

CHAPTER 15 LAND USE

SECTION 15.10 INTENT

This chapter contains land use regulations for principal, accessory, and temporary land uses.

SECTION 15.20 GENERAL LAND USE REQUIREMENTS

A. REQUIREMENTS

Land, buildings, and structures shall only be used in accordance with Tables 15.40 D, 15.50 A, and 15.60 A.

B. OTHER REQUIREMENTS

See the referenced section for additional requirements specific to the land use if noted in the far-right column of Tables 15.40 D, 15.50 A, and 15.60 A.

C. LAND USE DEFINITIONS.

See Chapter 35 for definitions of the land use terms in Tables 15.40 D, 15.50 A, and 15.60 A.

SECTION 15.30 OTHER LAND USES VIRTUALLY IDENTICAL TO NAMED LAND USES

A. INTENT

Since every potential land use cannot be addressed in the Zoning Ordinance, each zoning district may accommodate other uses, as referenced in this section.

B. DETERMINATION

1. **Inquiries.** Inquiries concerning a use shall be submitted to the Zoning Administrator for review and a determination.
2. **Conditions.** The Zoning Administrator shall determine that the use is virtually identical to the listed permitted or special land use and has virtually the same character, scale, impact, and overall compatibility.

C. ZONING BOARD OF APPEALS

The Zoning Administrator may, in their sole discretion, submit a proposed use to the Zoning Board of Appeals for a use determination.

D. COMPLIANCE

If a proposed use is determined to be virtually identical to a named permitted use within the district, the use shall comply with all the standards or requirements associated with the permitted use. If the named use is a special land use within the applicable zoning district, the use shall be reviewed and approved per the applicable requirements for the named use.

E. DETERMINATION

The determination of whether a proposed use is virtually identical to another listed use shall be considered as an interpretation of the land use regulations and is not determined to be a use variance. Once a use has been determined to be virtually identical, it shall be specifically determined to be the named use with which it shares similarities.

F. PROHIBITED USE

If a use is not specifically listed anywhere in this Ordinance and is not determined to be virtually identical to any other specifically listed uses, the use is prohibited.

SECTION 15.40 PRINCIPAL LAND USES

A. SINGLE USE AND BUILDING

Unless otherwise expressly allowed by this Ordinance, all lots shall have no more than one (1) principal building and one (1) principal use. In the case of residential condominium projects, each building site or condominium unit shall be limited to one (1) principal building. This requirement does not apply to conventional condominium projects.

B. DWELLINGS

Unless otherwise permitted by this Ordinance, residentially zoned lots shall have no more than one (1) single-family dwelling, two-family dwelling, townhouse, or multi-family dwelling.

C. COLLECTIVE PRINCIPAL USE

Lots may have more than one (1) principal building and more than one (1) principal use when it is determined by the Zoning Administrator that the collective principal use of a lot is permitted. However, no more than one (1) single-family detached residential dwelling shall be established on a lot.

1. **Conditions.** The Zoning Administrator shall determine that all of the following conditions are satisfied:
 - a. Individual buildings share common parking areas.
 - b. Access to the buildings/uses is provided via shared access drives or private streets.
 - c. All buildings are under single ownership as a rental complex or a condominium association control.
 - d. Individual activities support one another.
 - e. The buildings are architecturally consistent and compatible.
2. **Planning Commission Authority.** The Zoning Administrator may, in their sole discretion, submit a proposed collective principal use to the Planning Commission for consideration if the review factors do not lead to a clear conclusion.

D. REQUIREMENTS

1. **General Use Categories.** Broader use categories are provided in grey rows throughout Table 15.40 D to provide natural distinctions between groups of land uses with similar characteristics.
2. **Specific Principal Land Uses.** Specific principal land uses are indicated under each general use category and are allowable in a zoning district when indicated as a permitted or special land use as outlined in Table 15.40 D.

- a. Permitted Use (P). This use is authorized by-right, subject to all other applicable provisions of this Ordinance.
- b. Special Land Use (S). This use is subject to review and permitting in accordance with Chapter 27 and subject to all other applicable provisions of this Ordinance.
- c. Not Permitted (--). A cell marked with two dashes indicates that a use is not permitted.

TABLE 15.40 D: PRINCIPAL LAND USE REGULATION

Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Accommodations, Hospitality, and Entertainment. Includes businesses and services that provide lodging, dining, leisure, and recreational experiences to meet the needs of travelers, tourists, and local patrons.											
Banquet or Meeting Hall	--	--	--	--	P	P	P	P	--	--	NONE
Bed and Breakfast	S	--	--	--	--	--	--	--	--	--	18.70
Campground or Recreational Vehicle Park	S	--	--	--	--	--	--	--	--	--	18.80
Golf Course	S	S	--	--	--	--	--	--	--	--	18.140
Hotel or Motel	--	--	--	--	S	S	--	--	--	--	NONE
Micro-Brewery, Small Distillery or Small Winery	--	--	--	--	S	P	--	P	--	--	NONE
Recreation Facility, Indoor	--	--	--	--	P	P	P	P	P	P	NONE
Recreation, Low-Intensity Outdoor	S	S	--	--	--	--	--	--	--	--	18.240
Recreation Facility, Outdoor	--	--	--	--	--	P	--	P	P	P	NONE
Restaurant	--	--	--	--	P	P	--	P	--	--	NONE
Short-Term Rental	--	--	--	--	P	--	--	--	--	--	NONE
Tavern	--	--	--	--	P	P	--	P	--	--	NONE
Theater	--	--	--	--	P	P	--	P	--	--	NONE
Agricultural. Includes agribusiness, farming, and commercial stables, involve activities centered on cultivating crops, raising livestock, and providing related services or facilities that support agricultural production and rural economies.											
Agribusiness	S	--	--	--	--	--	--	P	P	P	18.50
Farming	P	--	--	--	--	--	--	--	--	--	18.130
Stables, Commercial	S	--	--	--	--	--	--	--	--	--	18.280
Civic and Institutional. Includes facilities and services such as government buildings, schools, parks, places of worship, and cultural facilities that serve the public's educational, social, and recreational needs.											
Cemetery	S	--	--	--	--	--	--	--	--	--	18.90
College or University	--	--	--	S	--	S	S	S	--	--	18.220
Cultural Facility	--	--	--	--	P	P	--	--	--	--	NONE
Government Facility	P	P	P	P	P	P	P	P	P	P	NONE
Public Park or Preserve	P	P	P	P	P	P	P	P	P	P	NONE
Place of Worship	S	S	S	S	S	S	S	S	--	--	18.220
Private School (K-12)	S	S	S	S	S	S	S	S	--	--	18.220
Industrial, Infrastructure, and Transportation. Includes facilities and activities related to manufacturing, heavier commercial uses, warehousing, utilities, and transportation systems that generally support economic production, distribution, and connectivity.											
Air Strip or Helicopter Landing Area	S	--	--	--	--	--	--	--	--	--	NONE

TABLE 15.40 D: PRINCIPAL LAND USE REGULATION

Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Battery Energy Storage System (BESS), Off-Site	--	--	--	--	--	--	--	--	S	S	NONE
Commercial Solar Energy System	S	--	--	--	--	--	--	--	S	S	18.270 B
Crematorium	--	--	--	--	--	--	--	--	S	S	NONE
Essential Public Services and Utilities Without Buildings	P	P	P	P	P	P	P	P	P	P	NONE
Essential Public Services and Utilities, With Buildings	S	S	S	S	S	S	S	S	S	S	17.90 C
Manufacturing, Processing, and Packaging- Light	--	--	--	--	--	--	--	S	P	P	18.160
Manufacturing, Processing, and Packaging- Heavy	--	--	--	--	--	--	--	--	--	P	18.160
Mineral Extraction	S	S	S	S	S	S	S	S	S	S	18.190
Propane Gas Sales	--	--	--	--	--	--	--	--	P	P	NONE
Salvage or Impound Operation	--	--	--	--	--	--	--	--	P		18.160 & 18.250
Sawmill or Planing Mill	--	--	--	--	--	--	--	--	P	P	18.160
Self-Storage	--	--	--	--	--	S	--	S	P	--	18.260
Warehousing, Freight Movement, and Wholesale Sales	--	--	--	--	--	--	--	--	P	P	18.160
Waste Management and Recycling	--	--	--	--	--	--	--	--	P	P	18.160
Wind Energy	S	--	--	--	--	--	--	--	--	--	18.350
Wireless Communications Facility	--	--	--	--	--	P	--	P	P	P	18.360
Offices and Services. Includes businesses and organizations that provide professional, administrative, healthcare, personal services, and vehicle-oriented services, including corporate offices, financial institutions, medical facilities, and automotive services.											
Animal and Pet Services	--	--	--	--	P	P	--	P	P	P	18.60
Animal Clinic	--	--	--	--	P	P	P	P	--	--	NONE
Child Day Care Center	S	S	S	--	P	P	P	P	P	P	18.100
Contractor Facility	--	--	--	--	--	P	P	P	P	P	NONE
Data Center	--	--	--	--	--	--	P	P	P	P	NONE
Funeral Home or Mortuary	--	--	--	--	P	P	--	P	--	--	NONE
General Offices and Services	--	--	--	--	--	P	P	P	--	--	NONE
Hospital	--	--	--	--	--	S	S	S	--	--	NONE
Specialized Training School	--	--	--	--	P	P	P	P	P	P	NONE
Truck Driving School	--	--	--	--	--	--	--	S	P	P	NONE
Truck Stop	--	--	--	--	--	--	--	--	P	P	18.310
Vehicle Repair, Major	--	--	--	--	--	S	--	S	P	P	18.320
Vehicle Repair, Minor	--	--	--	--	--	P	--	P	P	--	18.320
Vehicle Service Station	--	--	--	--	--	P	--	P	P	P	18.330
Vehicle Wash, Cars	--	--	--	--	--	S	--	S	--	--	18.340
Vehicle Wash, Trucks	--	--	--	--	--	--	--	S	P	P	18.340

TABLE 15.40 D: PRINCIPAL LAND USE REGULATION

Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Residential- Group or Common Living. Includes residential arrangements designed to provide housing and care for individuals in shared or specialized living environments, including facilities for temporary, rehabilitative, or long-term residency tailored to specific needs, such as foster care, rehabilitation, seasonal housing, or community-based support.											
Adult Foster Care Group Home	--	--	--	S	--	--	--	--	--	--	18.40
Foster Family Home	P	P	P	P	--	--	--	--	--	--	NONE
Foster Family Group Home	P	P	P	P	--	--	--	--	--	--	NONE
Nursing Home	--	--	--	S	--	P	P	--	--	--	NONE
Seasonal Farm Labor Housing	S	--	--	--	--	--	--	--	--	--	NONE
Probation, Parole, or Sex Offender Home	--	--	--	--	--	--	--	--	S	S	18.230
State Licensed Residential Facility	P	P	P	P	--	--	--	--	--	--	NONE
Substance Abuse Rehabilitation Home	--	--	--	---	--	--	--	--	S	S	18.290
Residential- Household Living (ordered by intensity). Includes housing arrangements where a single household resides within a dwelling unit, typically characterized by long-term occupancy with personal and common living spaces.											
Single-Family Detached Dwelling	P	P	P	P	--	--	--	--	--	--	NONE
Single-Family Attached Dwelling (Two Dwellings)	--	P	P	P	--	--	--	--	--	--	16.30 C
Single-Family Attached Dwelling (Three to Eight Dwellings)	--	--	P	P	--	--	--	--	--	--	NONE
Multiple-Family Building	--	--	--	P	--	--	--	--	--	--	NONE
Mixed-Use Residential	--	--	--	--	P	--	--	--	--	--	NONE
Retail Sales. Includes the sale of goods or merchandise directly to consumers for personal, household, or commercial use, typically conducted through physical storefronts, online platforms, or other distribution channels designed for direct customer interaction.											
Bakery, Small Scale	--	--	--	--	P	P	--	--	--	--	NONE
Construction and Landscape Supply, Outdoor	--	--	--	--	--	--	--	P	P	P	NONE
Greenhouse and Nursery	S	--	--	--	--	P	--	P	--	--	NONE
Retail Sales, Up To 7,500 Square Feet	--	--	--	--	P	P	--	P	--	--	NONE
Retail Sales, over 7,500 Square Feet	--	--	--	--	--	P	--	P	--	--	NONE
Vehicle and Equipment Sales and Rental, Major	--	--	--	--	--	--	--	P	P	P	NONE
Vehicle and Equipment Sales and Rental, Minor	--	--	--	--	--	P	--	P	--	--	NONE
Other. Other specific land uses that are unique and do not fit in other general use categories.											
Adult Entertainment Establishments	--	--	--	--	--	--	--	--	--	S	18.30
Manufactured Home Community	--	--	--	S	--	--	--	--	--	--	18.180
Marihuana Establishments and Facilities	--	--	--	--	--	--	--	--	--	--	15.70

SECTION 15.50 ACCESSORY USES AND STRUCTURES

A. ACCESSORY USES

1. **General Use Categories.** Broader use categories are provided in grey rows throughout Table 15.50 A to indicate situations where specific accessory uses are allowable.
2. **Specific Accessory Uses.** Accessory uses are permitted in conjunction with all permitted and special land uses. The Zoning Administrator shall review and determine allowable accessory uses to ensure that they are customarily associated with the permitted or special land use and are both incidental and subordinate to the principal use.
 - a. Permitted Use (P). This use is authorized by-right, subject to all other applicable provisions of this Ordinance.
 - b. Special Land Use (S). This use is subject to review and permitting in accordance with Chapter 27 and subject to all other applicable provisions of this Ordinance.
 - c. Not Permitted (--). A cell marked with two dashes indicates that a use is not permitted.
 - d. Use Restricted to Single-Family Detached Dwelling (SFD). If a use is noted as (SFD), this indicates that the accessory use is only permissible to be accessory to a single-family detached dwelling.

TABLE 15.50 A: ACCESSORY LAND USE REGULATION											
Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Accessory to Residential Principal Use. Accessory uses that are only allowable to be established with an existing residential principal use of the property.											
Accessory Storage Building or Garage	P	P	P	P	--	--	--	--	--	--	18.20 A
Accessory Dwelling Unit (SFD)	P	P	P	P	--	--	--	--	--	--	18.20 D
Adult Day Care Home	P	P	P	P	--	--	--	--	--	--	NONE
Child Day Care, Family Day Care Home (SFD)	P	P	P	P	--	--	--	--	--	--	NONE
Child Day Care, Group Day Care Home (SFD)	S	S	S	S	--	--	--	--	--	--	18.110 A
Community Mental Health Services Program at a Residence (SFD)	P	P	P	P	--	--	--	--	--	--	NONE
Home Occupation (SFD)	S	S	S	S	--	--	--	--	--	--	18.150
Home Occupation- teaching a fine art or craft (SFD)	P	P	P	P	--	--	--	--	--	--	18.150
Home Office	P	P	P	P	P	--	--	--	--	--	NONE
Keeping of Animals and Bees, Non-Commercial (SFD)	P	P	P	P	--	--	--	--	--	--	18.170
Qualified Residential Treatment Program (SFD)	P	P	P	P	--	--	--	--	--	--	NONE
Residential Community Amenities	P	P	P	P	--	--	--	--	--	--	NONE
Accessory to Non-Residential Principal Use. Accessory uses that are only allowable to be established with an existing non-residential principal use of the property.											
Accessory Building, Farm	P	P	P	P	--	--	--	--	--	--	18.130

TABLE 15.50 A: ACCESSORY LAND USE REGULATION

Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Accessory Storage Building or Garage	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	18.20 B
Automated Teller Machine (ATM)	--	--	--	--	P	P	P	P	P	P	NONE
Drive-Through Service	--	--	--	--	--	S	S	S	--	--	18.120
Outdoor Display and Sales	--	--	--	--	--	S/P	--	S/P	S/P	S/P	18.200
Outdoor Dining and Service	--	--	--	--	P	P	P	P	--	--	NONE
Outdoor Storage	--	--	--	--	--	S	--	S	P	P	18.210
Accessory to Any Principal Use Accessory uses that are only allowable for all principal uses unless otherwise indicated.											
Accessory Structure	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	18.20 E
Accessory Use	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	S/P	18.20 F
Amateur Radio and Over-The-Air Reception Antennas	P	P	P	P	P	P	P	P	P	P	17.30
Commercial Solar Energy System Over Parking Spaces (non-residential use or multi-family use)	--	--	--	--	--	S	S	S	S	S	18.270 B
Electric Vehicle Charging Stations for vehicles of occupants of single-family detached and attached dwelling units	P	P	P	P	--	--	--	--	--	--	20.70
Electric Vehicle Charging Station- 20 vehicles or less (non-residential use and multi-family use)	P	P	P	P	P	P	P	P	P	P	20.70
Electric Vehicle Charging Station- more than 20 vehicles (non-residential use and multi-family use)	--	--	--	--	S	S	S	S	S	S	20.70
Solar Energy Collector, Building-Mounted	P	P	P	P	P	P	P	P	P	P	NONE
Solar Energy Collector, Ground-Mounted	P	P	P	P	P	P	P	P	P	P	18.270 A
Solar Energy Collector, Ground-Mounted (Oversized)	S	S	S	S	S	S	S	S	S	S	18.270 A
Wind Energy, Accessory Wind Turbine	P	P	P	P	P	P	P	P	P	P	18.350 B

SECTION 15.60 TEMPORARY USES AND STRUCTURES

A. TEMPORARY USES AND STRUCTURES

1. **Allowable Temporary Uses and Structures.** Temporarily established uses and structures are permitted where indicated in Table 15.60 A and may require a permit in accordance with Section 18.300.
 - a. Permitted Use (P). This use is authorized by-right, subject to all other applicable provisions of this Ordinance.
 - b. Not Permitted (--). A cell marked with two dashes indicates that a use is not permitted.
 - c. Use Restricted to Single-Family Detached Dwelling (SFD). If a use is noted as (SFD), this indicates that the accessory use is only permissible to be accessory to a single-family detached dwelling.

TABLE 15.60 A: TEMPORARY LAND USE REGULATION

Use	Residential				Commercial and Mixed-Use			Industrial			Other
	ARR	SR	VR	MFR	NC	GC	OS	MB	LI	HI	
Temporary Construction Office and Yard	P	P	P	P	P	P	P	P	P	P	18.300 B
Temporary Dwelling (SFD)	P	P	P	P	--	--	--	--	--	--	18.300 C
Temporary Garage or Yard Sale	P	P	P	P	--	--	--	--	--	--	18.300 D
Temporary Mobile Food Unit	--	--	--	--	P	P	P	P	P	P	18.300 E
Temporary Outdoor Seasonal Parking Lot Sales	--	--	--	--	P	P	--	P	--	--	18.300 F
Temporary Sales Office	P	P	P	P	--	--	--	--	--	--	18.300 G
Temporary Sidewalk or Outdoor Sales	--	--	--	--	P	P	--	P	P	P	18.300 H
Temporary Storage Unit	P	P	P	P	P	P	P	P	P	P	18.300 I

SECTION 15.70 MARIHUANA ESTABLISHMENTS AND FACILITIES

A. MARIHUANA ESTABLISHMENTS

Any and all types of a “marihuana establishment,” as that term is defined and used in Michigan Initiated Law 1 of 2018, commonly known as the Michigan Regulation and Taxation of Marihuana Act (or other applicable statute), are completely prohibited in the Township, and may not be established or operated in any zoning district, by any means, including by way of a variance.

B. MARIHUANA FACILITIES

Any and all types of “marihuana facilities” as described in Act 281 of 2016, the Medical Marihuana Facilities Licensing Act (or other applicable statute) are completely prohibited in the Township and may not be established, licensed or operated in any zoning district, by any means, including by way of a variance.