

TOWNSHIP OF FOREST  
ZONING ORDINANCE  
ADOPTED DECEMBER 13, 2007

---

**Table of Contents**

<b>ARTICLE 1: TITLE AND CITATION .....</b>	<b>1-1</b>
Section 1.01 - .....	1-1
Section 1.02 - Conflicting Regulations.....	1-1
Section 1.03 - Severability.....	1-1
Section 1.04 - Repeal of Previous Ordinance .....	1-1
Section 1.05 - Savings Clause .....	1-1
Section 1.06 - Vested right .....	1-1
Section 1.07 - Enactment and effective date.....	1-2
<b>ARTICLE 2: ACTIVITIES COVERED BY ORDINANCE.....</b>	<b>2-1</b>
Section 2.01 .....	2-1
<b>ARTICLE 3: ADMINISTRATION .....</b>	<b>3-1</b>
Section 3.01 - Zoning Administrator .....	3-1
Section 3.02 - Planning Commission.....	3-1
Section 3.03 - Zoning Board of Appeals.....	3-1
Section 3.04 - Township Board .....	3-1
Section 3.05 - Township Clerk.....	3-2
Section 3.06 - Zoning Permits .....	3-2
Section 3.07 - Fees .....	3-3
Section 3.08 - Violations.....	3-3
<b>ARTICLE 4: DISTRICT REGULATIONS .....</b>	<b>4-1</b>
Section 4.01 - Districts .....	4-1
Section 4.02 - District Boundaries and Map .....	4-1
Section 4.03 - Principal Uses Permitted .....	4-1
Section 4.04 - Conditional Uses .....	4-1
Section 4.05 - Similar Uses .....	4-1
Section 4.06 - Planned Unit Development Zoning District.....	4-2
Section 4.07 - Reserved.....	4-3
Section 4.08 - Reserved.....	4-3
Section 4.09 - Reserved.....	4-3
Section 4.10 - Table of District Purposes .....	4-3
Section 4.11 - Table of Uses .....	4-4
Section 4.12 - Area, Setback and Height Requirements .....	4-8
<b>ARTICLE 5: Parking and Loading Requirements.....</b>	<b>5-1</b>
Section 5.01 - General Parking Requirements.....	5-1
Section 5.02 - Table of Parking Requirements.....	5-3
Section 5.03 - Off Street Parking Construction and Operation.....	5-4
Section 5.04 - Off-Street Parking Requirements For Single Family and Duplex Residences.....	5-5
Section 5.05 - Off-Street Loading and Unloading Area Requirements.....	5-5
<b>ARTICLE 6: General Provisions .....</b>	<b>6-1</b>
Section 6.01 - Accessory Buildings .....	6-1
Section 6.02 - Accessory Housing.....	6-1
Section 6.03 - Accessory Structures .....	6-1
Section 6.04 - Corner Clearance.....	6-1

Section 6.05 - Entranceway structures.....	6-2
Section 6.06 - Exceptions.....	6-2
Section 6.07 - Exterior lighting.....	6-3
Section 6.08 - Fences .....	6-4
Section 6.09 - Garage Sales .....	6-5
Section 6.10 - Grading and Filling of Property.....	6-5
Section 6.11 - Minimum Road Frontage.....	6-5
Section 6.12 - Occupancy of Buildings Other Than Completed Dwellings.....	6-6
Section 6.13 - One Principle Building per Lot.....	6-6
Section 6.14 - Performance standards.....	6-6
Section 6.15 - Ponds .....	6-8
Section 6.16 - Prohibited Structures.....	6-8
Section 6.17 - Property Divisions .....	6-8
Section 6.18 - Public Services.....	6-8
Section 6.19 - Required Water Supply and Sanitary Sewerage Facilities.....	6-9
Section 6.20 - Screening of trash storage areas .....	6-9
Section 6.21 - Special Events.....	6-9
Section 6.22 - For purposes of this Section, the Planning Commission may, in its discretion, allow for deviations from the applicable setbacks, parking and loading, general provisions, and other requirements provided that the applicant clearly demonstrates that the full intent and purpose of the standards of this section.....	6-11
Section 6.23 - Structure Completion.....	6-11
Section 6.24 - Temporary Construction Structure/Activities .....	6-11
Section 6.25 - Temporary Housing.....	6-12
Section 6.26 - Traffic Impact Studies.....	6-12
Section 6.27 - Unsafe Buildings .....	6-14
Section 6.28 - Open Space Preservation Provisions of the Zoning Ordinance.....	6-14
<b>ARTICLE 7: Non-conforming Lots, Uses, and Structures.....</b>	<b>7-1</b>
Section 7.01 - Continued Non-Conformities Permitted.....	7-1
Section 7.02 - Non-Conforming Lots of Record.....	7-1
Section 7.03 - Non-Conforming Structures.....	7-1
Section 7.04 - Non-Conforming Uses.....	7-1
Section 7.05 - Repairs and Maintenance .....	7-2
Section 7.06 - Change of Tenancy or Ownership.....	7-2
Section 7.07 - Illegal Nonconformities .....	7-2
<b>ARTICLE 8: Site Plan Review Requirements.....</b>	<b>8-1</b>
Section 8.01 - Scope .....	8-1
Section 8.02 - Procedure.....	8-1
Section 8.03 - Content.....	8-1
Section 8.04 - Planning Commission Review.....	8-2
Section 8.05 - Standards.....	8-3
Section 8.06 - Performance Guarantee.....	8-3
Section 8.07 - Time For Completion.....	8-3
<b>ARTICLE 9: Conditional Use Permit Procedures Approval of the Planning Commission.....</b>	<b>9-1</b>
Section 9.01 - Application.....	9-1
Section 9.02 - Hearing Notice.....	9-1
Section 9.03 - Planning Commission Public Hearing .....	9-1
Section 9.04 - Standards.....	9-2
Section 9.05 - Conditions .....	9-2

Section 9.06 - Expiration .....	9-2
Section 9.07 - Changes .....	9-3
Section 9.08 - Re-applications.....	9-3
Section 9.09 - Revocation of Conditional Use Permit.....	9-3
<b>ARTICLE 10: Zoning Board of Appeals .....</b>	<b>10-1</b>
Section 10.01 - Membership.....	10-1
Section 10.02 - Powers .....	10-1
Section 10.03 - Appeals .....	10-1
Section 10.04 - Variances .....	10-1
Section 10.05 - Interpretation .....	10-2
Section 10.06 - Procedures.....	10-3
Section 10.07 - Conditions .....	10-3
Section 10.08 - Expiration of Variance Approvals .....	10-4
Section 10.09 - Re-Submission .....	10-4
<b>ARTICLE 11: Amendments .....</b>	<b>11-1</b>
Section 11.01 - Initiation of Amendments.....	11-1
Section 11.02 - Notice of Hearing.....	11-1
Section 11.03 - Planning Commission Hearing and Recommendations .....	11-1
Section 11.04 - Township Board .....	11-1
Section 11.05 - Standards for Approval.....	11-2
Section 11.06 - Conditional Rezoning .....	11-3
<b>ARTICLE 12: Condominium Projects .....</b>	<b>12-1</b>
Section 12.01 - Review .....	12-1
Section 12.02 - Submission Requirements .....	12-1
Section 12.03 - District Requirements .....	12-1
Section 12.04 - Condominium Design Standards.....	12-1
Section 12.05 - Survey Requirements.....	12-2
<b>ARTICLE 13: Landscape Standards .....</b>	<b>13-1</b>
Section 13.01 - Intent .....	13-1
Section 13.02 - Application.....	13-1
Section 13.03 - Minimum Buffer Zones .....	13-2
Section 13.04 - Required Parking Lot Trees and Parking Lot Islands.....	13-5
Section 13.05 - Green Belts Required Along the Public Right of Way .....	13-5
Section 13.06 - Residential Development Entry Landscaping.....	13-6
Section 13.07 - Minimum Standards for Installation and Maintenance .....	13-7
Section 13.08 - Compliance for Pre-Existing Sites .....	13-7
Section 13.09 - Enforcement.....	13-7
Section 13.10 - Plant Material Specifications .....	13-7
Section 13.11 - Required Vegetation .....	13-7
Section 13.12 - Drives and Accessways .....	13-9
<b>ARTICLE 14: DESIGN STANDARDS .....</b>	<b>14-1</b>
Section 14.01 - Accessory Building .....	14-1
Section 14.02 - Accessory Housing.....	14-1
Section 14.03 - Adult Entertainment Establishments .....	14-2
Section 14.04 - Adult Foster Care Large Group Homes (13- 20 Persons) and Adult Foster Care Small Group Homes (7- 12 Persons).....	14-2
Section 14.05 - Apartment Buildings .....	14-3
Section 14.06 - Bed and Breakfast.....	14-5

Section 14.07 - Cemeteries .....	14-6
Section 14.08 - Churches .....	14-6
Section 14.09 - Dog kennels and the raising of fur bearing animals. ....	14-7
Section 14.10 - Golf Courses .....	14-7
Section 14.11 - Group Day Care Homes are permitted in the RA, RU-1 and RU-2 zoning districts provided:.....	14-8
Section 14.12 - Gun Ranges .....	14-8
Section 14.13 - Hobby Farms.....	14-9
Section 14.14 - Home Occupations.....	14-10
Section 14.15 - Hunting Preserve/Sportsman Club.....	14-10
Section 14.16 - Indoor Commercial Recreation.....	14-11
Section 14.17 - Junk, Salvage, Recycling Yards.....	14-11
Section 14.18 - Mini-Storage Facilities .....	14-12
Section 14.19 - Motels or Hotels .....	14-13
Section 14.20 - Occupancy of Campers and Temporary Mobile Homes .....	14-13
Section 14.21 - Open Air Business.....	14-14
Section 14.22 - Private Airstrips .....	14-15
Section 14.23 - Public or private recreation facilities, campgrounds, and golf courses.....	14-15
Section 14.24 - Quarrying of soil, sand, clay, gravel or similar materials. ....	14-15
Section 14.25 - Radio Controlled Airplane Fields.....	14-16
Section 14.26 - Repair, Service, Storage of Automobiles and similar equipment .....	14-17
Section 14.27 - Sewage treatment plants and similar facilities. ....	14-18
Section 14.28 - Single-Family Dwelling Requirements.....	14-18
Section 14.29 - Townhouses .....	14-18
Section 14.30 - Truck Terminals.....	14-19
Section 14.31 - Wireless Telecommunication Towers.....	14-20
<b>ARTICLE 15: RESERVED .....</b>	<b>15-1</b>
<b>ARTICLE 16: Signs .....</b>	<b>16-1</b>
Section 16.01 - Purpose.....	16-1
Section 16.02 - Permits Required.....	16-1
Section 16.03 - Exempt Signs .....	16-1
Section 16.04 - Permitted Signs .....	16-2
Section 16.05 - Non-Conforming Signs .....	16-3
Section 16.06 - Maintenance.....	16-4
Section 16.07 - Sign Height.....	16-4
Section 16.08 - Shopping Center Signs .....	16-4
<b>ARTICLE 17: Definitions.....</b>	<b>17-1</b>
Section 17.01 - Definitions .....	17-1

