



**ACME TOWNSHIP PLANNING COMMISSION
ZONING ORDINANCE SUBCOMMITTEE MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 9th, 2016 5:30 p.m.**

PRESENT

Planning Commissioners: Karly Wentzloff, Marcie Timmins, Dan Rosa
Staff/Consultants: Shawn Winter, John Iacoangeli

SUBCOMMITTEE WORKING SESSION

This meeting is open to the public.

PURPOSE:

To review the existing Acme Township Zoning Ordinance and to recommend changes for alignment with the Master Plan, remove inconsistencies, provide clarity where vagueness exists, and to create a document that is more user-friendly. The goal is to submit a new Acme Township Zoning Ordinance to the Planning Commission and Township Board for review and adoption once complete.

TOPICS COVERED:

- Zoning District Map proposed changes
- Regulated Land Uses by District

NOTES:

- Compared the current zoning ordinance outline to the proposed zoning ordinance outline discussed at the previous meeting
- Suggested the following changes:
 - Change Article 5 “Site Development Standards” to “Supplemental Regulations”
 - Change Article 6 “Land Development Standards” to “Land Development Options”
 - Switch the order of Articles 5 and 6
 - Article 11 “Administration” will include the section on enforcement and land use permitting
 - Possibly add an article for “General Provisions”
- Reviewed first iteration of the Zoning District Map.
 - Discussed possible improvements to district boundaries.
 - Identified parcels with vested development rights from Special Use Permit approvals
 - Beckett & Raeder will modify the map again based on committee input
- Looked at a table that had all regulated uses in the current zoning ordinance
 - Discussed eliminating uses that are covered under specific definitions Michigan law
 - Example: the various types of agricultural uses
 - Committee members will review the list and come to the next meeting with suggestions for removal/addition
 - Some uses may no longer be relevant

Acme Township
PROPOSED ZONING ORDINANCE FRAMEWORK

<u>CURRENT - Zoning Ordinance</u>	<u>PROPOSED – Zoning Ordinance</u>
Article 1 – Short Titled	Article 1 – Title and Purpose
Article 2 – Purposes	Article 2 – Districts
Article 3 – Definitions	Article 3 – Uses by District
Article 4 – Administration and Enforcement	Article 4 – Special Land Uses
Article 5 – Zoning Board of Appeals	Article 5 – Site Development Standards
Article 6 – Zoning Districts	Article 6 – Land Development Standards
Article 7 – Supplemental Regulations	Article 7 – Special Provisions
Article 8 – Site Plans	Article 8 – Site Plan Review
Article 9 – Special Uses	Article 9 – Non-Conforming Uses
Article 10 – Condominium Subdivisions	Article 10 – Zoning Board of Appeals
Article 11 – Open Space Preservation	Article 11 – Administration
Article 12 – Manufactured Housing Communities	Article 12 – Amendments
Article 13 – Personal Wireless Services	Article 13 – Public Hearings and Notification
Article 14 – Wind Energy Systems	Article 14 - Interpretation and Conflict
Article 15 – Non-Conforming Uses	Article 15 – Definitions
Article 16 – Amendments	
Article 17 - Severability	
Article 18 – Violations	
Appendix I – Zoning Amendments	

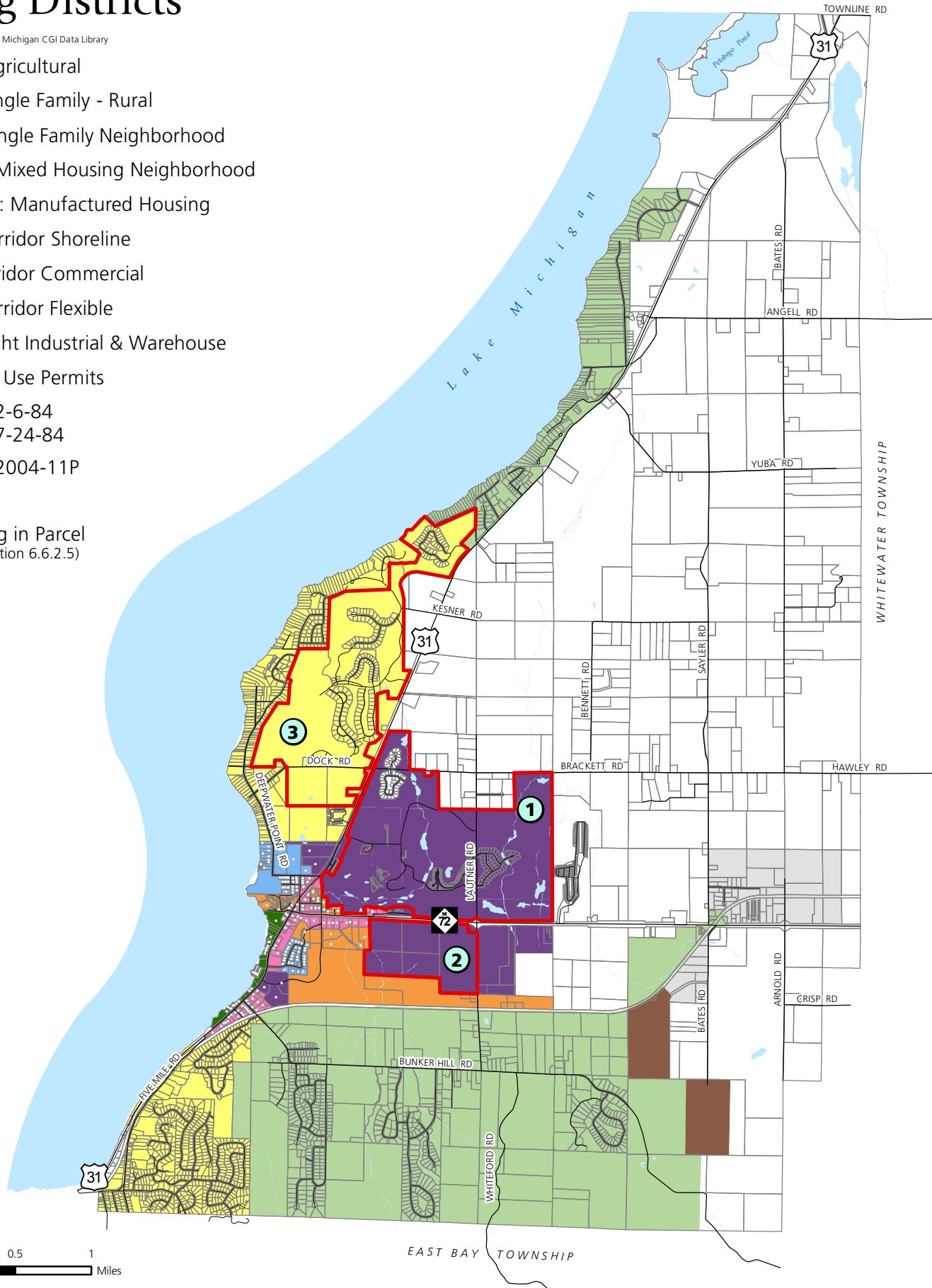
ACME TOWNSHIP

Zoning Districts

Data Source: Acme Township, Michigan CGI Data Library

- A-1: Agricultural
- R-1: Single Family - Rural
- SFN: Single Family Neighborhood
- MHN: Mixed Housing Neighborhood
- R-1MH: Manufactured Housing
- CS: Corridor Shoreline
- C: Corridor Commercial
- CF: Corridor Flexible
- L-1: Light Industrial & Warehouse
- Special Use Permits

- 1 SUP # 2-6-84
SUP # 7-24-84
- 2 SUP # 2004-11P
- 3 SUP #
- Building in Parcel
(refer Section 6.6.2.5)



ARTICLE 5 - REGULATED USES AND DIMENSIONAL REGULATIONS

5.1 LAND USE AND ZONING DISTRICT TABLE

The Use Table in this Article lists by Land Use Type (i.e. residential, commercial, etc.) where a particular land use is allowed in a respective base-zoning district.

5.2 PERMITTED USES [P]

If a land use is permitted by-right in a Zoning District, it is identified by the symbol “P.”

5.3 SPECIAL LAND USE [S]

The symbol “S” is noted if a land use is permitted after review and approval as a Special Land Use in accordance with Article 5 this Zoning Ordinance.

5.4 USES NOT ALLOWED

If a land use type is not allowed in a Base Zoning District, it is blank without a “P” or “S.”

5.5 SITE-SPECIFIC STANDARDS

Land use types, denoted with an “S,” are further regulated with site-specific standards are identified in Article 5, Special Land Uses.

5.6 UNLISTED USES

If an application is submitted for a use type that is not classified in the Land Use Table of this Article, the Planning Commission is authorized to classify the new or unlisted use type into an existing land use category that most closely fits the new or unlisted use. If no similar use determination can be made, the Planning Commission may initiate an amendment to the text of the Zoning Ordinance.

5.7 LAND USE TYPE

Land use types listed in the Land Use and Base Zoning District Table are defined in Definition Article 2: Definitions of this Zoning Ordinance.

5.8 ZONING CODES

The following codes represent the respective zoning district classifications.

A-1:	Agricultural
R-1:	One-Family Forest and Coastal
R-2:	One Family Residential
R-3:	Urban Residential
R-1MH:	Manufactured Home Residential
SFN:	Single Family Neighborhood
MHN:	Mixed Housing Neighborhood
CS:	Corridor – Shoreline
C:	Corridor – Commercial
CF:	Corridor – Flexible
B-3:	Planned Shopping Center
B-4:	Material Processing and Warehousing

5.9 LAND USE AND BASE ZONING DISTRICT TABLE

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
AGRICULTURAL LAND USES												
Agricultural Processing	P											
Agricultural Tourism I	P											
Agricultural Tourism II	S											
Agricultural Warehousing	P											
Aquaculture	P											
Aquaponics	P											
Brewery, Distillery, Winery	S											S
Community Kitchen	P											
Customary Agricultural Operations		P	P	P								
Farmer’s Market												P
Farmer’s Roadside Market	S											
Farmer’s Roadside Stand	P											
Field Crop & Fruit Farming	P	P	P									
Food Research & Development Facility	P											
Food Processing Plant	S											
Food Storage, Bulk	P											
Game or Hunting Preserves for Profit	S											
Greenhouse (capable of selling retail)	S											
Historic Parks	S											
Livestock Processing	S											
Lumber & Planing Mills												S
Medical Marihuana Cultivation Operation												S
Medical Marihuana Dispensary												S
Microbrewery, Small Distillery, Small Winery	P								P	P		
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

Acme Township Zoning Ordinance
 adopted MM/DD/YYYY; effective MM/DD/YYYY
 as amended through MM/DD/YYYY

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Planned Agricultural Units	S											
Production Facilities for Value Added Farm Products	P											
Production & Processing												S
Raising & Keeping Small Animals/ Livestock	P											
Raising of Fur Bearing Animals for Profit	S											
Riding Horses	P	P	P	P								
Riding Stables & Livestock Auction Yards	S											
Sawmills	S											
Special Open Space Uses	S											
Tenant Houses (as part of farm property)	P											
Winery w/ Food Service	S											
Winery w/ Tasting Room	P								P	P		
RESIDENTIAL LAND USES												
Assisted Living Group Facilities/ Convalescent Homes/Nursing Homes		S	S	S		S	P	S				
Bed & Breakfast	S	S	S	S		S	S	S				
Conservation Development	S	S	S	S		S	S	S				
Conversion of Single Family Home to Duplex	S											
Duplexes	S			S		P	P	P				
Home Occupation (1-person)	P	P	P	P		P	P	P	P	P		
Home Occupation (2 or more persons)						S	S	S				
Live-Work Housing Unit							P		P	P		
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

Acme Township Zoning Ordinance
adopted MM/DD/YYYY; effective MM/DD/YYYY
as amended through MM/DD/YYYY

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Manufactured Home Subdivision/ Housing Communities					P							
Manufactured Homes	P	P	P	P								
Mixed Use Planned Development					S							
Multiple Family Dwellings					S		P	P	S	P		
Open Space Preservation Development (duplex, multiple family, single family)				S								
Open Space Preservation District (single family)	P	P	P	P	P		P					
Single Family Condominium Subdivision							P					
Single Family Dwelling	P	P	P	P	P		P	P	P			
Single Family Dwelling in A-1 on less than Five (5) Acres	S											
COMMERCIAL LAND USES												
Automotive Major Repair Shop												P
Automotive Service and/or Wash									S		S	P
Automotive Supply & Parts Store w/o Service Bays									P			
Bakery & Confection Making									P	P		P
Bank & Financial Office									P	P	P	
Bank & Financial Office w/ Drive- Thrus									S	S	S	
Beverage Bottling Facility												P
Building and Lumber Supply Store											S	P
Campground	S											
Carpet Cleaning Establishment												P
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

Acme Township Zoning Ordinance
adopted MM/DD/YYYY; effective MM/DD/YYYY
as amended through MM/DD/YYYY

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Central Dry Cleaning/Laundrying Facility or Plant												S
Clinics & Kennels (animal care facilities)	S											
Computer Operations												P
Computer Electronic Equipment Manufacturing												P
Computer Programming & Software Development												P
Computing Center & Data Processing												P
Construction Storage												P
Contractor Establishment												S
Convenience Market less than 3,500 sq. ft.									P	P		
Distribution & Transfer Center												P
Drive-In Theater												S
Entertainment Facility w/ Auditorium											P	
Family Child Care Home	P	P	P	P		S	S	S				
Farm Equipment & Sales												P
Freezers & Lockers												P
Gasoline Service Station											S	
General Retail									P	P	S	
General Retail w/ Alcoholic Beverages									S	S		
General Retail w/ Floor Area over 10,000 sq. ft.									S	S		
General Retail w/ On-Site Production of Items Sold In or Out of Stores									S	S		
General Retail w/ Operating Hours Between 10:00 pm - 7:00 am									S	S		
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Golf Course		S	S	S								
Grocery Store									P	P	S	
Grocery Store w/ Floor Area over 10,000 sq. ft.									S	P		
Grocery Store w/ Gasoline Service Station									S			
Hardware & Home Improvement Store										P		
Hospital											S	
Hotel: 120 rooms or more									S	S	S	
Hotel: any size w/ Conference Facility									S	S	S	
Hotel: less than 120 rooms									P	P	P	
Marina								S				
Medical/Dental Laboratory												P
Medical/Dental Office									P	P	P	
Medical Urgent Care Facility									P	P	S	
Microbrewery, Small Distillery, Small Winery									P	P		
Mixed Use w/ Residential Above 1 st Floor								P	P	P	P	
Movie & Theater									P	P		
Outdoor Sales											S	
Pattern-Making Shop												P
Personal Services									P	P	P	
Planned Shopping Center											S	
Printing, Publishing, Engraving & Bookbinding Plant											P	P
Produce Market Terminal												P
Professional Office								P	P	P	P	P
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

Acme Township Zoning Ordinance
adopted MM/DD/YYYY; effective MM/DD/YYYY
as amended through MM/DD/YYYY

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Recycling Center (w/o heavy machinery)												P
Restaurant, Cafe, Coffee Shop, Bar & Tavern									P	P	P	
Restaurant, Cafe, Coffee Shop, Bar & Tavern w/ Outdoor Service									S	S	S	
Restaurant w/ Drive-In and/or Drive-Thru Service									S	S	S	
Shopping Center									S	S	S	
Soda Water & Soft Drink												P
State Licensed Residential Facility	P	P	P	P		S	S	S				
Storage Facility												P
Technology Laboratory												P
Technology Research & Development Center												P
Telecommunications												P
Truck & Freight Operation/Terminal												S
Veterinary Hospital/Clinic	S							P	P		P	P
Warehousing - Enclosed												P
Wholesale Activities - Enclosed												P
INSTITUTIONAL LAND USES												
Adult Day Care Center						S	S	S				
Airport & Airfield	S											
Cemetery	P	P	P	P								
Commercial Recreational Facility											P	
Conservation Area (Public or Private)	P											
Critical/Supporting Public Uses	S	S	S	S								P
Educational & Social Institution	S	S	S	S		P	P	P	P	P	S	
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Group Care Home		S	S	S								
Institutional Use	S	S	S	S								
Private, Non-Commercial Recreation Area	P	S	S	S								
Public & Private School						P	P	P	P	P	S	
Public Recreation	P	P	P	P		P	P	P	P	P		
Public Uses: Critical, Supporting, Essential	P	S	S	S	P	P	P	P	P	P	P	P
Religious Institution (w/ or w/o assembly hall)	S	S	S	S			P		P	P	S	
Research - Design/Experimentation												P
Sand/Gravel Pit, Quarry	S											
Sewage Treatment/Disposal Installation	S	S	S	S								
Trade School												P
ACCESSORY LAND USES												
Boathouse		P	P	P								
Customary Uses/Building (incidental to permitted principle use)	P											
Farm Building		P	P	P								
Greenhouse (not selling retail on site)		P	P	P								
Guest House		P	P	P								
Private Swimming Pool		P	P	P								
Private, Detached Garage		P	P	P								
Public Transit Stop or Station							P	P	P	P	S	
Radio & Television Antenna		P	P	P								
Recreational Vehicle Storage		P	P	P								
Structural Appurtenance	S	S	S	S							S	S
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

Acme Township Zoning Ordinance
 adopted MM/DD/YYYY; effective MM/DD/YYYY
 as amended through MM/DD/YYYY

ALLOWED LAND USES (‘P’-By Right; ‘S’-Special Use Permit)	ZONING DISTRICTS											
	A-1	R-1	R-2	R-3	R1-MH	SFN	MHN	CS	C	CF	B-3	B-4
Temporary Building		P	P	P								
Wireless Telecommunication Facility						S			S			
A-1: Agricultural R-1: One-Family Forest & Coastal R-2: One-Family Urban Residential R-3: Urban Residential R1-MH: Mobile Home Residential SFN: Single Family Residential MHN: Mixed Housing Neighborhood CS: Corridor-Shoreline C: Corridor-Commercial CF: Corridor Flexible B-3: Planned Shopping Center B-4: Material Processing & Warehousing												

5.10 DIMENSIONAL REGULATIONS

The placement of land uses (permitted or special use) are regulated by the zoning district. The table below enumerates by zoning district the dimensional requirements.