

## TABLE of CONTENTS

### General

<u>Article</u>	<u>Page</u>
Article 1: Title and Purpose	1-1
Article 2: General Administration, Enforcement and Penalties	2-1
Article 3: Zoning Districts, Regulations and Map	3-1
Article 4: Planned Unit Development (PUD) District	4-1
Article 5: Reserved	5-1
Article 6: Nonconforming Lots, Structures, and Uses	6-1
Article 7: Reserved for Future Use	7-1
Article 8: Signs	8-1
Article 9: Off-Street Parking and Loading	9-1
Article 10: Landscaping and Screening	10-1
Article 11: Environmental Protection	11-1
Article 12: Access	12-1
Article 13: Additional Standards and Regulations for Specific Land Uses	13-1
Article 14: Site Plan Review	14-1
Article 15: Special Land Uses	15-1
Article 16: Zoning Board of Appeals (ZBA)	16-1
Article 17: Amendments	17-1
Article 18: Reserved	18-1
Article 19: Reserved	19-1
Article 20: Supplemental Provisions	20-1
Article 21: Definitions	21-1
Article 22: Interpretation, Severability, Vested Right, Repeal and Effective Date	22-1

### Outline

<u>Article and Section</u>	<u>Page</u>
PREAMBLE	1-1
<b>ARTICLE 1: TITLE and PURPOSE</b>	<b>1-1</b>
Section 1.1 Title	1-1
Section 1.2 Purpose	1-1
<b>ARTICLE 2: GENERAL ADMINISTRATION, ENFORCEMENT, and PENALTIES</b>	<b>2-1</b>
Section 2.1 Purpose	2-1
Section 2.2 Zoning Permit Required	2-1
Section 2.3 Responsibility for Administration	2-1
Section 2.4 General Zoning Permit Application Procedures / Single and Two-Family Dwellings	2-2
Section 2.5 Zoning Permit Withholding, Revocation and Expiration	2-4
Section 2.6 Required Building Permit, Zoning Post-Construction Compliance Certificate, and Occupancy Permit	2-4
Section 2.7 Site Inspections	2-5
Section 2.8 Performance Guarantee	2-5
Section 2.9 Timely Action on Applications	2-6
Section 2.10 Application Fees	2-6
Section 2.11 Public Hearing Notices	2-7
Section 2.12 Violations, Penalties and Remedies	2-8

<b>ARTICLE 3:</b>	<b>ZONING DISTRICTS, REGULATIONS and MAP</b>	<b>3-1</b>
Section 3.1	Establishment of Districts	3-1
Section 3.2	Zoning District Map	3-1
Section 3.3	Purposes of Zoning Districts	3-1
Section 3.4	Interpretation of District Boundaries	3-1
Section 3.5	Permitted Uses in Zoning Districts	3-2
Section 3.6	Site Development Requirements of Zoning Districts	3-3
Section 3.7	Special District Provisions	3-3
<b>ARTICLE 4:</b>	<b>PLANNED UNIT DEVELOPMENT (PUD) DISTRICT</b>	<b>4-1</b>
Section 4.1	Purpose	4-1
Section 4.2	PUD is a Separate District	4-1
Section 4.3	Minimum Eligibility Criteria	4-1
Section 4.4	Use and Design Standards	4-1
Section 4.5	Approval Standards	4-2
Section 4.6	Procedures for Review and Approval	4-2
Section 4.7	Phasing of Mixed Uses	4-3
<b>ARTICLE 5:</b>	<b>RESERVED for FUTURE USE</b>	<b>5-1</b>
<b>ARTICLE 6:</b>	<b>NONCONFORMING LOTS, USES and STRUCTURES</b>	<b>6-1</b>
Section 6.1	Purpose	6-1
Section 6.2	Nonconforming Lots	6-1
Section 6.3	Nonconforming Uses	6-1
Section 6.4	Nonconforming Structures	6-2
Section 6.5	District Changes	6-3
Section 6.6	Illegal Nonconformities	6-3
<b>ARTICLE 7:</b>	<b>RESERVED for FUTURE USE</b>	<b>7-1</b>
<b>ARTICLE 8:</b>	<b>SIGNS</b>	<b>8-1</b>
Section 8.1	Purpose	8-1
Section 8.2	Definitions	8-1
Section 8.3	Application and Permit Requirements	8-2
Section 8.4	Design and Construction Standards	8-3
Section 8.5	Nonconforming Signs	8-4
Section 8.6	Prohibited Signs	8-5
Section 8.7	Permitted Temporary Signs	8-6
Section 8.8	Permitted Permanent Signs	8-8
Section 8.9	Additional Provisions for Specific Signs	8-10
<b>ARTICLE 9:</b>	<b>OFF-STREET PARKING and LOADING</b>	<b>9-1</b>
Section 9.1	Purpose	9-1
Section 9.2	General Requirements	9-1
Section 9.3	Site Development Requirements for Off-Street Parking	9-2
Section 9.4	Parking Space Requirements	9-3
Section 9.5	Loading and Unloading Space Requirements	9-6
<b>ARTICLE 10:</b>	<b>LANDSCAPING and SCREENING</b>	<b>10-1</b>
Section 10.1	Purpose	10-1
Section 10.2	Uses Subject to This Article	10-1
Section 10.3	Landscape Plan Required	10-1
Section 10.4	Landscaping/Screening Buffer Areas	10-1
Section 10.5	Parking Lot Landscaping and Screening	10-2
Section 10.6	General Site Landscaping	10-2
Section 10.7	Platted Subdivision and Site Condominium Landscaping	10-2
Section 10.8	Minimum Standards of Landscape Elements	10-2
Section 10.9	Installation, Maintenance and Completion	10-3
Section 10.10	Modifications of Landscape and Screening Provisions	10-4
<b>ARTICLE 11:</b>	<b>ENVIRONMENTAL PROTECTION</b>	<b>11-1</b>
Section 11.1	Purpose	11-1
Section 11.2	Natural Resources – General	11-1
Section 11.3	Natural Resources – Buffer Areas	11-3
Section 11.4	Storm Water Management	11-4

Iosco Township Zoning Ordinance

Section 11.5	Potable Water and Sewage Disposal	11-5
Section 11.6	Vibration	11-5
Section 11.7	Glare and Heat	11-5
Section 11.8	Exterior Lighting	11-6
<b>ARTICLE 12:</b>	<b>ACCESS</b>	<b>12-1</b>
Section 12.1	Purpose	12-1
Section 12.2	Lots to Have Access	12-1
Section 12.3	Driveways	12-1
<b>ARTICLE 13:</b>	<b>ADDITIONAL STANDARDS and REGULATIONS for SPECIFIC LAND USES</b>	<b>13-1</b>
Section 13.1	Purpose and Applicability	13-1
Section 13.2	Adult and Child Day Care Facility, Group Home	13-1
Section 13.3	Airports	13-1
Section 13.4	Bed and Breakfasts	13-2
Section 13.5	Convalescent, Nursing Home and Assisted Living Facilities	13-2
Section 13.6	Day Care Centers	13-3
Section 13.7	Equestrian Centers	13-3
Section 13.8	Extraction Operations	13-3
Section 13.9	Junkyards	13-6
Section 13.10	Kennels	13-7
Section 13.11	Mini Storage Facilities	13-7
Section 13.12	Motels and Hotels	13-8
Section 13.13	Multiple Family Developments	13-8
Section 13.14	Open Air Businesses (On-site Sales of Vehicles, Landscape Supplies, Outdoor Furniture, and Similar Outdoor Sales)	13-9
Section 13.15	Open Space Preservation Communities	13-9
Section 13.16	Private Landing Strips	13-11
Section 13.17	Recreation Facilities, Outdoor	13-11
Section 13.18	Sexually Oriented Businesses	13-14
Section 13.19	Solar Energy Systems	13-17
Section 13.20	Vehicle/Car Wash Establishment	13-21
Section 13.21	Vehicle Repair Shops and Service Stations	13-21
Section 13.22	Veterinarian Clinics	13-22
Section 13.23	Wind Energy Conversion Systems (WECS)	13-22
Section 13.24	Wireless Communication Facilities	13-28
<b>ARTICLE 14:</b>	<b>SITE PLAN REVIEW</b>	<b>14-1</b>
Section 14.1	Purpose	14-1
Section 14.2	Site Plan Approval Required	14-1
Section 14.3	Review Procedures	14-1
Section 14.4	Site Plan Approval Standards	14-5
Section 14.5	Conformity to Approved Site Plans	14-6
Section 14.6	Changes to Approved Site Plans	14-6
Section 14.7	Pre-Existing Site Plans Under Review	14-6
Section 14.8	Expiration of Site Plan Approval	14-7
Section 14.9	Staff and Professional Assistance	14-7
<b>ARTICLE 15:</b>	<b>SPECIAL LAND USES</b>	<b>15-1</b>
Section 15.1	Purpose	15-1
Section 15.2	Review Procedure	15-1
Section 15.3	Changes	15-1
Section 15.4	Appeals	15-2
Section 15.5	Reapplication	15-2
Section 15.6	Approval Standards	15-2
Section 15.7	Expiration of Special Land Use Approval	15-2
<b>ARTICLE 16:</b>	<b>ZONING BOARD of APPEALS (ZBA)</b>	<b>16-1</b>
Section 16.1	Purpose	16-1
Section 16.2	Creation and Membership	16-1
Section 16.3	Organization	16-1
Section 16.4	Jurisdiction	16-2

Iosco Township Zoning Ordinance

Section 16.5	Appeals for Administrative Reviews	16-2
Section 16.6	Interpretations	16-3
Section 16.7	Variances	16-3
Section 16.8	Review by Circuit Court	16-4
<b>ARTICLE 17:</b>	<b>ZONING MAP and TEXT AMENDMENTS</b>	<b>17-1</b>
Section 17.1	Purpose	17-1
Section 17.2	Initiation of Amendments	17-1
Section 17.3	Procedures	17-1
Section 17.4	Resubmittal	17-3
<b>ARTICLE 18:</b>	<b>RESERVED for FUTURE USE</b>	<b>18-1</b>
<b>ARTICLE 19:</b>	<b>RESERVED for FUTURE USE</b>	<b>19-1</b>
<b>ARTICLE 20:</b>	<b>SUPPLEMENTAL PROVISIONS</b>	<b>20-1</b>
Section 20.1	Purpose	20-1
Section 20.2	Conditional Approvals	20-1
Section 20.3	Moving Buildings	20-1
Section 20.4	Essential Services	20-1
Section 20.5	Number of Dwellings and Principal Use per Lot	20-2
Section 20.6	Single Family Dwelling Standards	20-2
Section 20.7	Temporary Dwellings – Occupancy and Storage	20-3
Section 20.8	Accessory Buildings and Structures	20-5
Section 20.9	Fences and Walls	20-7
Section 20.10	Home Occupations	20-8
Section 20.11	Setbacks for Residential Decks and Similar Outdoor Structures	20-10
Section 20.12	Keeping of Animals as Accessory Residential Use	20-10
Section 20.13	Seasonal Sales of Agricultural Products	20-11
Section 20.14	Outdoor Residential Swimming Pools	20-11
Section 20.15	Condominiums	20-12
Section 20.16	Outdoor Furnaces	20-13
Section 20.17	Prohibited Vehicles in Agricultural and Residential Districts	20-13
Section 20.18	Outdoor Display, Sales and Storage	20-14
Section 20.19	Clear Vision Zone	20-15
Section 20.20	Garage Sales	20-15
Section 20.21	Temporary Non-Residential Buildings and Uses	20-15
Section 20.22	Medical Marihuana	20-15
<b>ARTICLE 21:</b>	<b>DEFINITIONS</b>	<b>21-1</b>
Section 21.1	Construction of Language	21-1
Section 21.2	Definitions	21-1
<b>ARTICLE 22:</b>	<b>INTERPRETATION, SEVERABILITY, and EFFECTIVE DATE</b>	<b>22-1</b>
Section 22.1	Interpretation	22-1
Section 22.2	Severance Clause	22-1
Section 22.3	Vested Right	22-1
Section 22.4	Repeal	22-1
Section 22.5	Effective Date	22-1

**End of Table of Contents**