

CHAPTER 3 - DISTRICT REGULATIONS**SECTION 301. DIVISION OF THE TOWNSHIP (Ordinance #67)**

For the purpose of this ordinance, all land within Haring Charter Township, excepting the streets and alleys, is divided into the following Zoning Districts;

R	Residential
A	Agricultural
FR	Forest Recreation
RL	Lake Resort
C	Commercial
CI	Commercial (Goode Subdivision)
L/I	Light Industrial
I	Industrial
PUD	Planned Unit Development
O/R	Office/Residential
FI	Freeway Interchange

SECTION 302. OFFICIAL ZONING MAP (Ordinance# 2017-109)

1. **Boundaries.** The boundaries of zoning districts are defined and established as shown on a map entitled the "Haring Charter Township Zoning Map." This map, with an explanatory matter thereon, is hereby made a part of this ordinance. The official Zoning Map shall be kept and maintained by the Township Clerk.
2. **Zoning - Added Areas.** Whenever any lands are added to the Township by way of conditional transfer, detachment or otherwise, one of the following shall apply:
 - a) If the land is added to the Township by way of a conditional transfer agreement that provides for the zoning or rezoning of the transferred area to a particular zoning district, then immediately upon the effective date of such transfer, the transferred area shall automatically be deemed to be zoned in accordance with the conditional transfer agreement; provided, however, that if the conditional transfer agreement provides for the transferred area to be rezoned to a planned unit development ("PUD") district, the automatic rezoning to PUD shall occur immediately upon the effective date of the transfer, but no development of the transferred area may take place until the transferred area is further rezoned to incorporate the applicant's Township-approved final PUD development plan, in accordance with the rezoning procedures set forth in Chapter 4 of this Ordinance.

- b) If the land is added to the Township by way of a conditional transfer agreement that does not specify the zoning district that shall apply to the transferred area, then immediately upon the effective date of such transfer, the lands shall automatically be deemed to be zoned in the Haring zoning district that is most similar to the zoning district that applied prior to the transfer, as determined by the Planning Commission; provided, however, that if the transferred are was un-zoned prior to the transfer, then it shall automatically be deemed to be zoned in the Township's "R" Residential District. The Planning Commission may thereafter, in its discretion, make recommendation to the Township Board for rezoning of the transferred area.
- c) If the land is added to the Township by means other than a conditional transfer agreement, then immediately upon the effective date of such addition, the lands shall automatically be deemed to be zoned in the Haring zoning district that is most similar to the zoning district that applied prior to the transfer, as determined by the Planning Commission; provided, however, that if the added area was un-zoned prior to the transfer, then it shall automatically be deemed to be zoned in the Township's "R" Residential District. The Planning Commission may thereafter, in its discretion, make recommendation to the Township Board for rezoning of the added area.

SECTION 303. INTERPRETATION OF BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following streets or highways shall be presumed to follow the centerline of these roadways.
2. Boundaries indicated as approximately following Township boundary lines or property lines shall be presumed to follow these lines
3. Boundaries indicated as approximately parallel to the center lines of streets or alleys shall be interpreted as being parallel thereto and at such a distance therefrom as indicated by given distance or scaled dimension.

SECTION 304. SCOPE OF REGULATIONS

1. APPLICABILITY. No Building or structure, or part thereof shall be hereafter erected, moved, constructed, or altered; and no new use or change in use of a parcel shall be made unless it conforms with the provision of this Ordinance, including the regulations for the Zoning District in which it is located.
2. CLASSIFICATION OF USES NOT LISTED. The Zoning Board of Appeals shall have the power to classify a use that is not specifically mentioned by this Ordinance, as described in **Section 703**. The use shall be treated in a like manner with comparable uses permitted or prohibited by the District Regulations for each Zoning District.

SECTION 305. DISTRICT REGULATION TABLES

The following tables identify the intent and purpose, uses permitted by right and by special land use permit, and the dimensional requirements for the Zoning District of Haring Charter Township as identified in Section 301.

"R" RESIDENTIAL ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To encourage attractive residential neighborhoods and compatible uses. To create residential areas that will maintain their quality of life for future inhabitants.

<u>DIMENSIONAL REQUIREMENTS</u>					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
R RESIDENTIAL	25,000 S.F.	125'	30'	35'	25'
<u>Other requirements:</u>		Maximum height of 35', 2.5 stories			
		Maximum lot coverage of 20%			
		Maximum lot width-to depth ratio of 1:4			
		Minimum floor area for SF dwelling 980 S.F.			

USES PERMITTED BY RIGHT

- * Single-family and two-family dwellings.
- * Home occupations.
- * Accessory uses and structures.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Multiple-family dwellings.
- * Public and private schools.
- * Churches and religious institutions.
- * Group day care homes.
- * Child-care centers.
- * Bed and breakfast establishments.
- * Clinics.
- * Family day care homes.
- * State licensed residential facilities.
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"A" AGRICULTURAL ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To provide a controlled mixture of farms and dispersed rural residences. To permit a gradual transition from rural portions of the Township to more intensively developed areas without giving way to urban sprawl.

<u>DIMENSIONAL REQUIREMENTS</u>					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
A	1 Acre	150'	50'	35'	35'
AGRICULTURAL					
<u>Other requirements:</u>		Maximum height of 35', 2.5 stories			
		Maximum lot coverage of 20%			
		Maximum lot width-to depth ratio of 1:4			
		Minimum floor area for SF dwelling 980 S.F.			

USES PERMITTED BY RIGHT

- * Farms and general farming operations.
- * Tree farms, not including the storage or sale of trees not grown on the property.
- * Greenhouses and plant nurseries.
- * Single-family dwellings.
- * Home occupations.
- * Seasonal roadside stands, not exceeding six (6) months of continuous operation.
- * Accessory uses and structures.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * State-licensed residential facilities.
- * Churches and religious institutions.
- * Public and private schools.
- * Veterinary clinics.
- * Kennels.
- * Riding Stables, including boarding of horses.
- * Cemeteries.
- * Clubs, lodges, and community centers
- * Multiple-family dwellings.
- * Mobile home parks.
- * Public and private parks and recreational facilities.
- * Health care institutions.
- * Two-family dwellings (duplexes)
- * Family day care homes.
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"FR" FOREST RECREATION ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To retain the Township's forested and scenic natural areas. To permit the controlled development of appropriate uses which require large tracts of land, such as forest products industries and outdoor recreation uses. To permit limited, dispersed residential development on large lots.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
FR FOREST RECREATION	5 ACRE	150'	50'	35'	35'
<u>Other requirements:</u>		Maximum height of 35', 2.5 stories			
		Maximum lot coverage of 5%			
		Maximum lot width-to depth ratio of 1:4			
		Minimum floor area for SF dwelling 980 SF			

USES PERMITTED BY RIGHT

- * Single-family dwellings.
- * Commercial forestry, including tree farms, sawmills, and forest products industries
- * Public and private parks and outdoor recreation uses.
- * Home occupations.
- * Accessory uses and structures.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Resorts motels, lodges, cottages, and other tourist lodging.
- * Public and private campgrounds.
- * Hunting and fishing clubs and camps.
- * Riding Stables.
- * Retail businesses intended primarily for tourists and visitors, such as boat rentals, fishing equipment sales, and convenient stores.
- * Cemeteries.
- * Mobile home parks.
- * Churches and religious institutions.
- * Two-family dwellings (duplexes)
- * State-licensed residential facilities.
- * Family day care homes
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"RL" LAKE RESORT ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To provide for appropriate uses in the area adjacent to the Township's lakes, including both permanent and seasonal dwellings, tourist-oriented facilities, and water-based recreation uses.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
RL LAKE RESORT	25,000'	150'	50'	50'	25'
<u>Other requirements:</u>		Maximum height of 35', 2.5 stories			
		Maximum lot coverage of 20%			
		Maximum lot width-to depth ratio of 1:4			
		Minimum floor area for SF dwelling 980 S.F.			

USES PERMITTED BY RIGHT

- * Single-family dwellings.
- * State licensed residential facilities.
- * Public and private parks and outdoor recreation uses.
- * Home occupations.
- * Accessory uses and structures.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Resorts motels, lodges, cottages, and other tourist lodging.
- * Public and private campgrounds.
- * Hunting and fishing clubs and camps.
- * Retail businesses intended primarily for tourists and visitors, including water-based businesses such as boat sales and rentals, and fishing equipment sales.
- * Bed and breakfast establishments.
- * Family day care homes
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"C" GENERAL COMMERCIAL ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To accommodate general commercial activities that serve both local and regional markets. To permit a wide range of businesses to be conveniently located near each other.

C - GENERAL COMMERCIAL: DIMENSIONAL REQUIREMENTS					
	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
WITH PUBLIC WATER/SEWER	15,000 S.F.	80'	50'	20'	15'
W/OUT PUBLIC WATER/SEWER	25,000 S.F.	100'	50'	20'	15'

Other Requirements:

- * Maximum height of 50' (35' if adjacent to A, R, FR or RL District).
- * Maximum lot coverage of 50%.
- * 6' high obscuring fence required if adjacent to A, R, FR or RL District.

"C" DISTRICT USES PERMITTED BY RIGHT

- * General retail, office, financial, and service businesses.
- * Hotels and motels.
- * Restaurants.
- * Commercial recreation, such as bowling alleys, skating rinks, and arcades.
- * Theaters.
- * Clinics.
- * Clubs, lodges, and community centers.
- * Mortuaries.
- * Retail greenhouses and nurseries.
- * Building supply yard, warehouses, and wholesale businesses.
- * Drive-thru businesses
- * Motor vehicle sales and/or repair facilities.
- * Self-service storage facilities; (may include caretaker's quarters.)
- * Contractors and builders establishments.
- * Coin-operated laundries.
- * Single family dwellings (which existed prior to the Zoning Ordinance)
- * Motor Freight Terminals over 300' from the centerline of Boon Road, Mitchell Street, and Thirteenth Street.
- * Recycling drop-off over 300' from the centerline of Boon Road, Mitchell Street, and Thirteenth Street.
- * Bars and night clubs (not including "sexually oriented businesses).
- * Motor vehicle service facilities, including gas stations and car washes.
- * Tool and Die Shops over 300' from the centerline of Boon Road, Mitchell Street, and Thirteenth Street.

- * Manufacturing, processing, assembling, packaging, treatment, or use of previously prepared materials (must be conducted in a completely enclosed building) over 300' from the centerline of Boon Road, Mitchell Street, and Thirteenth Street.

"C" DISTRICT USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Churches and religious institutions.
- * Veterinary clinics and kennels.
- * Arenas and stadiums.
- * Motor freight terminals within 300' of the centerline of Boon Road, Mitchell Street, and Thirteenth Street..
- * Motor vehicle service facilities, including gas stations and car washes.
- * Sexually oriented business.
- * Recycling drop-off center within 300' of the centerline of Boon Road, Mitchell Street, and Thirteenth Street.
- * Tool and Die Shops within 300' of the centerline of Boon Road, Mitchell Street, and Thirteenth Street.
- * Manufacturing, processing, assembling, packaging, treatment, or use of previously prepared materials (must be conducted in a completely enclosed building) within 300' of the centerline of Boon Road, Mitchell Street, and Thirteenth Street.

"C1" GENERAL COMMERCIAL ZONING DISTRICT FOR GOODE SUBDIVISION

INTENT AND PURPOSE

To accommodate general commercial activities that serve both local and regional markets. To permit a range of businesses to be conveniently located near each other.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
C1 GENERAL COMMERCIAL	7,500 S.F.	75'	50'	10'	15'

Only in areas of subdivision served by public sewer.

Other Requirements:

- * Maximum height of 35'.
- * 6' high obscuring fence required if adjacent to A, R, FR or RL District.

USES PERMITTED BY RIGHT

- * General retail, office, financial, and service businesses.
- * Mortuaries.
- * Retail greenhouses and nurseries.
- * Building supply yard, warehouses, and wholesale businesses.
- * Drive-thru businesses.
- * Motor vehicle sales and/or repair facilities.
- * Self-service storage facilities.
- * Contractors and builders establishments.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Hotels and motels
- * Restaurants
- * Commercial recreation, such as bowling alleys, skating rinks and arcades.
- * Theaters
- * Clinics.
- * Clubs, lodges, and community centers.
- * Coin-operated laundries.
- * Churches and religious institutions.
- * Veterinary clinics and kennels.
- * Bars and night clubs (not including "sexually oriented businesses").
- * Arenas and stadiums.
- * Single family dwellings (which existed prior to Zoning Ordinances).
- * Motor freight terminals.
- * Motor vehicle service facilities, including gas stations and car washes.
- * Sexually oriented business.
- * Recycling drop-off center.
- * Tool and Die Shops (Added by Ordinance # 69)
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"I" INDUSTRIAL ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To encourage attractive industrial development that is in keeping with the Township's rural and suburban character. To permit limited manufacturing, assembly, packaging, warehousing, and related uses which are mainly confined within enclosed buildings. To encourage the development of planned industrial parks and research centers.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
I INDUSTRIAL	15,000 sq. ft.	100'	50'	20'	20' *

Other Requirements:

- * Maximum height of 50' (35' if adjacent any district other than I)
- * Maximum lot coverage of 60%.
- * 6' high obscuring fence required if adjacent to A, R, FR or RL District.
- * Side yard may be reduced to 25' if adjacent to another industrial use.

USES PERMITTED BY RIGHT

- * Manufacturing, processing, assembling, packaging, treatment, or use of previously prepared materials (must be conducted in a completely enclosed building).
- * Building supply, warehouses, and wholesale business.
- * Motor freight terminals.
- * Bottling Plants.
- * Tool and die shops and machine shops.
- * Motor vehicle sales and/or repair facilities

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Industrial parks and research facilities.
- * Motor vehicle service facilities.
- * Drive-thru businesses.
- * Bulk storage and/or sales of fuel and petroleum products.
- * Salvage operations.
- * Solid waste transfer stations and processing facilities as defined in Act 641.
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"L/I" LIGHT INDUSTRIAL ZONING DISTRICT (Ordinance #67)

INTENT AND PURPOSE

To encourage development of light industrial uses, compatible with neighboring use and in keeping with the Township's rural and suburban character. To permit light manufacturing, assembly, packaging, warehousing and other related uses which are mainly confined within enclosed buildings, being of a less intensive nature than those permissible in the Industrial District (I).

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
L/I LIGHT INDUSTRIAL	30,000 S.F.	150'	50'	40'	50' *

Other Requirements:

- * Maximum height of 50 ft (35 ft if adjacent to any district other than L/I)
- * Maximum lot coverage of 60%
- * 6 ft high obscuring fence required if adjacent to any district other than L/I or I.
- * Side yard may be reduced to 20' if side is adjacent to another light industrial or industrial use.

USES PERMITTED BY RIGHT

- * Manufacturing, processing, assembling, packaging, treatment (excluding heat treating and plating), or use of previously prepared materials (must be conducted in a completely enclosed building).
- * Building supply, warehouses, and wholesale businesses.
- * Tool and die shops and machine shops.

USES PERMITTED BY A SPECIAL LAND USE PERMIT

- * Industrial parks and research facilities
- * Drive-thru businesses.
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)
- * Other light industrial uses compatible with adjacent land uses, as determined by the Planning Commission.

"PUD" PLANNED UNIT DEVELOPMENT ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To provide a controlled degree of flexibility in meeting the requirements of this Ordinance by permitting certain pre-planned developments. To encourage innovation in design. To provide for the controlled development of site condominium subdivisions.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
PUD PLANNED UNIT DEVELOPMENT	20 Acres for industrial parks 10 Acres for all others				

Other Requirements: As specified in Chapter 4.

USES PERMITTED BY RIGHT

* All uses permitted by right or by Special Use Permit by this Ordinance, with the following exceptions.

1. **PUD's located in residential areas shall not contain an industrial use.**
2. **PUD's located in industrial areas shall not contain a residential use.**
3. **Site Condominium Subdivisions shall meet all use and other requirements of the Underlying Zoning District in which they are located.**
4. **Mixed-use commercial/residential PUDs may contain only those uses specified by Section 422.3(b).**

SEE CHAPTER 4 FOR DETAILED REQUIREMENTS.

"OR" OFFICE/RESIDENTIAL ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To establish a transitional district which will serve as a buffer between more intensive commercial areas and residential areas. To provide an area for low-intensity office uses and related non-retail uses which are compatible with adjacent areas. To encourage infill development and redevelopment of specified areas.

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
OR OFFICE/RESIDENTIAL	25,000 S.F.	125'	30'	35'	25'

Other requirements: Maximum height of 35', 2.5 stories
 Maximum lot coverage of 35%
 Minimum floor area for SF dwelling 980 S.F.
USES PERMITTED BY RIGHT

- * Single family and two-family dwellings.
- * Professional offices, financial services, and business services **not** involving any retail sales and **not** involving the storage or display of products.
- * Family day care homes.
- * State-licensed residential facilities.

USES PERMITTED BY A SPECIAL LAND USE PERMIT

- * Medical offices and clinics.
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)

"FI" FREEWAY INTERCHANGE ZONING DISTRICT REGULATIONS

INTENT AND PURPOSE

To provide for appropriate development of the area surrounding freeway interchanges. To provide for servicing the needs of automobile highway traffic at the interchange areas of feeder roads and expressway facilities. To avoid undue congestion on feeder roads, to promote smooth traffic flow at the interchange area and on the expressway. To protect adjacent properties from adverse impacts of high volumes of traffic.

DIMENSIONAL REQUIREMENTS					
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM ROAD FRONTAGE	MINIMUM FRONT	YARD REAR	REQUIREMENTS EACH SIDE
FI FREEWAY INTERCHANGE	25,000 S.F.	150'	40'	30'	20'
<u>Other requirements:</u>		Maximum height of 50' (35' if adjacent to A, R, FR or RL District). Maximum lot coverage of 50% 6' high obscuring fence required if adjacent to A, R, FR, or RL District.			

USES PERMITTED BY RIGHT

- * General retail, office, financial, and service businesses.
- * Hotels and motels.
- * Restaurants.
- * Commercial recreation, such as bowling alleys, skating rinks, and arcades.
- * Theaters.
- * Motor vehicle sales and/or repair facilities.

USES PERMITTED BY SPECIAL LAND USE PERMIT

- * Drive-thru businesses.
- * Building supply yard, warehouses, and wholesale businesses.
- * Self-service storage facilities.
- * Motor vehicle service facilities, including gas stations and car washes.
- * Contractors and builders establishments.
- * Motor freight terminals.
- * Industrial parks and research facilities
- * Transitional/Sheltered Housing (Amendatory Ordinance #12-1008)