

IOSCO TOWNSHIP ZONING

ARTICLE 4

ZONING DISTRICTS & SCHEDULE OF USES

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APPENDIX

DESCRIPTION

A

Zoning District Map

IOSCO TOWNSHIP ZONING

ARTICLE 4

ZONING DISTRICTS & SCHEDULE OF USES

Section 4.1 Purpose and Intent

The establishment of Zoning Districts is intended to provide for various types of land uses within the township in a manner which shall; encourage the use of land in accordance with its character and adaptability; conserve natural resources and energy, and contribute to the organized growth of the Township.

Section 4.2 Zoning District Designations

For the purpose of the Ordinance, the Township of Iosco is hereby divided into the following districts:

AG	Agriculture	RC	Recreation Conservation
OSC	Office/Service/Commercial	RMH	Residential Manufactured Home
RES	Residential		

Section 4.3 Intent of Districts

4.3.1. AG – Agriculture District

The AG district is intended to provide a district for the preservation of the rural character of the Township by providing for the needs of the traditional and evolving agricultural community within the Township. While all uses allowed within the Residential District are also allowed within the AG district, the AG district will offer additional opportunities for the preservation of farm land as they become available through legislation with regards to transfer of property rights, grants for preservation or other means that provide incentive for private land owners to protect the agricultural land within the Township.

4.3.2. **OSC – Office/Service/Commercial District**

This district is established to provide for general commercial and office uses, relying on a limited market area which serves the motoring public.

4.3.3. **RES – Residential District**

The RES district is intended to meet the housing needs of people who choose to live in the Township, while preserving the Township's rural character, as well as provide for the needs of the traditional and evolving agricultural community. The Township shall exist primarily of low density, single family dwelling units with a 2 acre minimum lot/parcel size, except where special uses may allow for higher densities.

4.3.4. **RC – Recreation Conservation**

The RC district is intended to preserve and enhance the rural character of the Township by providing opportunities to protect and utilize areas that would be marginal for other development purposes and yet with proper utilization may provide wildlife refuge, park, scenic or similar type areas that would contribute to the rural esthetics of the Township.

4.3.5. **RMH - Residential Manufactured Home**

The RMH district is intended to provide a suitable area in size and location as will ensure the development of functional, compatible, environmentally responsible and esthetically pleasing manufactured home parks as well as other compatible uses. The Township regulations are intended to ensure that manufactured homes parks will provide a comfortable, pleasing, and safe living environment. These regulations are also intended to protect the health and welfare of manufactured home park residents by ensuring that manufactured home parks will be served adequately by essential public or private facilities such as access roads, water, wastewater treatment, storm water drainage facilities, fire protection, and other emergency services.

Section 4.4 Use Classification Definitions

In all cases, the start of the review process for the approval of a Zoning Compliance Certificate is the presentation of all the appropriate documentation and fees to the Zoning Administrator. The specific review process that will be followed for a Zoning Compliance Certificate varies based upon which of the following three use classification that the request falls under:

Type ‘A’ – Allowed use (no zoning compliance certificate required)

Type ‘P’ – Permitted with Zoning Administrator review only.

Type ‘S’ – Permitted with Board approval following Planning Commission review and recommendation to the Board

Section 4.5 Schedule of Uses

SCHEDULE OF USES						
Description of Use	Permit Process by District					Supplemental Regulations
	AG	OSC	RES	RC	RMH	
Residential						
Accessory Structures	P	P	P	P	P	
Home Occupations	A	A	A	A	A	
Manufactured Home Parks					S	
Multiple Family Homes		S			S	
Private Kennels	S	S	S	S	S	
Private Stables	S	S	S	S	S	
PUD’s (Planned Unit Development)	S		S		S	
Single Family Homes	P		P	P	P	
Relocated Structures	P		P	P	P	
Two Family Dwellings	P		P	P	P	
Agriculture						
Farms	P	P	P	P	P	
Farm and Ag Related Structures	P	P	P	P	P	

	AG	OSC	RES	RC	RMH	
Farm Employee Dwellings	S	S	S	S	S	
Farm Supply Sales	S	S	S	S		
Intensive Livestock Operation	S					
Livestock Animal Raising	P	P	P	P	P	
Seasonal Roadside Stands	P	P	P	P	P	
Nursery/Tree/Shrub/Sod Farm	S					
Care Facilities						
Adult Day Care Center		S				
Adult Day Care Home	P	P	P	P	P	
Child Day Care Center		S				
Child Day Care Home	P	P	P	P	P	
Nursing or Convalescent Center		S				
Nursing or Convalescent Home		S				
Temporary Dwellings	S		S	S		
Hospice Center		S				
Services						
Airports and Related Services		S				
Ambulance Stations		S				
Automotive and Farm Equipment Repair Facilities		S				
Bed and Breakfast Establishments	S	S	S			
Cemeteries	S					
Commercial Kennels	S	S				
Commercial Stables	S	S				
Commercial Storage Facilities		S				
Funeral Homes		S				
Golf Courses	S	S				
Recreation Facilities – Commercial	S			S		
Recreation Facilities – Private Non Commercial	S	S		S		
Professional Offices		S				
Restaurants and Food Services		S				
Retail Sales – All types		S				

	AG	OSC	RES	RC	RMH	
Temporary Structures	S		S	S		
Transient Enterprises	A					
Veterinary Clinics and Hospitals		S				
Public, Institutional & Utilities						
Churches and Places of Worship	S	S	S			
Essential Public Services	S	S	S			
Essential Public Service Facilities		S				
Government Services and Offices	S	S				
Libraries		S				
Museums		S				
Police and Fire Stations	S	S				
Public Parks, Preserves, Game Refuge, Conservation Areas and Recreation Facilities				S		
Schools		S				

Section 4.6 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, buildings, structure, or uses throughout each district. Wherever the requirements of this Ordinance are at variance with the requirements of any other adopted rules or regulations, ordinances, deed restriction, or covenants, the most restrictive, or those imposing the higher standards shall govern. Except as hereinafter provided, district regulations shall be applied in the following use categories:

- A) **Permitted Uses** - Permitted Uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or if similar to such listed uses. All other uses are prohibited.
- B) **Accessory Uses and Buildings** - Accessory uses are permitted only if such uses are clearly incidental to the permitted principal uses.

- C) **Special Uses** - Special uses as authorized by Article 3, Administration and Enforcement, Section 3.7, Special Uses and listed in Section 4.5, Schedule of Regulations, or if similar to the listed special uses, and the required conditions are met. Additional requirements for certain special uses are set forth in Article 5.

No building shall hereafter be erected, altered, or moved, nor shall any building or premises hereafter be used for any purpose other than is permitted in the district in which said building or premises is located, except by variance as herein described by this Ordinance.

Section 4.7 Zoning District Map

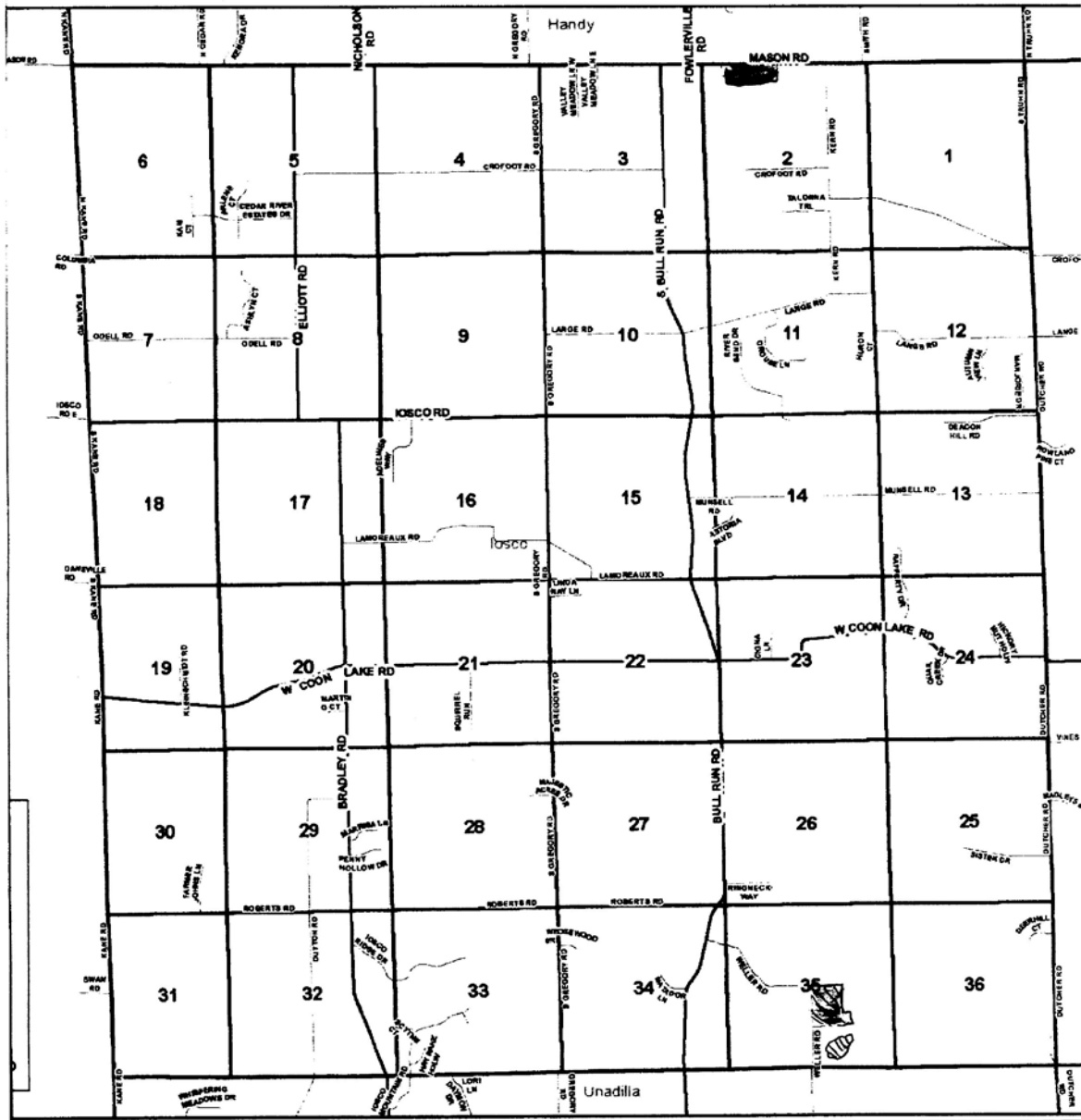
Identified - The zoning district designations as listed in Section 4.2 are bounded and defined as shown on the map entitled "Zoning District Map of Iosco Township". The Zoning District Map, along with all notations, references, and other explanatory information, shall accompany and be made a part of this Ordinance (Appendix A).

Authority - Regardless of the existence of purported copies of the Zoning District Map that may be published, a true and current copy of the Zoning District map available for public inspection shall be located in and maintained by the office of the Township Clerk. The Clerk's copy shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building, or structure in the Township.


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

- A) A boundary indicated, as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline.
- B) A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
- C) A boundary indicated, as approximately following a municipal boundary line of a city, village, or township shall be construed as following such line.
- D) A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.

- E) A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
- F) The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.
- G) A boundary indicated as parallel to, or an extension of, features in preceding paragraphs A) through F) shall be so construed.
- H) A distance not specifically indicated on the Zoning District Map shall be determined by the scale of the map.
- I) Where a physical or cultural feature existing on the ground is at variance with that shown on the Zoning District Map or any other circumstances not covered by A) through H) preceding, the Zoning Board of Appeals shall interpret the location of the zoning district boundary.



Iosco Township Section Map

 - Light Industry
 - Commercial
 Everything else - AG/RES