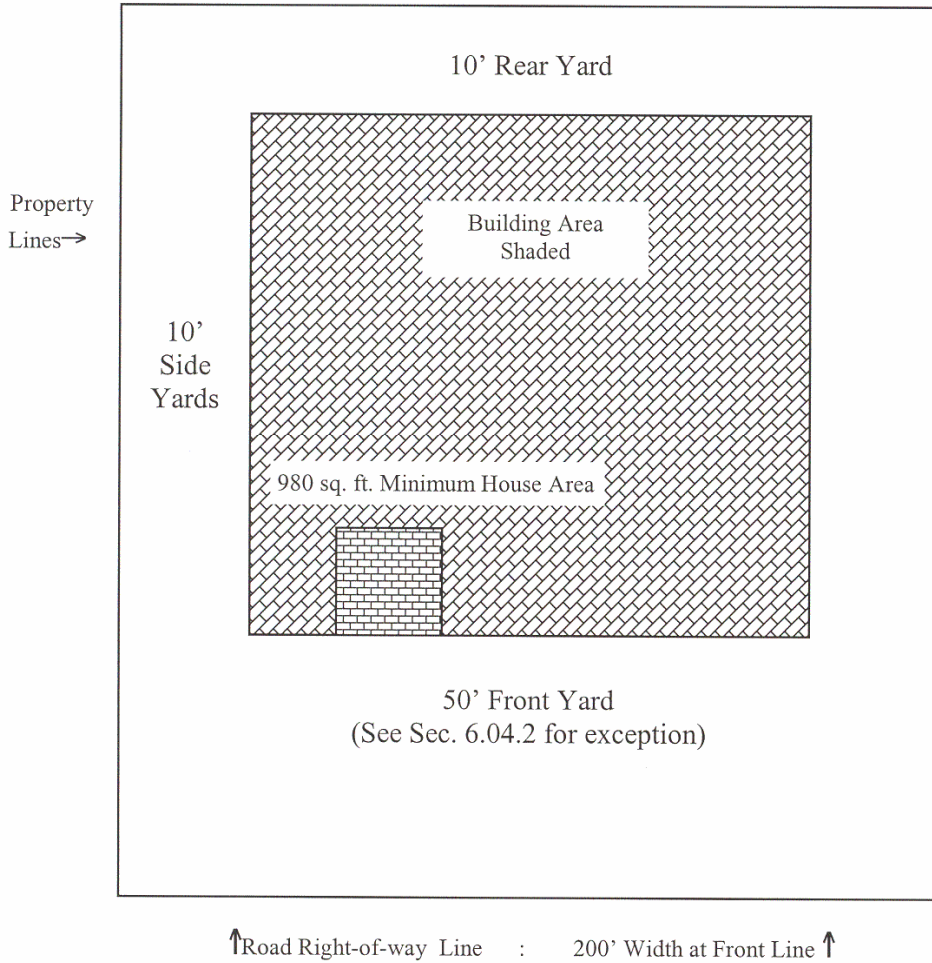
A-1 Agricultural Zoning District
Minimum Yard Area is 10 Acres



Section 6.04.2

VI. RR-1 Rural Residential Zoning District Regulations	
Intent and Purpose: <ol style="list-style-type: none"> To provide for the satisfactory use of land areas not ideally suited to agriculture or intensive residential development. To permit single family residential development in a rural setting. To serve as a land reserve for open space areas, idle cropland, and wetlands. To serve as a buffer between agricultural areas and more intensive land uses. 	
<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> Single Family & Two Family Dwellings Home Occupations Accessory Uses & Structures Churches. State-licensed residential facilities Public parks. Bed & breakfast establishment On-site wind energy systems 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Article 7</p> <ol style="list-style-type: none"> Public & private schools Family child care homes Cemeteries Medical clinics
<p>Minimum Lot Size Area: One (1) acre Width: 200 feet of continuous frontage</p>	<p>Minimum Setbacks Front: 70 feet if frontage on Bray, Birch Run, Belsay or Millington Roads; 50 feet on all other roads. Front setbacks are measured from the road right-of-way.</p> <p>Side: 10 feet each side Rear: 10 feet</p> <p>Maximum building height: 2 stories, 30 feet for residences</p>
<p>Minimum Floor Area: 980 square feet for dwellings</p>	<p>Off-Street Parking Requirements: See Article 8</p>
<p>Screening/Buffering Requirement: See Article 3, Section 3.21</p>	<p>Sign Regulations: See Article 9</p>
<p>Other District Requirements: Farm recreation animals, as defined by this Ordinance, may be kept in accordance with the Arbela Township Animal Control and Farm Recreation Animal Maintenance Ordinance</p>	

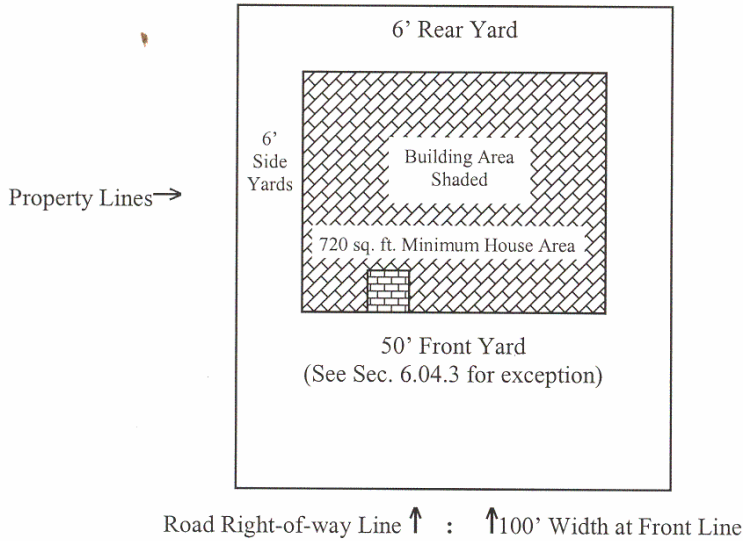
RR-1 Rural Residential Zoning District
Minimum Yard Area is 1 Acre



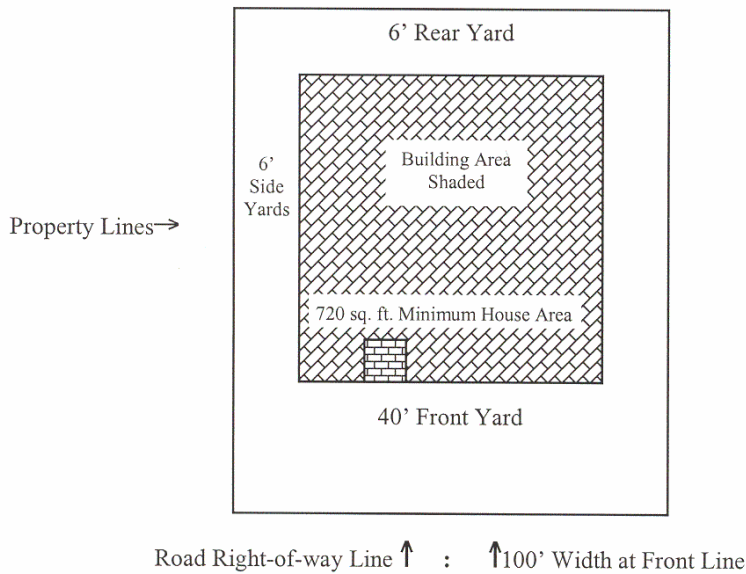
Section 6.04.3

RC-1 Residential Cluster Zoning District Regulations	
<p>Intent and Purpose:</p> <p>1. Medium-density residential development on small lots (less than one acre). Includes all state platted subdivisions.</p>	
<p>Permitted Uses</p> <ol style="list-style-type: none"> 1. Single Family Dwellings 2. Home Occupations 3. Accessory Uses & Structures 4. Family child care homes 5. State-licensed residential facilities 6. Public parks 	<p>Special Uses Subject to Review and Approval as Specified in Article 7</p> <ol style="list-style-type: none"> 1. Group child care homes 2. Child care centers
<p>Minimum Lot Size Area: 11,700 square feet Width: 100 feet of continuous frontage</p>	<p>Minimum Setbacks Front: 70 feet if frontage on Bray, Birch Run, Belsay or Millington Roads; 50 feet on section-line road; 40 feet on subdivision street. Front setbacks are measured from the road right-of-way. Side: 6 feet each side Rear: 6 feet Maximum building height: 2 stories, 30 feet for residences</p>
<p>Minimum Floor Area: 720 square feet for dwellings</p>	<p>Off-Street Parking Requirements: See Article 8</p>
<p>Screening/Buffering Requirement: See Article 3, Section 3.21</p>	<p>Sign Regulations: See Article 9</p>
<p>Other District Requirements: Farm recreation animals, as defined by this Ordinance, may be kept in accordance with the Arbelá Township Animal Control and Farm Recreation Animal Maintenance Ordinance</p>	

RC-1 Residential Cluster Zoning District
 When Located on a Section Line Road
 Minimum Yard Area is 11,700 sq. ft.



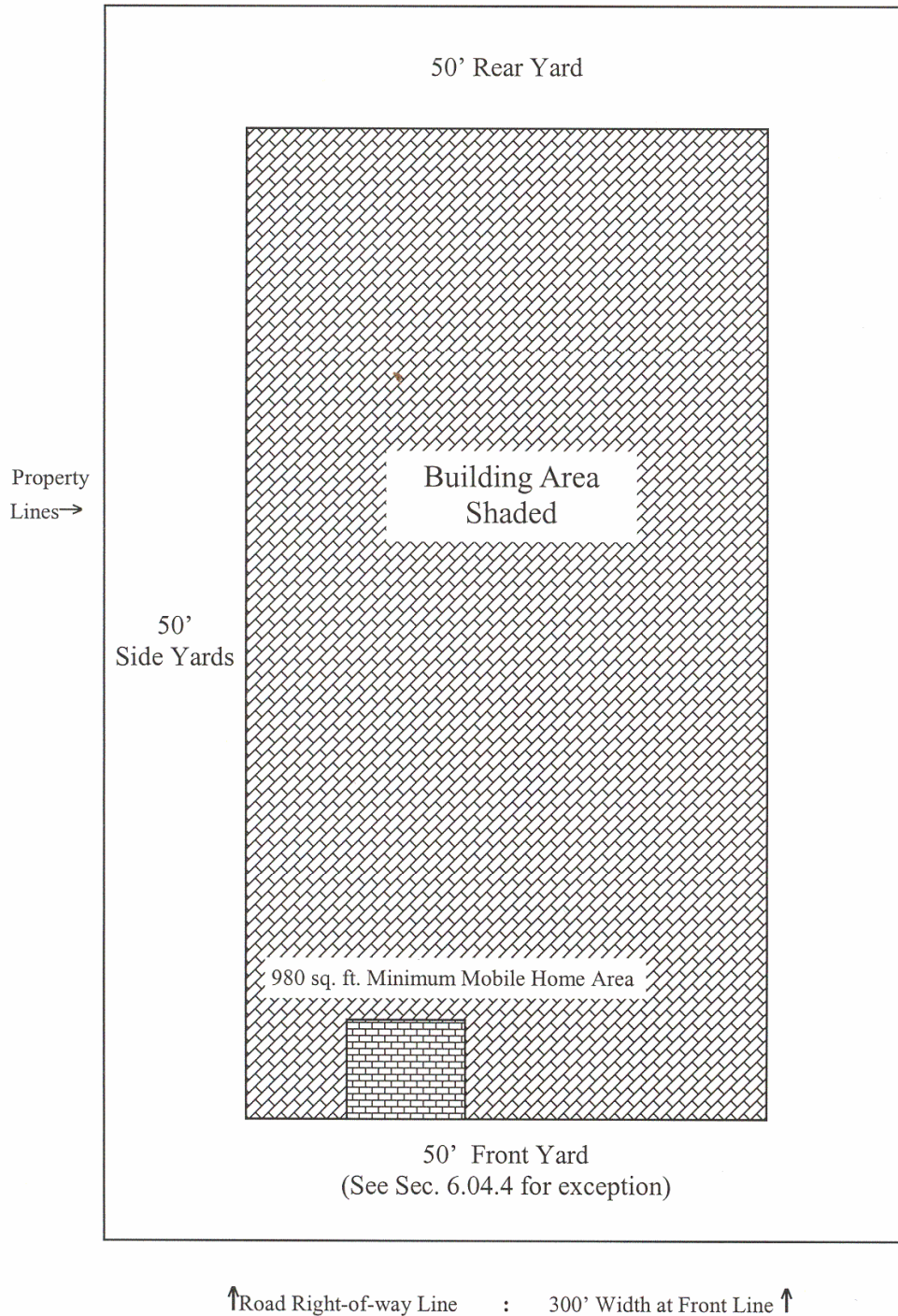
RC-1 Residential Cluster Zoning District
 When Located Within a Platted Subdivision
 Minimum Yard Area is 11,700 sq. ft.



Section 6.04.4

MHP Mobile Home Park Zoning District Regulations	
<p>Intent and Purpose:</p> <ol style="list-style-type: none"> 1. To adequately provide for the establishment of licensed mobile home parks that will comply with all State of Michigan requirements. 2. To provide for the development of permanent sites for mobile homes in a manner similar to a residential subdivision. 	
<p>Permitted Uses</p> <ol style="list-style-type: none"> 1. Mobile home parks that are licensed by the State of Michigan and that comply with all requirements of the Mobile Home Commission Act and its Administrative Rules/ 	<p>Special Uses Subject to Review and Approval as Specified in Article 7</p> <p>None permitted</p>
<p>Minimum Lot Size Area: 40 acres for licensed mobile home park Width: 300 feet of continuous frontage</p>	<p>Minimum Setbacks of overall Park area (not individual lots) Front: 70 feet if frontage on Bray, Birch Run, Belsay or Millington Roads; 50 feet on other section line roads; 40 feet on subdivision street. Front setbacks are measured from the road right-of-way. Side: 50 feet each side Rear: 50 feet Maximum building height: 2 stories, 30 feet for residences</p>
<p>Minimum Floor Area: 980 square feet for dwellings</p>	<p>Off-Street Parking Requirements: See Article 8</p>
<p>Screening/Buffering Requirement: See Article 3, Section 3.21</p>	<p>Sign Regulations: See Article 9</p>

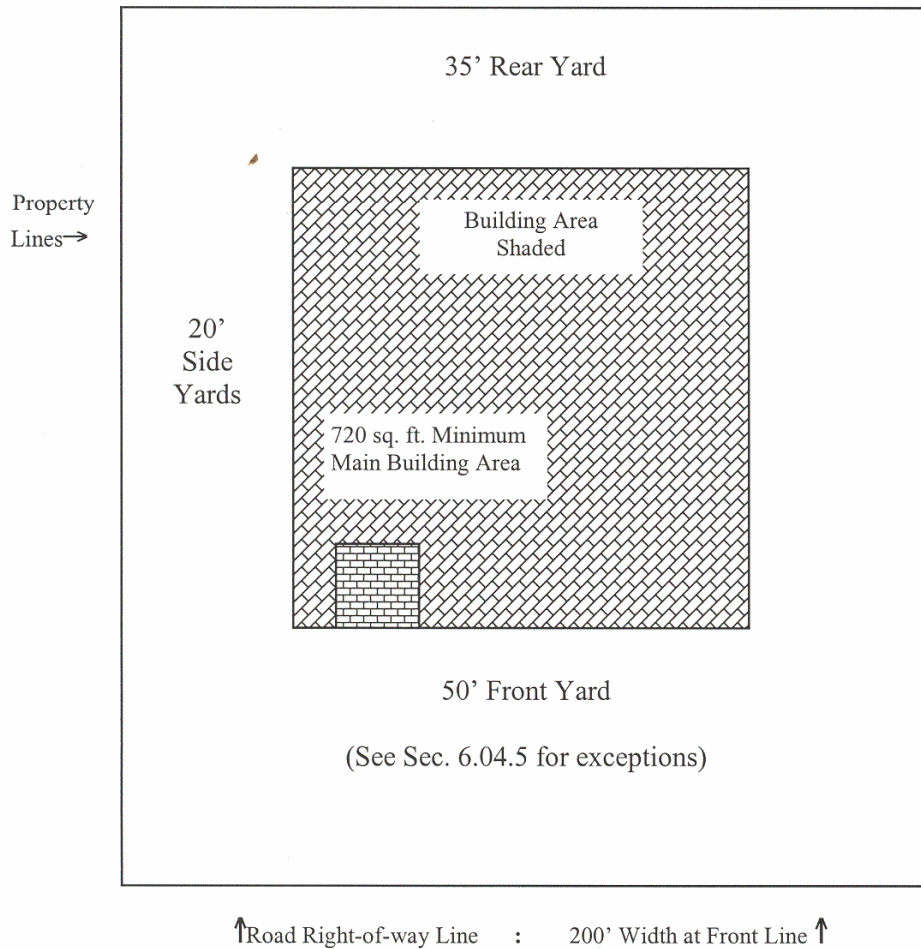
MHP Mobile Home Park Zoning District
Minimum Park Area is 40 Acres : Yards are for overall park area.



Section 6.04.5

C-1 Commercial Zoning District Regulations Intent and Purpose:	
<ol style="list-style-type: none"> 1. To provide convenient retail shopping, office, and service businesses for residents of the Township. 2. To minimize the impacts of commercial activities on surrounding residential areas. 3. To promote the development of commercial use clusters, promote traffic safety, and minimize adverse impacts on adjacent land uses. 	
<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> 1. Retail businesses 2. Retail food establishments 3. Office buildings for financial, real estate, insurance, legal, accounting, and similar services 4. Restaurants, not including drive-in or drive-thru or drinking establishments 5. Personal service establishments 6. Medical clinics 7. Storage yards, including self-service storage facilities 8. Funeral homes 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Article 7</p> <ol style="list-style-type: none"> 1. Commercial recreation facilities 2. Drive-in & drive-thru restaurants, and drinking establishments 3. Institutions for health care, education, social, cultural, and religious purposes 4. Building supply establishment 5. Motor vehicle service, sales and repair facilities, including convenience stores with gasoline sales 6. Warehouses and wholesale businesses 7. Motor freight (truck) terminals Clubs and lodges
<p>Minimum Lot Size Area: One acre. Width: 200 feet of continuous frontage</p>	<p>Minimum Setbacks Front: 70 feet if frontage on Bray, Birch Run, Belsay or Millington Roads; 50 feet on all other roads. Front setbacks are measured from the road right-of-way. Side: 20 feet each side; may be reduced to 10 feet if next to another business or industrial use. No side yard required if attached to another business with approved firewall in between. Rear: 35 feet</p> <p>Maximum building height: 2 stories, 30 feet</p>
<p>Minimum Floor Area: 720 square feet for main buildings</p>	<p>Off-Street Parking Requirements: See Article 8</p>
<p>Screening/Buffering Requirement: See Article 3, Section 3.21</p>	<p>Sign Regulations: See Article 9</p>

C-1 Commercial Zoning District
Minimum Yard Area is 1 Acre



Section 6.04.6

I-1 Light Industrial Zoning District Regulations	
Intent and Purpose:	
<ol style="list-style-type: none"> To provide suitable locations for light industrial, wholesale, and storage uses. To prevent conflicts between industry and incompatible land uses. 	
<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> Manufacturing, processing, assembly, packaging, or use of previously prepared materials Building supply establishment Storage yards, including self-service storage facilities Warehouses and wholesale businesses	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Article 7</p> <ol style="list-style-type: none"> Motor vehicle service, sales and repair facilities Junkyards Adult entertainment business Drive-in or drive-thru restaurants Motor freight (truck) terminals
<p>Minimum Lot Size</p> Area: Five (5) acres Width: 300 feet of continuous frontage	<p>Minimum Setbacks</p> Front: 100 feet; Front setbacks are measured from the road right-of-way. Side: 50 feet each side; may be reduced to 20 feet if next to another business or industrial use. No side yard required if attached to another industrial use with approved firewall in between. Rear: 50 feet
<p>Minimum Floor Area:</p> 5,000 square feet for main buildings	<p>Off-Street Parking Requirements:</p> See Article 8
<p>Screening/Buffering Requirement:</p> See Article 3, Section 3.21	<p>Sign Regulations:</p> See Article 9

I-1 Light Industrial Zoning District
Minimum Yard Area is 5 Acres

