

TOWNSHIP OF FOREST  
ZONING ORDINANCE

**ARTICLE 4: DISTRICT REGULATIONS**

Section 4.01 - Districts

The Township is hereby divided into the following zoning districts:

- RA Residential Agricultural
- RU-1 Single-Family Residential
- RU-2 Multiple-Family Residential
- MHP Mobile Home Park
- NC Neighborhood/Commercial
- GC General Commercial
- LI Light Industrial
- Planned Unit Development District (See Section 4.06)

Section 4.02 - District Boundaries and Map

The boundaries of the zoning districts are drawn upon the map attached to this Ordinance and made a part hereof. The map shall be designated the Forest Township Zoning Map.

Section 4.03 - Principal Uses Permitted

All uses of land or structures listed as “principal uses permitted” shall be permitted throughout the district under which they are listed. Any use not expressly listed as a “principal use permitted” is prohibited in that district, unless approval has been obtained from the Planning Commission for the use as- a “conditional use”, or unless the Planning Commission determines the use is similar to uses allowed in a particular zoning district as outlined in Section 4.05.

Section 4.04 - Conditional Uses

A use of land or structure listed as a “conditional use” shall be permitted within the district under which it is listed, provided that Planning Commission approval has been granted pursuant to this Ordinance.

Section 4.05 - Similar Uses

The Planning Commission may determine a use not expressly listed as a use permitted by right or by conditional use permit as permitted in a given zoning district. This determination may be made based on a request by the Zoning Administrator or a property owner in the township. The hearing at which the Planning Commission will consider the request shall comply with the notice requirements for a text amendment. If the request involves a particular parcel of property the notice requirements for a rezoning shall apply.

In considering the request, the Planning Commission shall consider the following:

- A. The proposed use cannot be specifically listed in another district.

- B. The similarity of the use to those in the subject districts shall be based in part on the level of off-site impacts including traffic, light and odor generated by the uses allowed in the proposed district.

Section 4.06 - Planned Unit Development Zoning District

The Planned Unit Development zoning district is intended as a tool that a property owner can use to propose a unique design that involves a mix of land uses, preservation of natural features or clustering of land uses and allows the township to modify normal district requirements to permit the project to be developed.

A. Permitted principal uses

All permitted principal uses by right or by conditional use permit as identified in the Section 4.11 Table of Uses shall be permitted in the PUD district with the approval of the Township Board.

B. Approval Process

1. An applicant for a PUD zoning must provide a concept plan showing the following:
  - a. The dimensions of the parcel(s) the rezoning will apply to.
  - b. The general arrangement of land uses on the property.
  - c. The general configuration of interior streets, drives and parking lots
  - d. Proposed method of providing water, sewer and storm water services to the site
  - e. Location of wetlands, floodplains or other natural features.
  - f. Proposed density of any proposed residential development.
2. The applicant shall also provide a report indicating the proposed dimensional regulations to be applied to development in the PUD including:
  - a. Minimum lot area
  - b. Minimum lot width
  - c. Minimum setbacks
  - d. Maximum building height
3. The proposed concept plan shall be submitted to the Township and shall follow the process for review and approval of rezonings outlined in Article 11.
4. If the rezoning is approved, the concept plan and dimensional regulations, as approved by the Township, shall regulate development of the parcel(s).

C. Standards for Approval

In considering a proposed PUD the Planning Commission and Township Board will consider the following:

1. The proposed uses compliance with the Township Land Use Plan per Section 11.05 of this ordinance.
2. The preservation of natural features and the Township's rural character provided by the proposed development.
3. The adequacy of roads and other public infrastructure to support the proposed uses.

4. The impact of the proposed development on adjacent land uses.
5. The appropriateness of the proposed arrangement and mix of land uses and the layout of the transportation system.

D. Site Plan Approval

Site plans submitted for development of a parcel zoned PUD shall be consistent with the approved concept plan and dimensional standards. A site plan inconsistent with the PUD concept plan and dimensional standards shall not be approved unless the PUD concept plan and dimensional standards are amended to be consistent with the site plan. Amendment of an approved PUD concept plan and dimensional standards must follow the same process as original approval.

Section 4.07 - Reserved

Section 4.08 - Reserved

Section 4.09 - Reserved

Section 4.10 - Table of District Purposes

District	Purpose
RA-Residential Agricultural District	To provide areas within the township for agricultural activities and provide rural settings for single-family residences and associated uses.
RU-1 Single-Family Residential District	To establish areas where the principal use is single-family residences and associated uses
RU-2 Multiple Family Residential District	To establish areas appropriate for multiple-family dwellings
MHP-Mobile Home Park District	To establish areas suitable for mobile home parks as regulated by the Michigan Mobile Home Commission
C-Commercial District	To establish areas suitable for neighborhood commercial uses that provide convenience level goods and services, office and similar uses. The uses generally are suitable in areas close to the residential neighborhoods they serve and generate less off-site impacts than general commercial uses.
GC-General Commercial District	To provide areas suitable for general commercial uses that differ from neighborhood commercial uses by the intensity of the uses and the greater size of parcels often used.
LI-Light Industrial District	To provide suitable areas in the township for light industrial uses. This district is not intended to permit heavy industrial uses, which are inappropriate in the township due to the lack of municipal infrastructure such as water and sanitary sewers.

Section 4.11 - Table of Uses

R=Use by Right A=Accessory Use USE	RA	RU-1	RU-2	MHP	NC	GC	LI
Accessory Buildings or structures to permitted uses (see Section 14.01)	R	R	R	R		R	R
Accessory Housing (see Section 14.02)	C	C	C	C			
Adult entertainment establishments (see Section 14.03)						R	
Agricultural tourism facilities	C						
Ambulance stations, private					R	R	
Apartment buildings (see Section 14.05)			R				
Attached Condominium units			R				
Automobile service stations						C	
Bed and breakfast establishments (see Section 14.06)	C	C	C				
Campgrounds	C						
Cemeteries (see Section 14.07)	C	C					
Child care facilities					R	R	
Clubs						C	
Cluster housing/PUD's	C	C	C	C	C	C	C
Commercial Kennels	C						
Contractor's establishment						C	C
Crop Production	R	R					
Detention and penal facilities			C				
Dog kennels and the raising of fur bearing animals (see Section 14.09)	C						
Drive In and Drive Thru establishments						C	
Dry Cleaners						C	
Duplex Dwellings		C	R	C			

R=Use by Right A=Accessory Use USE	RA	RU-1	RU-2	MHP	NC	GC	LI
C=Use by Conditional Use Permit Factories engaged in manufacturing, assembling, machining or other industrial production							R
Family day care homes	R	R	R	R			
Farms, farm buildings and farm uses	R						
Financial institutions					R	R	
Fuel Distribution Facility						C	R
Funeral homes and mortuaries						R	
Golf courses (see Section 14.10)	C	C	C				
Group day care homes (see Section 14.01)	C	C	C				
Gun ranges (see Section 14.12)						C	
Hobby Farm (see Section 14.13)		C					
Home occupations (see Section 14.15)	R	R	C				
Horses, keeping of	A						
Hospitals and convalescent homes			C				
Hotels, motels, lodge halls, private clubs, auditoriums and indoor recreational establishments (see Section 14.19)						R	
Hunting preserves/sportsman club (see Section 14.15)	C						
Industries involving the processing, treatment, use or storage of explosives, toxic chemicals or radioactive materials							C
Junk, salvage or recycling yards (see Section 14.17)							C
Keeping of Dogs (3 or less)	A	A		A			
Laboratories							C
Livestock	R	C					
Logging	R						
Meat processing and slaughter houses							C

R=Use by Right A=Accessory Use USE	C=Use by Conditional Use Permit	RA	RU-1	RU-2	MHP	NC	GC	LI
Mini-storage facilities (see Section 14.18)							R	
Mobile home parks					R			
Open-air businesses (see Section 14.21)							C	
Personal service establishments							R	
Private airstrips (include heliport pads) (see Section 14.22)	C							
Professional and business offices							R	
Public or private recreation facilities (see Section 14.23)	C							
Public parks					C			
Public utility facilities								R
Quarrying of soil, sand, clay, gravel or similar material (see Section 14.24)	C							
Radio controlled airplane fields – club or business (see Section 14.25)	C							
Repair shops for consumer items							R	
Repair, service or storage facilities for automobiles, trucks, construction equipment, farm machinery and similar equipment (see Section 14.26)							C	
Residences on second floor of commercial business							C	
Restaurants						R	R	
Restaurants (with operating hours past 11:00 pm)						C	C	
Retail business							R	
Roadside produce stands	R							
Salvage yards/repo yards/automobile reclamation facility								C
Schools and churches (see Section 14.08)	C	C	C	C			R	
Senior Housing			R					

R=Use by Right A=Accessory Use USE	RA	RU-1	RU-2	MHP	NC	GC	LI
Sewage treatment plants and similar facilities (see Section 14.27)							C
Shopping Center						C	
Single Family Dwellings (see Section 14.28)	R	R	R	R			
Stables and Riding Academies	C						
State licensed residential facilities (6 or fewer)	R	R	R	R			
State licensed residential facilities (7 or more)	C	C	C				
Tattoo Parlor						C	
Taverns and other establishments serving liquor for consumption on the premises						C	
Temporary Outdoor uses	C				C	C	
Townhouses (see Section 14.29)			R				
Township and county governmental buildings, structures and facilities	C	C	C			R	
Truck terminals and commercial airports (see Section 14.30)							R
Veterinary Clinics						R	
Veterinary Hospitals						C	
Warehousing, storage or wholesale facilities							R
Wireless Communication Antenna	R	R	R	R	R	R	R
Wireless Communication towers/Radio towers (see Section 14.31)	C					C	C

Section 4.12 - Area, Setback and Height Requirements

Zoning District	Minimum Land Area Per Dwelling or Commercial or Industrial Building	Minimum Lot Width in Feet (a)(b)	Minimum Front Yard Setback in Feet (c)	Minimum Side Yard Setback in Feet (d)	Minimum Rear Yard Setback in Feet (d)	Minimum Floor Area Per Dwelling in Sq. Feet	Maximum Building Height In Feet (e)
RA	65,000 sq. ft.	150	50	15	25	960(g)	35
RU-1	40,000 sq. ft.	100	50	15(f)	25(f)	960(g)	35
RU-2	(h)	125	50	25	25	500(i)	35
MHP	Mobile Home Parks shall be built in compliance with the standards adopted by the Michigan Mobile Home Commission						
C	1 acre	200	90	25	25	-	50
I	1 acre	200	90	25	25	-	50

- (a) Measured at the minimum front yard setback.
- (b) In no case shall the length of any parcel exceed 4 times the width of the parcel.
- (c) Measured from the edge of the right-of-way.
- (d) No building shall be constructed within 90 feet of the centerline of any public or private road.
- (e) Not applicable to farm structures such as barns, silos or grain elevator.
- (f) Minimum side and rear yard setbacks for accessory buildings shall be 10 feet.
- (g) A house with two or more levels shall have a minimum floor area of 1,200 square feet.
- (h) The minimum size of a parcel on which a multiple dwelling is located shall be five acres. In no case shall there be less than 10,000 square feet of land area per dwelling unit.
- (i) An additional 150 square feet shall be required for each bedroom beyond the first. Single family homes shall contain at least 960 square feet.