



**ACME TOWNSHIP ZONING ORDINANCE REWRITE  
SUBCOMMITTEE MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
December 12<sup>th</sup>, 2016 5:30 p.m.**

**PRESENT:** Karly Wentzloff, Marcie Timmins, Dan Rosa, Shawn Winter, John Iacoangeli

- No public in attendance

**A. REVIEWED NOTES FROM LAST MEETING**

**B. ZONING DISTRICT MAP**

- Shawn will continue looking for the SUP numbers for the large projects indicated on the map
- Change name of RR-1: Single Family Rural to SFR: Single Family Rural to be consistent with SFN: Single Family Neighborhood
- Form-based code requirements for the original SFN will apply to the new SFN as well
  - Will need a qualifier in the ordinance that an existing house is exempt, and not non-conforming
  - Accessory buildings can be in rear or side yard, not front in the SFN
- SFR will have one acre minimum lot sizes
- SFN lots will be 15,000 sq ft w/ sewer, 20,000 sq ft w/septic
- A-1: Agricultural will be named AG: Agricultural with 5 acre minimum lots
- R1-MH: Manufactured Housing parcel at the end of S. Bates Rd will have the zoning changed to AG since it's actually state-owned land and cannot be developed.
- SUP symbology will be changed to look more integrated into the map

**C. ZONING ORDINANCE OUTLINE:**

- Reviewed proposed outline.
- Article 6 will be called Site Development Standards, and Article 7 will be called General and Specific Provisions

**D. REGULATED USES TABLE**

- Focused on the agriculture land use category
- Looked at Michigan Right to Farm Act (Act 93 of 1981) to understand the definitions used in the act.
- Use the definitions as uses allowed under the AG district, then reference the Act's definition in the Zoning Ordinance definitions article.
- Uses deemed to be covered by the Act and therefore not needing to be listed specifically: agricultural processing, agricultural warehousing, aquaculture, aquaponics, customary agricultural operations, farmer's market, farmer's roadside market, farmer's roadside stand, field crop and fruit farming, food research and development, food processing plants, food storage (bulk), game or hunting preserves for profit, greenhouse or nursery, historic parks, livestock processing, planned agricultural units, productions facilities for value added farm products, raising and keeping of small animals/livestock, raising fur bearing animals for profit, riding horses (needs to stay for Residential districts), special open space uses
- Uses that are currently allowed, but not covered under the Act that will need to remain listed individually: agricultural tourism (I and II), lumber/planning/saw mills, winery/small winery, brewery/microbrewery, distillery/small distillery to stay with current AG provisions and remove the SUP requirement for the larger operations, riding stables and livestock auction yards, tenant housing, winery w/food service
- Uses to stay but with modification:
  - community kitchen (second half of current definition does not fit in the AG district), add to C, CF and L-1 districts. Needs to be a licensed facility. Keep cooking classes in the definition
  - Livestock processing to remain listed separately but as an SUP use in the AG
  - Riding horses to stay in the SFR district, but indicate there are special provisions
- Production and processing to be moved under industrial land use category rather than agricultural

- Winery, Brewery, Distillery to be added to C and CF as an SUP, in addition to the smaller operations by right. L-1 will retain this use still.
  - Look into Michigan Liquor Control Commission's definitions and categories
- Add another land use category for industrial and warehousing

**ADJOURN:**

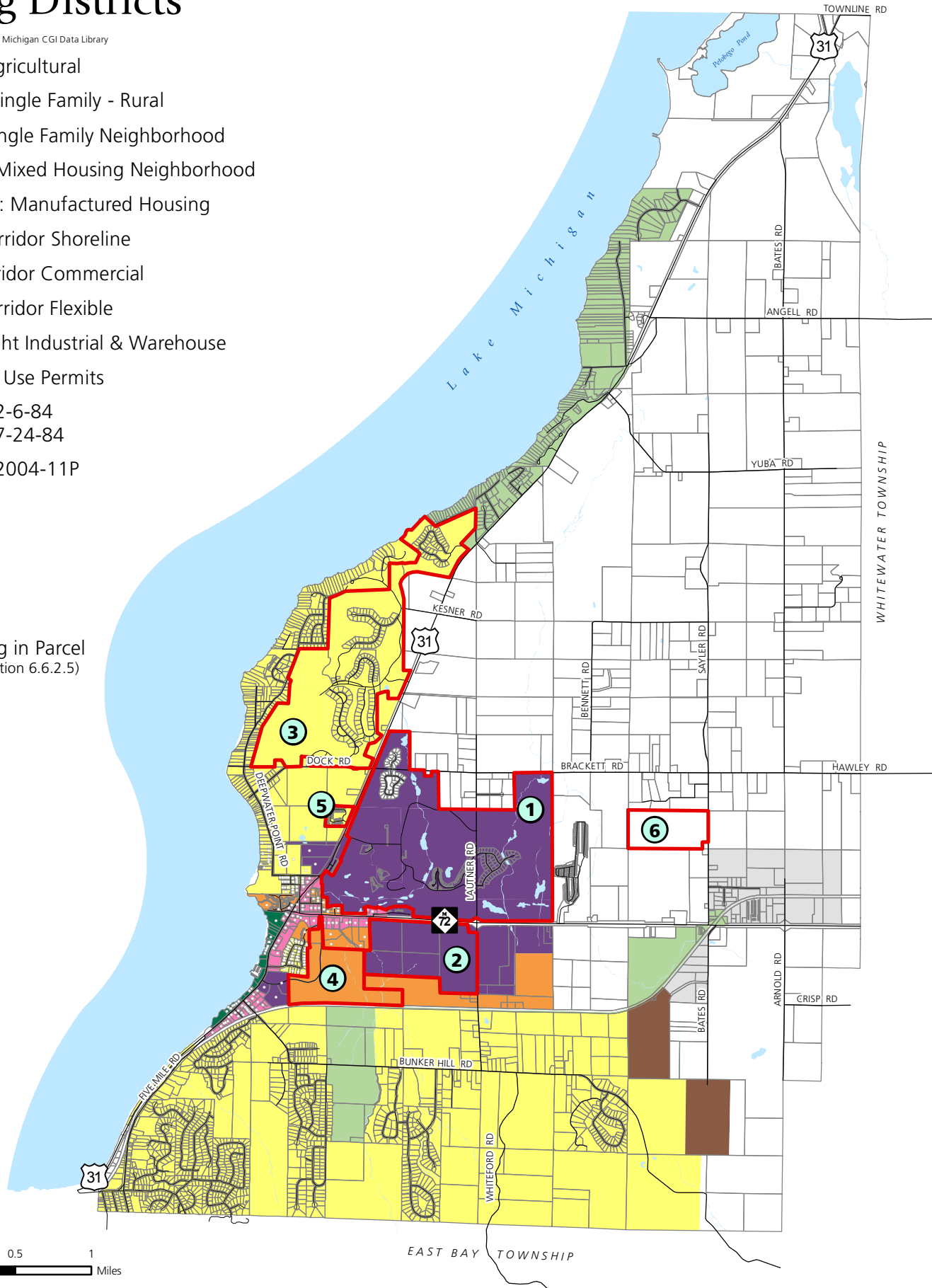
# ACME TOWNSHIP

## Zoning Districts

Data Source: Acme Township, Michigan CGI Data Library

- A-1: Agricultural
- RR-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 #
- 4 SUP #
- 5 SUP #
- 6 SUP #
- Building in Parcel  
(refer Section 6.6.2.5)



Acme Township  
 PROPOSED ZONING ORDINANCE FRAMEWORK  
 (Last Modified 2016-12-12)

<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 Options
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	<u>PROPOSED – Additional Revisions</u>
	Article 1 – Title and Purpose
	Article 2 – Districts
	Article 3 – Uses by District
	Article 4 – Special Land Uses
	Article 5 – Land Development Options
	Article 6 – Supplemental Regulations
	Article 7 – Special Provisions
	Article 8 – Site Plan Review
	Article 9 – Non-Conforming Uses
	Article 10 – Zoning Board of Appeals
	Article 11 – Administration and Enforcement
	Article 12 – Amendments
	Article 13 – Public Hearings and Notification
	Article 14 – Interpretations and Conflicts
	Article 15 – Definitions
	- “General Provisions”?

## **ARTICLE 3 - REGULATED USES AND DIMENSIONAL REGULATIONS**

### **3.1 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.

### **3.2 PERMITTED USES [P]**

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

### **3.3 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.

### **3.4 USES NOT ALLOWED**

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

### **3.5 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.

### **3.6 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.

### **3.7 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.

### **3.8 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

### 3.9 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
<b>AGRICULTURAL LAND USES</b>												
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		
<b>A-1:</b> Agricultural <b>R-1:</b> One-Family Forest & Coastal <b>R-2:</b> One-Family Urban Residential <b>R-3:</b> Urban Residential <b>R1-MH:</b> Mobile Home Residential <b>SFN:</b> Single Family Residential <b>MHN:</b> Mixed Housing Neighborhood <b>CS:</b> Corridor-Shoreline <b>C:</b> Corridor-Commercial <b>CF:</b> Corridor Flexible <b>B-3:</b> Planned Shopping Center <b>B-4:</b> Material Processing & Warehousing												

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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		
<b>RESIDENTIAL LAND USES</b>												
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		
<b>A-1:</b> Agricultural <b>R-1:</b> One-Family Forest & Coastal <b>R-2:</b> One-Family Urban Residential <b>R-3:</b> Urban Residential <b>R1-MH:</b> Mobile Home Residential <b>SFN:</b> Single Family Residential <b>MHN:</b> Mixed Housing Neighborhood <b>CS:</b> Corridor-Shoreline <b>C:</b> Corridor-Commercial <b>CF:</b> Corridor Flexible <b>B-3:</b> Planned Shopping Center <b>B-4:</b> Material Processing & Warehousing												

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	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											
<b>COMMERCIAL LAND USES</b>												
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
<b>A-1:</b> Agricultural <b>R-1:</b> One-Family Forest & Coastal <b>R-2:</b> One-Family Urban Residential <b>R-3:</b> Urban Residential <b>R1-MH:</b> Mobile Home Residential <b>SFN:</b> Single Family Residential <b>MHN:</b> Mixed Housing Neighborhood <b>CS:</b> Corridor-Shoreline <b>C:</b> Corridor-Commercial <b>CF:</b> Corridor Flexible <b>B-3:</b> Planned Shopping Center <b>B-4:</b> Material Processing & Warehousing												

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	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		
<b>A-1:</b> Agricultural <b>R-1:</b> One-Family Forest & Coastal <b>R-2:</b> One-Family Urban Residential <b>R-3:</b> Urban Residential <b>R1-MH:</b> Mobile Home Residential <b>SFN:</b> Single Family Residential <b>MHN:</b> Mixed Housing Neighborhood <b>CS:</b> Corridor-Shoreline <b>C:</b> Corridor-Commercial <b>CF:</b> Corridor Flexible <b>B-3:</b> Planned Shopping Center <b>B-4:</b> Material Processing & Warehousing												

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	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 <sup>st</sup> 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
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	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
<b>INSTITUTIONAL LAND USES</b>												
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	
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	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
<b>ACCESSORY LAND USES</b>												
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
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	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			
<b>A-1:</b> Agricultural <b>R-1:</b> One-Family Forest & Coastal <b>R-2:</b> One-Family Urban Residential <b>R-3:</b> Urban Residential <b>R1-MH:</b> Mobile Home Residential <b>SFN:</b> Single Family Residential <b>MHN:</b> Mixed Housing Neighborhood <b>CS:</b> Corridor-Shoreline <b>C:</b> Corridor-Commercial <b>CF:</b> Corridor Flexible <b>B-3:</b> Planned Shopping Center <b>B-4:</b> Material Processing & Warehousing												

### **3.10 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.