

## ARTICLE 2 ZONING DISTRICTS

### SECTION 2.100 PURPOSE OF DISTRICTS

#### Section 2.101 Zoning Districts.

For the purpose of this Ordinance, Saline Township is hereby divided into districts as follows:

Type of District	Zoning District Name	Symbol
<b>Rural</b>	Agricultural-Conservation	A-1
<b>Rural Residential</b>	Estate Residential	R-1
	Rural Residential	R-2
<b>Residential</b>	Suburban Residential	R-3
	Urban Residential	R-4
	Manufactured Housing Park	MHP
<b>Business</b>	Local Commercial	C-1
	Special Commercial	C-2
	Industrial-Research	I-1
<b>Other</b>	Public/Semi-Public Services	PSP

#### Section 2.102 Zoning Map.

The Township is hereby divided into districts, with the district areas and boundaries as shown on the Official Zoning Map, along with all proper notations, references and explanatory matter. The Official Zoning Map shall be adopted by reference and declared to be a part of this Ordinance. This Map shall be identified by the signatures of the Township Supervisor and Township Clerk, and shall bear the Township seal under the following or equivalent statement: "This is to certify that this is the Official Zoning Map of Saline Township, Washtenaw County, Michigan, effective as of the \_\_\_\_ day of \_\_\_\_\_, 2007."

If in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Map promptly after the amendment has been approved by the Township Board. No changes of any nature shall be made on the Official Zoning Map, except in conformity with the amendment

procedures set forth in Section 12.04 (Amendments). The Official Zoning Map shall be kept in the office of the Township Clerk, and shall be the final authority as to the current zoning status of land, water areas, and structures in the Township.

### **Section 2.103 Agriculture-Conservation (A-1) District.**

The Agricultural-Conservation (A-1) District is hereby established to conserve the rural character, open space, recreation areas, groundwater recharge areas, and agricultural uses of the Township. The primary purpose of this A-1 District is to preserve, to the greatest extent possible, areas designated for agricultural, open space or natural features preservation in the Township's General Development Plan or the adopted land use policies of Washtenaw County, while allowing a limited amount of non-farm housing. However, it should be noted that the primary intended use of this A-1 District is agricultural activities, and that there may be odors, dust, and noise associated with these activities that are not compatible with residences.

It is recognized that the public health and welfare of the citizens of the Township, Washtenaw County, the State of Michigan, and the United States of America are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. This A-1 District is intended to ensure that land areas within the Township that are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses that would hinder agricultural practices and irretrievably deplete agricultural lands.

It is further recognized that certain value-added services and agricultural-support uses are necessary to support local agricultural activities and the rural economy of the Township. Accordingly, it is the intent of this District to promote agricultural and recreational uses as an important component of the local economy, and to allow for a limited range of agriculture and recreation oriented tourism, educational, and commercial uses, subject to standards designed to minimize impacts on the Township's rural character.

This A-1 District has the following additional purposes and objectives:

1. Protect areas of the Township for agricultural production, distribution and accessory uses, and discourage the encroachment of land uses incompatible with active agricultural and recreational uses into rural areas of the Township.
2. Encourage long-term investment in improvements needed to maintain and expand agricultural production and promote a profitable agricultural economy in the Township.
3. Minimize cost of providing services to rural areas, and minimize excessive and unnecessary public expenditures caused by scattered demand for urban and suburban levels of public services in rural areas of the Township.
4. Protect prime farmland from speculative increases in land values, and minimize loss of prime farmland and fragmentation of rural land by division into small parcels.
5. Minimize conflicts between agricultural activities and residences.

6. Reduce the amount of land consumed in rural areas for non-agricultural use, and prevent intrusion of uses that are incompatible with the agricultural, open space or natural features preservation objectives of this District.

### **Section 2.104 Estate Residential (R-1) District.**

The Estate Residential (R-1) District is hereby established to provide areas of rural non-farm residences on lots of sufficient size to permit the use of on-site, private septic tanks and drainfields for wastewater disposal; and the use of on-site, private wells for potable water. The R-1 District is intended to preserve a distinctly rural character along primary roads and other county roads in the Township. This district is further intended to serve as a low intensity land use buffer along the Saline River watershed, and as a transition zone between more intensive residential districts and areas planned for agricultural, open space, and conservation purposes.

The intent of this R-1 District is to protect wooded areas, wetlands, wildlife habitats, and similar areas that may be endangered or destroyed by higher intensity uses or development; and to provide for an environment of predominantly single-family detached dwellings, along with other associated uses and facilities that serve residents in the district. The R-1 District is intended to be used in those parts of the Township planned for rural residential uses where soils are suitable for septic tanks, drainfields, and wells; and where publicly owned and operated sanitary sewerage and public water supply systems are not planned to be extended.

The R-1 District is intended for areas designated in the General Development Plan for residential dwellings at a density of one (1) dwelling unit per two (2) to five (5) acres of land.

### **Section 2.105 Rural Residential (R-2) District.**

The Rural Residential (R-2) District is hereby established to provide areas of rural non-farm residences on lots of sufficient size to permit the use of on-site, private septic tanks and drainfields for wastewater disposal; and the use of on-site, private wells for potable water. The intent of this R-2 District is to provide for an environment of predominantly single-family detached dwellings, along with other associated uses and facilities that serve residents in the district.

The R-2 District is intended to be used in those parts of the Township planned for rural residential uses where soils are suitable for septic tanks, drainfields, and wells; and where publicly owned and operated sanitary sewerage and public water supply systems are not planned to be extended. The R-2 District is designed to preserve a distinctly rural residential character, and to protect wooded areas, wetlands, wildlife habitats, and similar areas that may be endangered or destroyed by higher intensity uses or development.

The R-2 District is intended for areas designated in the General Development Plan for residential dwellings at a density of one (1) dwelling unit per one (1) to two (2) acres of land.

### **Section 2.106 Suburban Residential (R-3) District.**

The Suburban Residential (R-3) District is hereby established to provide for an environment of predominantly single-family detached dwellings, along with other associated uses and facilities

that serve residents in the district. The intent of this district is to provide a range of housing choices and limit uses that would adversely impact residential neighborhoods. The R-3 District is further intended to serve as a transition between areas designated for urban residential densities and adjoining rural and rural residential areas. The regulations of the R-3 District are designed to create a predominantly suburban character and encourage clustering of residential dwellings to preserve significant natural resources and provide recreational amenities for the intended residents in those areas of the Township planned for moderate density single-family dwellings.

It is the further intent of the district to prohibit or restrict any land use that would substantially interfere with development or continuation of such moderate density dwellings; generate traffic on local roads in excess of normal traffic serving residences on those roads; or create requirements and costs for public services (such as fire, police protection, water supply or sewerage) substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

The R-3 District is intended for areas designated in the General Development Plan for residential dwellings at a density of one (1) to two (2) dwelling units per acre of land.

### **Section 2.107 Urban Residential (R-4) District.**

The Urban Residential (R-4) District is hereby established to provide for a mixture of higher density housing options (such as detached and attached single-family dwellings, apartments, townhouses, condominium dwellings, and stacked flats) at planned locations in the Township to meet the various needs of different residents. Associated uses and facilities that serve residents in the district shall also be provided within a primarily residential environment.

The regulations of the R-4 District are designed to encourage clustering of residential dwellings within an urban environment to preserve significant natural resources and provide recreational amenities for the intended residents in those areas of the Township planned for the highest residential densities.

Uses of land in the R-4 District shall have access to paved primary roads with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall be served by public water and sewerage systems and other appropriate utilities and services. Development in the R-4 District shall be subject to appropriate standards to ensure sufficient light, air, and privacy for all uses, prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with abutting districts and uses.

The R-4 District is intended for areas designated in the General Development Plan for residential dwellings at a density of two (2) to four (4) dwelling units per acre of land.

### **Section 2.108 Manufactured Housing Park (MHP) District.**

The Manufactured Housing Park (MHP) District is hereby established to provide for the location and regulation of manufactured housing parks (formerly known as "mobile home parks"), as defined by the Mobile Home Commission Act, P.A. 96 of 1987 (as amended), and the Manufactured Housing Commission General Rules. It is intended that manufactured housing

parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district in a setting that provides a high quality of life for residents. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses.

The regulations and rules established by the Mobile Home Commission Act (P.A. 96 of 1987, as amended) and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the Township's residents, and to ensure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this Ordinance for comparable residential developments in the Township.

Uses in the MHP District should be located near roads with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall be served by appropriate utilities and services. Development in the MHP District shall be subject to appropriate standards to ensure sufficient light, air, and privacy for all uses, prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with abutting districts and uses.

The MHP District is intended for areas designated in the General Development Plan for manufactured housing park development.

### **Section 2.109 Local Commercial (C-1) District.**

The Local Commercial (C-1) District is hereby established as a business district to provide suitable locations for retail, service, and office enterprises that serve a localized market area. Goods and services to be provided by establishments in the C-1 District are intended to meet the day-to-day needs of Township residents for convenience and durable goods, food, shopping, and related goods and services. The C-1 District is also intended to provide suitable locations for medical, professional, administrative, and executive offices; and personal, business, and professional service establishments.

Building owners in the C-1 District are encouraged to provide retail or personal service uses at the street level, and to orient buildings with display windows and public entrances facing the road right-of-way. Building sizes for permitted uses may be limited to promote appropriately scaled business development in the district.

Uses that would create hazards, loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited. Unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation and disrupt the functioning of this district shall also be prohibited.

The C-1 District is intended to encourage consolidation of business establishments, particularly as neighborhood shopping centers. Consolidations other than shopping centers are also encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening onto major roads, and improving the safety and convenience of consumers. Establishments permitted in the C-1 District may be located on arterial or collector roads.

### **Section 2.110 Special Commercial (C-2) District.**

The Special Commercial (C-2) District is hereby established as a business district to provide sites for more diversified business types which would often be incompatible with the intended character of the C-1 District, and which are oriented to serving the needs of "passer-by" traffic within the Township and surrounding region. The C-2 District is further intended to provide opportunities for automobile-related businesses, uses that generate large traffic volumes or require substantial off-street parking facilities, and other uses that require adequate separation distance from residential and institutional uses.

Because of the types of uses permitted in the C-2 District, detailed attention shall be focused on providing adequate buffering from adjacent uses, site layout, building orientation, and access. Accordingly, the C-2 District should be located near major roads or state highways to prevent potential nuisances and use conflicts.

### **Section 2.111 Industrial-Research (I-1) District.**

The Industrial-Research (I-1) District is hereby established as a business district to permit certain operations and facilities of an office, research, laboratory, warehousing, wholesaling, and light manufacturing character to locate in planned areas of the Township where such uses will not have a detrimental impact on surrounding uses and districts. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive, and radioactive hazards, and other harmful or obnoxious matter. Reasonable regulations and limitations on permitted industrial uses of a more intensive character to minimize any adverse effects on other areas of the Township.

It is further intended that the I-1 District provide specific use and site development standards designed to promote the creation of high quality facilities. The I-1 District has been located within the Township to permit the development of these industrial and research uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to minimize congestion on public roads and highways. To these ends, uses that would interfere with the purpose of this district have been excluded.

### **Section 2.112 Public/Semi-Public Services (PSP) District.**

The Public/Semi-Public Services (PSP) District is hereby established to accommodate dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character.

## **SECTION 2.200 GENERAL STANDARDS**

### **Section 2.201 Principal Uses and Special Uses.**

In all districts, no structure or land shall be used or occupied, except in conformance with Article 4 (Land Use Table), and as otherwise provided for in this Ordinance. Special uses may be permitted in accordance with Article 4 (Land Use Table), subject to a public hearing and approval by the Planning Commission in accordance with Section 12.02 (Special Uses).

### **Section 2.202 Prohibited Uses.**

Uses not listed in Article 4 (Land Use Table) as a permitted use in a particular zoning district or otherwise determined by the Zoning Board of Appeals to be similar to a permitted use per Section 17.06C (Determination of Similar Uses) shall be prohibited in the district.

### **Section 2.203 Design and Development Requirements.**

All uses shall comply with any applicable requirements of Article 5 (Use Standards), and all other applicable provisions of this Ordinance and other applicable regulations and standards. No structure shall be erected, reconstructed, altered or enlarged and no permits or certificates of occupancy shall be issued except in conformance with this Ordinance and other applicable regulations and standards.

### **Section 2.204 District Boundaries.**

The boundaries of zoning districts, unless otherwise shown on the Official Zoning Map, shall be lot or parcel lines, municipal boundaries, and the centerlines of road, railroad or other dedicated rights-of-way.

#### **A. Zoning of Rights-of-Way.**

All road, railroad, and other dedicated rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the right-of-way. Where the centerline of a right-of-way serves as a district boundary, the zoning of the right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting land up to the centerline.

#### **B. Zoning of Vacated Areas.**

Any road, railroad or other dedicated right-of-way or other public way or portion thereof within the Township not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the land(s) to which it attaches.

