

Article 10
ZONING DISTRICTS, DISTRICT REGULATIONS, and ZONING MAP

Section 10.01 Establishment of Districts

A. For the purpose of this Ordinance, the Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

1. Conservation Districts
 - A-1 General Agricultural District
2. Residential District
 - R-1 Low Density Residential District
 - R-2 Medium Density Residential District
 - R-3 High Density Residential District
 - R-MF Multiple Family Residential District
 - R-MHC Manufactured Housing Community District
3. Commercial Districts
 - B-1 Local Commercial District
4. Industrial Districts
 - I-1 Light Industrial District
5. Other Districts
 - PUD Planned Unit Development District (See Article 12)

Section 10.02 Purposes of Zoning Districts

See Table 10-1.

Section 10.03 Zoning District Map

A. The boundaries of the respective Districts enumerated in Section 10.01 are defined and established as depicted on the Official Zoning Map titled LOCKE TOWNSHIP ZONING MAP which is an integral part of this Ordinance. This map, with all notations and explanatory matter thereon, shall be published as part of this Ordinance as is fully described herein.

B. This Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bearing the following: *This is to certify that this is the Official Zoning Map of the Locke Township Zoning Ordinance adopted on the 1st day of November, 2005.* If, in accordance with the provisions of this Ordinance, changes are made in District boundaries or other matter portrayed on the Map, such changes shall be made on the Map.

C. The Official Zoning Map shall be held by the Township Clerk and shall be the final authority with regard to the current zoning status of all land in the Township, along with supporting minutes of Township Board meetings regarding zoning district changes, regardless of the existence of copies of the Map which may be made and published from time to time.

D. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Township Board may, by Ordinance, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bear the following words: *This is to certify that this is the Official Zoning Map of the Locke Township Zoning Ordinance adopted on the ___th day of _____, 2____, and replaces and supersedes the Official Zoning Map which was adopted on the ___th day of _____, 2____, and any amendments made thereon.* Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

Section 10.04 Interpretation of District Boundaries

A. Clarification of District Boundaries on the Official Zoning Map: Due to the scale of the Official Zoning Map, there exists some district boundaries that cannot be accurately delineated on such Map, and it is the purpose of this subsection (A) to identify such district boundaries.

1. As of the effective date of this Ordinance, the boundary description of the B-1 District on the west side of M-52 in Section 9, along Haslett Road and M-52, as of the effective date of this Ordinance, is as follows: The 13 1/3 rods N. and S. by 12 rods E. and W. out of the SE. corner of the S. 1/2 of the SW. ¼ of Section 9, comprising 1.000 acres.
2. As of the effective date of this Ordinance, the boundary description of the B-1 District on the east side of M-52 in Section 16, along Bell Oak Road and M-52, is as follows: Beginning at the S. ¼ corner of Section 16, then N. 01°32'25" W. on N.-S. ¼ line 200 feet, then S. 88°00'15" E. 158 feet, then S. 01°32'25" E. 200 feet, then N. 88°00'15" W. 158 feet on S. section line to the point of beginning, comprising 0.725 acres.

B. Standards for Interpretation: Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, or the lack of sufficient clarifying provisions in subsection (A) above, there is an uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, to the Zoning Board of Appeals. The Zoning Board of Appeals, in arriving at a decision on such matters, shall apply the following standards:

1. Boundaries indicated as approximately following roads or highways shall be construed as following the right-of-way center lines of said roads or highways.
2. Boundaries indicated as approximately following section lines, quarter section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.
3. Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.
4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel thereto and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.
6. Boundaries following the shoreline of a stream, lake, or other body of water shall be construed to follow such shorelines, and in the event of change in the shorelines shall be construed as moving with the actual shorelines; boundaries indicated as approximately following the thread of streams, canals, or other bodies of water shall be construed to follow such threads.
7. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two (2) Districts, the District that presents the more restrictive provisions shall govern. "More restrictive provisions" shall be generally defined as provisions that place comparatively greater restrictions on the intensity and/or density of authorized uses and development.
8. Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable for lands to which the same shall attach or be adjacent.

Section 10.05 Permitted Uses in Zoning Districts

A. Uses Permitted in Each Zoning District: Except as may otherwise be provided in this Ordinance, uses of any existing lot, building and structure or any lot, building, or structure established, including any addition, alteration, or relocation of a building or structure, shall comply with Tables 10-2 and 10-3. Tables 10-2 and 10-3 identify principal land uses permitted in each District. No land use shall be established on a lot or parcel except in conformance with such Tables. In order to ensure all possible benefits and protection for the Districts in this Ordinance, the Tables delineate whether a particular use permitted in a particular Zoning District is a "Use Permitted by Right" or a "Special Land Use".

1. **Uses Permitted by Right:** Uses permitted by right are the primary uses and structures specified for which the District has been established.

2. Special Land Uses: Special land uses are uses and structures which have been generally accepted as reasonably compatible with the primary uses and structures intended for the District, but could present potential injurious effects upon abutting land uses, the surrounding areas, or the Township as a whole, or are otherwise unique in character, and therefore require special consideration in their review. All such uses shall be subject to a public hearing. See Article 5.

B. Accessory Uses Permitted in Each District: Unless otherwise specified in this Ordinance such as in the case of Class 2 home occupations (Section 28.25) and private wind turbine generators (Section 28.26), accessory uses which are clearly incidental to, and customarily associated with the principal use of the property, are permitted in all Districts and shall conform to all applicable standards of this Ordinance, including Section 28.11 (Accessory Uses, Buildings, and Structures) and Section 28.23 (Keeping of Animals). Unless otherwise specified in this Ordinance, accessory uses and structures shall be reviewed and acted upon in the same manner as required for the principal use or structure on the parcel. For example, the erection of a detached garage to serve a dwelling shall require plot plan approval (Section 3.04(B)) as similarly required for the dwelling itself.

C. Prohibited Uses: Any use of land not specifically permitted is prohibited unless the Zoning Board of Appeals is petitioned to make an interpretation of a use in question in accord with Article 6, and after an examination of the characteristics of such use, the Zoning Board of Appeals rules that such use is directly comparable to a specifically permitted use. If the Zoning Board of Appeals finds no comparable uses, it shall so state and the Planning Commission may be petitioned to initiate an amendment to the text of the Ordinance to establish the appropriate district(s) and/or type of use (use permitted by right or special land use), and standards that will apply for that use. If the Ordinance is amended to include the new regulations, then an application can be submitted to establish that use.

(Ord. #4 of 2006, 11-14-06)

Section 10.06 Site Development Requirements of Zoning Districts

A. All principal land uses shall comply with the site development requirements in Table 10-4, unless otherwise specified in this Ordinance including standards applicable to special land uses (Article 15) that may be more stringent than those of Table 10-4. In addition, all uses shall comply with all other applicable site development provisions of this Ordinance including, but not limited to, the following Articles:

1. Article 22: Signs
2. Article 23: Off-Street Parking and Loading
3. Article 24: Landscaping and Screening
4. Article 25: Environmental Protection
5. Article 28: General Provisions

B. Variances from required site development standards may be granted by the Zoning Board of Appeals according to Article 6. Owners of nonconforming lots of record, structures, or uses should refer to Article 19.

C. No part of a setback area, yard, or other open space required around, adjacent to, or in connection with any use, building or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, yard, or other open space similarly required for any other use, building or structure.

D. No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimensions or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein, including lot size and lot width.

E. No portion of one lot shall be used in the creation of another lot unless each lot resulting from each such reduction, division, or sale, shall conform with all of the requirements established herein.

F. Wherever any provision of the Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such other law or ordinance shall govern.

Section 10.07 Special District Provisions

The following provisions shall apply to the respective Districts as identified below in addition to all other applicable provisions of this Ordinance:

A. R-MF: Multiple Family District

1. Minimum lot size shall be one (1) acre for the first three (3) dwelling units, and an additional 4,000 square feet for each additional dwelling unit. In the case where public sewer is available, the minimum lot size shall be 20,000 square feet for the first three (3) dwelling units, and an additional 2,000 square feet for each additional dwelling unit.
2. All buildings shall comply with the setback standards of the R-1 District.
3. Maximum building heights shall not exceed thirty-five (35) feet, except that maximum building heights shall not exceed twenty-five (25) feet if such buildings exceed two-hundred (200) feet in length or if such buildings are within fifty (50) feet of a Conservation District or other Residential District.
4. The distance between any two (2) residential buildings shall be not less than thirty (30) feet if both of the walls facing each other contain windows or other openings, and not less than twenty (20) feet for all other situations.
5. There shall be provided easily accessible and usable open space in the development in an amount of ten percent (10%) or more of the site area or five hundred (500) square feet per four dwelling units, whichever is greater, but in no case shall less than ten thousand (10,000) square feet be provided.
6. All access drives shall have a minimum pavement width of thirteen (13) feet for one-way streets, and twenty-four (24) feet for two-way streets.
7. Accessory buildings, structures, and uses that are clearly customary and incidental to the functioning of the development are permitted, including an office for conducting the business of the development, utility areas for laundry facilities and auxiliary storage for tenants, recreation areas such as community buildings, playgrounds, and open space for tenants, and administrative offices.
8. All developments shall provide for underground installation of all utilities where feasible.
9. The minimum floor area for multiple family dwelling units shall be as follows:
 - a. Efficiencies: 400 sq. ft. of heated living area.
 - b. One bedroom units: 750 sq. ft. of heated living area.
 - c. Two bedroom units: 850 sq. ft. of heated living area.
 - d. Three bedroom units: 950 sq. ft. of heated living area.
 - e. Four or more bedroom units: 1,050 sq. ft. of heated living area, plus 100 sq. ft. of heated living area for each additional bedroom in excess of the fourth bedroom.

B. R-MHC: Manufactured Housing Community District

1. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Michigan Mobile Home Commission Act, a preliminary plan shall be submitted to the Township for review by the Township Board. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. In preparing the preliminary plan and when reviewing the plan, the developer and Township Board shall generally follow the procedures and requirements in Article 4 of this Ordinance, where applicable, except where said procedures and requirements are superseded by the requirements in P.A. 96 of 1987, as amended, or the Mobile Home Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Township Board shall take action on the preliminary plan within sixty (60) days after the Township receives the preliminary plan.
2. All manufactured housing communities shall be constructed and maintained in accordance with P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Mobile Home Commission pursuant to the authority vested in the Mobile Home Commission by such Act. The construction of a manufactured housing community shall not be initiated, nor shall a manufactured housing community be inhabited or operated until all necessary permits have been

acquired from state agencies and all other agencies pursuant to the Mobile Home Commission Act.

3. In addition to complying with the provisions of P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Mobile Home Commission, the following standards and provisions shall apply:
 - a. Minimum Parcel Size: The minimum parcel size for a manufactured housing community shall be ten (10) acres.
 - b. Minimum Site Size: The manufactured housing community shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square foot standard for any one site may be reduced by twenty (20) percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R 125.1946, Rule 946 and R 125.1941, Rules 941 and 944 of the Michigan Mobile Home Commission General Rules.

**Table 10-1
PURPOSES of ZONING DISTRICTS**

DISTRICTS	PURPOSE
<u>ALL DISTRICTS</u>	
All Districts	It is the purpose of all Districts to protect sensitive environmental resources which may be present on a development site, and that the District uses be adequately served by facilities and services including, but not necessarily limited to, sewage disposal, potable water, fire protection, and road infrastructure. All Districts are intended to support and be established in coordination with the Locke Township Master Plan. Additional purposes of each District are delineated below.
<u>CONSERVATION DISTRICTS</u>	
A-1 District	It is the purpose of the A-1 (Agricultural) District to encourage and provide opportunities for agriculture and retention of land areas in Locke Township which are well suited for production of food and fiber due to soil, topographic and other conditions, while also providing opportunities for comparatively low density rural residential lifestyles and development patterns that encourage the preservation of open spaces, natural resources, and the Township's rural character. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses. Persons considering residing within this District should be aware that the traditional smells, noises, pesticide applications, and other generally recognized agricultural activities may continue on a long term basis. This District includes certain land areas that have been divided so as to preclude farm operations, but support opportunities for rural residential development and lifestyles.
<u>RESIDENTIAL DISTRICTS</u>	
R-1 District	It is the purpose of the R-1 (Low Density Residential) District to encourage and provide opportunities for single family residential development patterns and lifestyles of a more suburban character than permitted in Conservation Districts, and which ensure a stable and sound residential environment with suitable open spaces. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses.
R-2 District	It is the purpose of the R-2 (Medium Density Residential) District to provide opportunities for residential development and lifestyles associated with more urban development patterns than permitted in the R-1 District, and which ensure a stable and sound residential environment with suitable open spaces. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses. In

	addition to this District intended to be established in coordination with the Locke Township Master Plan, this District is also established to recognize land division patterns in specific small and isolated geographic locations of the Township, that are already in existence as of the effective date of this Ordinance and reflect an overall R-2 District character, but are not in coordination with the policies of the Master Plan and, for this reason, are not intended to be expanded.
R-3 District	It is the purpose of the R-3 (High Density Residential) District to provide opportunities for residential development and lifestyles associated with more urban development patterns than permitted in the R-2 District, and which ensure a stable and sound residential environment with suitable open spaces. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses.

Table 10-1 Continued on Next Page

Table 10-1 Continued (Purposes of Zoning Districts):

DISTRICTS	PURPOSE
<u>RESIDENTIAL DISTRICTS (continued)</u>	
R-MF District	It is the purpose of the R-MF (Multiple Family Residential) District to provide alternative high-density housing opportunities than those of the R-3 District in the form of multiple family development, and which ensure a stable and sound residential environment with suitable open spaces. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses.
R-MHC District	It is the purpose of the R-MHC (Manufactured Housing Community) District to provide opportunities for residential development and lifestyles associated with manufactured housing communities while similarly limiting excessive public costs and demands placed on public facilities and services which may be associated with such housing developments. It is the intent of this District that, in light of the comparative speed at which a manufactured housing community can be constructed and the resulting rapid increased demands on public infrastructure and community services, this District be established only where development of such acreage will not outpace the Township's ability to effectively manage and accommodate demands upon public infrastructure and community services and maintain the quality of life and local character and identity of the Township. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses.
<u>BUSINESS DISTRICTS</u>	
B-1 District	It is the purpose of the B-1 (Local Commercial) District to provide for retail, service, and office establishments which primarily serve the day-to-day convenience and service needs of Locke Township residents and nearby populations, and the needs of the highway traveler. Other land uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses. Development in this District is intended to be compatible with the predominant rural character of the Township as reflected in architectural design and building scale, building materials, signage, landscaping, buffering, and lighting. It is the purpose of the B-1 District that development minimize negative impacts on abutting properties and accommodate development in a manner that ensures safe and efficient vehicular and pedestrian movement and access, and minimizes congestion, turning conflicts, and pedestrian hazards.
<u>INDUSTRIAL DISTRICTS</u>	
I-1	It is the purpose of the I-1 (Light Industrial) District to provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes, the absence of objectionable external affects such as noise, fumes, and excessive heavy truck traffic, and limited demands for public services. Other land

District	uses may be permitted where considered compatible with and/or supportive of the primary purpose of the District, including certain special land uses. Development in this District is intended to be compatible with the predominant rural character of the Township as reflected in architectural design and building scale, building materials, signage, landscaping, buffering, and lighting. It is the purpose of the I-1 District that development minimize negative impacts on abutting properties and accommodate development in a manner that ensures safe and efficient vehicular and pedestrian movement and access, and minimizes congestion, turning conflicts, and pedestrian hazards.
<u>OTHER DISTRICTS</u>	
PUD	See Section 11.01, Planned Unit Development (PUD) District..

End of Table 10-1

Table 10-2

PERMITTED PRINCIPAL USES in CONSERVATION and RESIDENTIAL DISTRICTS¹

Conformance to Table: Except as may otherwise be provided in this Ordinance, principal uses of any existing lot, building and structure or any lot, building, or structure established, including any addition, alteration, or relocation of a building or structure, in a Conservation or Residential District, shall comply with Table 10-2. Except as may otherwise be provided in this Ordinance, accessory uses which are clearly incidental to, and customarily associated with the principal use of the property, are permitted in such Districts and shall conform to all applicable standards of this Ordinance.

Irrespective of the particular labeling of a cell in this Table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Special Land Uses:

1. Any single building in any District that exceeds 10,000 sq. ft. in gross floor area, and any grouping of buildings on a single parcel or otherwise part of a single or phased development, that exceeds a total of 20,000 sq. ft. of gross floor area.
2. Any use that has a principal function or operation involving the storage and/or sale of toxic or explosive material including the storage and/or sale of fuels, pesticides, and fertilizers, but excluding farm operations.

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED USES					
		“BR” = Use Permitted by Right “S” = Special Land Use “--” = Prohibited Use					
		A-1	R-1	R-2	R-3	R-MF	R-MHC
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character							
1	Agriculture, except concentrated animal feeding operations.	BR	--	--	--	--	--
2	Concentrated livestock operations.	S	--	--	--	--	--
3	Agricultural service establishments.	S	--	--	--	--	--
4	Wholesale and retail sales of ornamental trees, shrubs, and other greenhouse and nursery stock, that is grown on the premises until the time of sale and not transported to the premises for sale.	BR	--	--	--	--	--
5	Wholesale and retail sales of ornamental trees, shrubs, and other greenhouse and nursery stock, whether it is grown on the premises until the time of sale or transported to the premises for sale, and including landscape supplies such as mulch, soil, and pavers.	S	--	--	--	--	--
6	Public or private conservation areas; areas set aside for the protection of wildlife and natural resources; wildlife management areas; nature preserves; and game refuges.	BR	S	S	S	--	--
7	Outdoor recreation limited to golf courses, driving ranges and country clubs; miniature golf, outdoor shooting ranges; and campgrounds.	S	--	--	--	--	--
8	Retreat Centers.	S	--	--	--	--	--
9	Commercial stables.	S	--	--	--	--	--
10	Extraction Operations	S	--	--	--	--	--
11	Farmland and Natural Area Conservation Tracts.	S	--	--	--	--	--
Uses of a Primarily Residential Character							
1	Single family dwellings.	BR	BR	BR	BR	--	--
2	Two family dwellings.	--	--	BR	BR	--	--
3	Day care, family home.	BR	BR	BR	BR	BR	BR
4	Day care, group home.	S	S	S	S	S	S
5	Foster care facility, family home.	BR	BR	BR	BR	BR	BR
6	Foster care facility, group home.	S	S	S	S	S	S
7	Nursing and convalescent homes.	S	S	S	S	S	--
8	Multiple family dwellings.	--	--	--	--	BR	--

9	Manufactured housing communities.	--	--	--	--	--	BR
10	Open space communities.	S	S	S	S	--	--

Table 10-2 Continued on Next Page.

(Table 10-2 continued)

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED PRINCIPAL USES					
		"BR" = Use Permitted by Right "S" = Special Land Use "--" = Prohibited Use					
		A-1	R-1	R-2	R-3	R-MF	R-MHC
Uses of a Primarily Commercial or Business Character							
1	Funeral homes and mortuaries.	S	--	S	S	S	--
2	Day care centers.	S	S	S	S	S	--
3	Human care facilities.	S	S	S	S	S	--
4	Kennels.	S	--	--	--	--	--
5	Veterinarian clinics.	S	--	--	--	--	--
6	Bed and breakfast establishments.	S	S	S	S	S	--
7	Communication towers.	S	--	--	--	--	--
Uses of a Primarily Industrial Character							
1	Sawmills.	S	--	--	--	--	--
2	Automotive Proving Grounds.	S	--	--	--	--	--
Other Uses not Listed Above							
1	Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, community recreation centers, and museums.	S	S	S	S	S	S
2	Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	S
3	Clubs, lodges, and similar social centered organizations.	S	S	S	S	S	S

End of Table 10-2

Balance of Page Purposefully Blank

**Table 10-3
PERMITTED PRINCIPAL USES in COMMERCIAL and INDUSTRIAL DISTRICTS**

Conformance to Table: Except as may otherwise be provided in this Ordinance, principal uses of any existing lot, building and structure or any lot, building, or structure established, including any addition, alteration, or relocation of a building or structure, in a Business or Industrial District, shall comply with Table 10-3. Except as may otherwise be provided in this Ordinance, accessory uses which are clearly incidental to, and customarily associated with the principal use of the property, are permitted in such Districts and shall conform to all applicable standards of this Ordinance.

Irrespective of the particular labeling of a cell in this Table, the following uses are classified as a Special Land Use and subject to the provisions of Article 5, Special Land Uses:

1. Any single building in any District that exceeds 10,000 sq. ft. in gross floor area, and any grouping of buildings on a single parcel or otherwise part of a single or phased development, that exceeds a total of 20,000 sq. ft. of gross floor area.
2. Any use that has a principal function or operation involving the storage and/or sale of toxic or explosive material including, but not limited to, the storage and/or sale of fuels, pesticides, fertilizers, and fireworks.

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED USES	
		B-1	I-1
		"BR" = Use Permitted by Right	
		"S" = Special Land Use	
		"--" = Prohibited Use	
		B-1	I-1
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character			
1	Agricultural service establishments.	--	S
Uses of a Primarily Residential Character			
1	Nursing and convalescent homes.	S	--
Uses of a Primarily Commercial Character			
1	Any generally recognized retail business, excluding adult entertainment facilities, which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, alcoholic beverages, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware.	BR	S
2	Personal service establishments which perform services on the premises within a completely enclosed building such as, but not limited to, shoe repair shops, barber and beauty shops, photographic studios, laundromats and dry cleaners, dress-making and tailoring, printing, publishing, and photographic services.	BR	--
3	Indoor commercial recreation such as theaters, bowling alleys, skating rinks, indoor shooting ranges, arcades, and banquet halls.	S	--
4	Day care centers.	S	--
5	Service station, standard.	S	--
6	Service station, multiple use.	S	--
7	Sale of new or used cars, farm machinery, and other vehicles and equipment, including items intended for tow, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use.	S	--
8	Service and repair of vehicles and equipment, including boats, cars, trucks, farm equipment and vehicle repair shops.	S	S
9	Motels and hotels.	S	--
10	Funeral homes and mortuaries.	S	--
11	Mini-storage facilities.	S	S

Table 10-3 Continued on Next Page.

Table 10-3 Continued (Permitted Principal Uses in Business and Industrial Districts)

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED USES	
		“BR” = Use Permitted by Right “S” = Special Land Use “--” = Prohibited Use	
		B-1	I-1
Uses of a Primarily Commercial or Business Character ¹ (continued)			
12	Kennels.	S	--
13	Adult entertainment businesses.	S	--
14	Human care facilities.	S	--
15	Office establishments which perform services on the premises including but not limited to; financial institutions; insurance offices; real estate offices; artist offices and galleries; professional offices for accountants, lawyers, engineers, and architects; and similar office uses, but excluding human care facilities.	BR	--
16	Arcade	S	--
17	Offices and showrooms of plumbers, electricians, decorators, or similar trades in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon and visible from any abutting road shall be used only for entrances, offices, or display.	S	S
18	Offices of contractors, excavators, and similar construction businesses, and storage facilities for building materials, sand, gravel, stone, lumber, and equipment of such businesses.	S	S
19	Standard restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and do not serve alcohol and do not constitute an adult entertainment business.	BR	--
20	Standard restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol, but excluding adult entertainment businesses.	S	--
21	Drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle retail or service establishments including drive-through restaurants, financial institutions, dry cleaning businesses, and similar facilities.	S	--
23	Veterinarian clinics.	BR	--
24	Sale of ornamental trees, shrubs, nursery stock and related landscape supplies and materials such as mulch, soil, and pavers.	S	--
25	Communication towers.	S	S
Uses of a Primarily Industrial Character			
1	Bulk storage and warehousing establishments; storage and transfer establishments; truck terminals; and distribution plants.	--	S
2	Laboratories including experimental, film and testing.	--	S
3	Junkyards.	--	S
4	Plastic molding and extrusion, tool and die manufacturing, and monument and art stone production establishments.	--	S
5	Food processing, smoking, curing, and canning.	--	S
6	Manufacture of brick, tile, terra cotta, glass, plastic, gas, chemicals, and cement.	--	S
7	The manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, hardware, instruments, optical goods, and cutlery, but excluding food products.	--	BR

Table 10-3 Continued on Next Page.

Table 10-3 Continued (Permitted Principal Uses in Commercial and Industrial Districts)

PRINCIPAL USES		ZONING DISTRICTS & PERMITTED PRINCIPAL USES	
		B-1	I-1
8	The manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. Previously prepared materials are materials that were processed, manufactured or created at another location and shipped to the manufacturers permitted in this District for assembly into new products.	--	BR
9	Machine and battery building, and tire recapping and retreading.	--	S
10	Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as condensers, transformers, crystal holders, and the like.	--	BR
Other Uses not Listed Above			
1	Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, museums, and bus and train passenger terminals.	S	S
2	Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S
3	Clubs, lodges, and similar social centered organizations.	S	--

End of Table 10-3

Balance of Page Blank

**Table 10-4
Site Development Requirements for Principal Land Uses¹**

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Height	Minimum Floor Area Per Dwelling (sq. ft.)	Maximum Lot Coverage	Minimum Yard Setback		
						Front	Each Side	Rear
A-1	5 acres ³	330 ft. ^{2,4}	35 ft., but not more than 2 1/2 stories ⁵	1,000	See Footnote 6	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	30 ft. ⁸	60 ft. ¹¹
R-1	43,560 sq. ft.	150 ft. ²	35 ft., but not more than 2 1/2 stories ⁵	1,000	See Footnote 6	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	20 ft. ⁸	40 ft.
R-2	21,780 sq. ft.	85 ft. ²	35 ft., but not more than 2 1/2 stories ⁵	1,000	See Footnote 6	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	10 ft. ⁸	40 ft.
R-3	<u>SFD</u> : 21,780 sq. ft. w/o public sewer, otherwise 10,000 sq. ft. <u>TFD</u> : 40,000 sq. ft. w/o public sewer, otherwise 12,000 sq. ft.	85 ft. w/o public sewer, otherwise: <u>SFD</u> : 70 ft. ² <u>TFD</u> : 80 ft. ²	35 ft., but not more than 2 1/2 stories ⁵	<u>SFD</u> : 800 <u>TFD</u> : 750	See Footnote 6	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	10 ft. ⁸	30 ft.
R-MF	See Section 10.07(A)							
R-MHC	See Section 10.07(B)							
B-1	43,560 sq. ft.	100 ft. ²	30 ft., but not more than two stories. ⁵	NA	50%	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	10 ft. ^{8,9}	40 ft. ⁹
I-1	2 acres ¹⁰	200 ft. ^{2,10}	40 ft., but not more than three stories. ⁵	NA	50%	<u>M-52</u> 100 ft. ⁷ <u>Primary</u> 75 ft. ⁷	40 ft. ^{8,10}	40 ft. ^{9,10}

SFD = single family dwelling; TFD = two family dwelling; sq. ft. = square feet; ft. = feet

See Following Page for Footnotes

Footnotes for Table 10-4

1. All uses shall comply with the site development requirements in Table 10-4, unless otherwise specified by Article 14 – Standards for Specific Special Land Uses. In addition, all uses shall comply with all other applicable site development provisions of this Ordinance, including, but not limited to, the following Articles: Article 22 – Signs; Article 23 – Off-Street Parking and Loading; Article 24 – Landscaping and Screening; Article 25 – Environmental Protection, and Article 28 – General Provisions.
2. See Section 28.09 regarding lot configuration regulations and exceptions.
3. See Articles 15 and 16 for alternatives to the normally required minimum 5-acre lot area.
4. To account for inaccuracies in the original government survey for Locke Township, if a lot is not located in a full fractional quarter section, the minimum lot width may be reduced to one-eighth (1/8) of the actual surveyed width of the government quarter section in which the lot is located, but in no case shall the minimum width be less than 300 feet.
5. The following height exceptions, limitations, and regulations shall apply in addition to those of Section 28.17:
 - a. The maximum height of farm structures shall be 75' feet.
 - b. All structures and buildings in association with special land uses in Conservation and Residential Districts, including human care facilities and religious institutions, shall be subject to a maximum height of twenty-five (25) feet unless the minimum front, side and rear yard setback standards are increased three (3) feet for each additional one (1) foot of height above this maximum twenty-five (25) foot standard, but in no case shall the height exceed thirty-five (35) feet.
 - c. Principal buildings in a Business or Industrial District shall be subject to a maximum height of twenty-five (25) feet unless the minimum front, side and rear yard setback standards are increased two (2) feet for each additional one (1) foot of height above this maximum twenty-five (25) foot standard, but in no case shall the height exceed the maximum height standard of Table 10-4.
 - d. The setback provisions of Footnotes 5(b) and (c) shall apply in addition to the setback requirements of Footnotes 7 – 10.
6. Maximum lot coverage shall comply with the following table, based upon the acreage of the lot, except that the maximum lot coverage for a special land use of a non-residential character, in a Conservation or Residential District, shall not exceed 25% irrespective of the acreage of the lot.

LOT ACREAGE	MAXIMUM LOT COVERAGE
0.75 Acres or Less	25%
0.76 – 1.50 Acres	20%, but not less than 8,170 square feet.
1.51 – 3.00 Acres	15%, but not less than 13,070 square feet.
3.01 – 5.00 Acres	10%, but not less than 19,602 square feet.
5.01 Acres or Greater	5% but not less than 21,780 square feet.

7. Front yard setback shall be measured from the road right-of-way. The following provisions shall also apply:
 - a. The minimum front yard setback where the front lot line abuts the M-52 right-of-way shall be 100 feet.
 - b. The minimum front yard setback where the front lot line abuts a primary or secondary thoroughfare right-of-way shall be 75 feet.
 - c. The minimum front yard setback where the front lot line and point of access is along an internal road in a platted or condominium subdivision, or similar internal road development, shall be 60 feet in Conservation Districts, 40 feet in Residential Districts, and 25 feet in Commercial and Industrial Districts.
 - d. In all cases, the minimum front yard setback shall be increased to that distance necessary to ensure that the width of the lot at such setback complies with the minimum lot width requirement.
8.
 - a. The minimum required side yard setback, along the side yard abutting the road in the case of a corner lot, shall be equal to the required front yard setback along such road.
 - b. For lots in the A-1 District that were lawfully created and recorded prior to the effective date of this Ordinance, and of a minimum of 1.00 acres but no greater than 2.00 acres in area, the minimum

side yard setback shall be 20 feet. For lots in the A-1 District that were lawfully created and recorded prior to the effective date of this Ordinance, and less than 1.00 acres in area, the minimum side yard setback shall be 10 feet. Footnote 8(a) shall apply to such lots.

9. Minimum setback requirements shall be increased by 20 feet where the yard abuts a Conservation or Residential District.
10. The minimum lot area, lot width/frontage, and setback requirements shall be reduced by 50% where a lot is located within an industrial park and gains direct access from a road serving the interior of such park.
11. For lots in the A-1 District that were lawfully created and recorded prior to the effective date of this Ordinance, and less than 2.00 acres in area, the minimum rear yard setback shall be 40 feet.

(Ord. #4 of 2006, 11-14-06)

End of Article 10