

ARTICLE 34 - FOREST, RECREATIONAL, WILDLIFE, WETLAND (FR-I)

[Annotation: Zoning classification 3458.]

3401. Purpose:

This zone is intended for the preservation of forests, recreational area, and wetlands from unplanned development and to protect and enhance their unique characteristics.

3402. Permitted Uses:

- A. Single and Multiple-Family Dwellings as authorized in R-I and R-II Districts.
- B. Off-Street Parking for currently-licensed automobiles and light trucks.
- C. Storage of Off-Road Vehicles (ORV's), boat/trailer, camp trailers, snowmobiles, and motor coaches home-owned and used by persons residing on the premises, any and all of which shall be parked or stored in the rear yard.
- D. Farming, raising livestock, poultry, and the production of crops.
- E. Nurseries and greenhouses.
- F. Tree farms, production and harvesting of forest crops, and the harvesting of native or wild crops permitted by law.
- G. Home Occupations.
- H. Office or studio of a professional or service person residing on the premises including veterinarians.
- I. Wildlife reserves.
- J. Private club or camp for outdoor recreation.
- K. Buildings, structures, and uses incidental to and necessary for any of the above permitted uses.

3403. Permitted Uses by Special Use Permit:

- A. Establishment for the conduct of commercial activities.
- B. Forest industries, sawmills, maple syrup reducing plants, and charcoal plants.
- C. Mobile Home Parks and Trailer Coach Parks.
- D. Parks and Playgrounds.
- E. Trailer Coaches subject to provisions of Section 1070.B of this ordinance.
- F. Landing fields for aircraft.
- G. Mobile Homes subject to provisions of Section 1080 or 1070 of this ordinance.
- H. Riding Stables.
- I. Mines, quarries, and gravel pits.
- J. Junk Yards.
- K. Planned Unit Development (P.U.D.).
- L. Petroleum storage, refining, or processing, including the extraction of certain chemical by-products.
- M. Kennels/Pet Shops, subject to Act 339 of the Public Acts of 1919, as amended, and Act 287 of the Public Acts of 1969, as amended, or as said Acts may be amended from time to time, State of Michigan.
- N. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E of this ordinance.  
[Annotation: Added by amendment, September 12, 1986.]
- O. Communication Tower Facilities  
[Annotation: Added by amendment January 17, 2001.]

3404. Minimum Required Standards:

- A. Minimum Lot Size - Five (5) acres.  
[Annotation: The minimum lot size increased from 30,000 square feet to five (5) acres by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- B. Minimum Side Yard - Twenty-five (25) feet.
- C. Minimum Rear Yard Setback - Twenty-five (25) feet.
- D. Minimum Setback from Street or Roadway - Thirty-five (35) feet.
- E. Minimum frontage on public street, highway or road - One-hundred Sixty-five (165) feet.
- F. Setback from nearest High Water of Stream, Lake, or Wetland - Forty-five (45) feet.
- G. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.
- H. Minimum Width of Driveway - Sixteen (16) feet.
- I. There shall be no construction allowed on Wetland or Flood Plains unless permitted by the Michigan Department of Environmental Quality (MDEQ).
- J. Kennels/Pet Shops shall be constructed, maintained, and licensed, in accordance with the provisions of the cited Public Acts of the State of Michigan (see Section 3403.M of this ordinance).
  - 1. Site Plan and Building Plan shall be submitted along with the Land Use Permit Application to the Maple Grove Township Planning Commission thru the Zoning Administrator.
    - a. The required Plans shall follow the Standards set forth in Part 3, of Regulations No. 151, Department of Agriculture, State of Michigan, as may be amended from time to time, promulgated per authority of Act 287, of the Public Acts of 1969, as amended.

[Annotation: The minimum lot size and other standards revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

ARTICLE 37 - AGRICULTURAL-RESIDENTIAL DISTRICT (AG-I)

[Annotation: Zoning classification 3364.]

3701. Purpose:

This zone is intended for preservation of agricultural land, and to protect it from unplanned development.

3702. Permitted Uses:

- A. Farming, including horticulture, tree farming, and the raising of livestock, poultry, and the production of crops.
- B. Sale of farm products produced mainly on the premises.
- C. Farm machinery sales and service establishments.
- D. Home Occupations.
- E. Office or studio of a professional or service person residing on the premises - including veterinarians.
- F. Buildings, structures and uses incidental to and necessary for any of the above permitted uses, and hired farm labor of the owners or operators of the farm.
- G. Single-family dwellings or mobile homes for owners or operators of farms permitted in section 3702.A of this ordinance.

3703. Permitted Uses by Special Permit:

- A. Establishments for the conduct of commercial activities.
- B. Forest industries and sawmills.
- C. Mobile home parks and trailer coach parks.
- D. Parks, playgrounds, and churches.
- E. One (1) single-family dwelling per farm in addition to the principal farm dwelling and other structures listed in Section 3702.F of this ordinance. If single-family dwelling is a mobile home, provisions of Section 1080 of this ordinance are applicable.
- F. Landing fields for aircraft.
- G. Riding stables.
- H. Quarries and/or gravel pits.
- I. Junk yards.
- J. Hospitals or nursing homes
- K. Accessory uses, buildings and structures, customarily incidental to any of the above uses.
- L. Planned Unit Development (P.U.D.).
- M. Kennels/Pet shops, subject to Act 339 of the Public Acts of 1919, as amended, and Act 287 of the Public Acts of 1969, as amended, or as said Acts may be amended from time to time, State of Michigan.
- N. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E of this ordinance.  
[Annotation: Added by amendment, September 12, 1986.]
- O. Communication Tower Facilities.  
[Annotation: Added by amendment January 17, 2001.]

3704. Minimum Required Standards:

- A. Lot size - Five (5) acres.  
[Annotation: The minimum lot size increased from one (1) acre to five (5) acres by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- B. Minimum frontage on public street, highway or road - One-hundred sixty-five (165) feet'.
- C. Front Yard Setback for all structures - Thirty-five (35) feet.
- D. Side Yard Setback - Twenty-five (25) feet.

- E. Rear Yard Setback - Twenty-five (25) feet.
- F. Floor area for dwelling (except housing for migrant workers) - Six hundred (600) square feet.
- G. Driveway width (clear area) - Sixteen (16) feet.
- H. Setback from nearest High Water of Stream, Lake, or Wetland - Forty-five (45) feet.
- I. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.
- J. Kennels/Pet shops shall be constructed, maintained, and licensed, in accordance with the provisions of the cited Public Acts of the State of Michigan (see section 3703.M of this ordinance).
  - 1. Site plan and building plan shall be submitted along with the Land Use Permit Application to the Maple Grove Township Planning Commission thru the Zoning Administrator.
    - a. The required plans shall follow the standards set forth in Part 3, of Regulation No. 151, Department of Agriculture, State of Michigan, as may be amended from time to time, promulgated per authority of Act 287 of the Public Acts of 1969, as amended.

[Annotation: The minimum required standards revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

ARTICLE 40 - SINGLE-FAMILY RESIDENTIAL (R-I) DISTRICT

[Annotation: Zoning classification 4541.]

4001. Permitted Uses:

- A. Single-Family Dwellings.
- B. Off-Street Parking for currently-licensed automobiles and light trucks.
- C. Storage of "Off-Road Vehicles" (ORV's), boats, camp trailers, slide-in campers, snowmobiles, and motor homes, owned and used by persons residing on the premises, any or all of which shall be parked or stored in the rear yard.
- D. Home Occupations as defined in Section 502 definition of "home occupation".
- E. Office or Studio of Professional or Service Person residing on the premises.
- F. Mobile Homes.
- G. Any structure or use which is clearly accessory to the permitted use.

4002. Permitted Uses by Special Permit:

- A. Schools, churches, and organizational buildings, all of which are to meet height requirements as contained in Section 1059 of this ordinance.
- B. Publicly-owned parks and playgrounds.
- C. Planned Unit Development (P.U.D.).
- D. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E. of this ordinance.

[Annotation: Added by amendment, September 12, 1986.]

4003. Minimum Required Standards:

- A. Lot Size - Two and one-half (2 ½) acres.  
[Annotation: The minimum lot size increased from one 100' x 200' to 2 ½ acres by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- B. Minimum frontage on public street, highway or road - One-hundred sixty-five (165) feet.
- C. Front Yard Setback - Thirty-five (35) feet.
- B. Side Yard Setback (including accessory buildings) - Twenty-five (25) feet.
- C. Rear Yard Setback (including accessory buildings) - Twenty-five (25) feet.
- D. Driveway Width (clear area) - Sixteen (16) feet.
- E. Floor Area - Six hundred (600) square feet of floor area on first floor level.
- F. Setback from nearest High Water or Stream, Lake, or Wetland - Forty-five (45) feet.
- G. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.

[Annotation: The minimum required standards for parcels revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

## ARTICLE 44 - MULTIPLE-FAMILY RESIDENTIAL (R-II) DISTRICT

[Annotation: Zoning classification 4341.]

### 4401. Permitted Uses:

- A. Single-Family Dwellings.
- B. Two-family Dwellings (Duplex).  
[Annotation: The term "Multiple-Family" replaced with "Two-Family" by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- C. Parking for currently-licensed automobiles and light trucks.
- D. Storage of off-road vehicles (ORV's), boats, camp trailers, slide-in campers, and motor homes, snowmobiles, owned and used by persons residing on the premises, any or all of which shall be parked or stored in the rear yard.
- E. Home Occupations as defined in Section 502 of this ordinance, definition of "home occupations".
- F. Office or Studio of Professional or Service Person residing on the premises.
- G. Mobile Homes.
- H. Any structure or use which is clearly accessory to the permitted use.

### 4402. Permitted Uses by Special Permit:

- A. Schools, churches, and organizational buildings, all of which are to meet Height Requirements as contained in Section 1059 of this ordinance.
- B. Publicly-owned parks and playgrounds.
- C. Planned Unit Development (P.U.D.)
- D. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E of this ordinance.

[Annotation: Added by amendment, September 12, 1986.]

### 4403. Minimum Required Standards:

- A. Lot Size -- Two and one-half (2 ½) acres  
[Annotation: The minimum lot size changed from 200' x 200' or 10,000 square feet to 2 ½ acres by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- B. Minimum frontage on public street, highway or road - One-hundred sixty-five (165) feet.
- C. Front Yard Setback -- Thirty-five (35) feet.
- D. Side Yard Setback (including Accessory Buildings) -- Twenty-five (25) feet.
- E. Rear Yard Setback (including Accessory Buildings) -- Twenty-five (25) feet.
- F. Driveway Width (clear area) -- Sixteen (16) feet.
- G. Floor Area -- Six-hundred (600) square feet per family unit.
- H. Setback from nearest High Water or Stream, Lake, or Wetland - Forty-five (45) feet.
- I. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.

[Annotation: The minimum required standards for parcels clarified and revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

ARTICLE 45 - MULTIPLE-FAMILY RESIDENTIAL (R-III) DISTRICT

[Annotation: Zoning classification 4341.]

4501. Permitted Uses:

- A. Single-Family Dwellings.
- B. Two-Family Dwellings (Duplex)  
[Annotation: Multiple-Family Dwellings (Apartments deleted as a permitted use by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.)]
- C. Off-Street Parking for currently licensed automobiles and light trucks.
- D. Storage of Off-Road vehicles (ORV's), boats, camp trailers, slide-in campers, snowmobiles, and motor homes owned and used by persons residing on the premises, any or all of which shall be parked or stored in the rear yard.
- E. Home occupations as defined in Section 502 of this ordinance, definition of "home occupation".
- F. Office or studio of professional or service person residing on the premises.
- G. Mobile homes.
- H. Any structure or use which is clearly accessory to the permitted use.

4502. Permitted Uses by Special Permit:

- A. Schools, churches, and organizational buildings all of which must meet R-III maximum height requirements.
- B. Publicly-owned parks and playgrounds.
- C. Planned Unit Development (P.U.D.).
- D. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E of this ordinance.
- E. Multiple-Family Dwellings. (Apartment Buildings).

[Annotation: Multiple-Family Dwelling added by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]  
[Annotation: Section added by amendment, September 12, 1986.]

4503. Minimum Required Standards:

- A. Lot Size -- Two and one-half (2 ½) acres.  
[Annotation: The minimum lot size changed from 200' x 200' or 10,000 square feet to 2 ½ acres by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
- B. Minimum frontage on public street, highway or road - One-hundred sixty-five (165) feet.
- C. Front Yard Setback -- Thirty-five (35) feet.
- D. Side Yard Setback (including Accessory Buildings) -- Twenty-five (25) feet.
- E. Rear Yard Setback (including Accessory Buildings) -- Twenty-five (25) feet.
- F. Driveway Width (clear area) -- Sixteen (16) feet.
- G. Floor Area -- Six-hundred (600) square feet per family unit.
- H. Setback from nearest High Water or Stream, Lake, or Wetland - Forty-five (45) feet.
- I. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.

[Annotation: The minimum required standards for parcels clarified and revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

## ARTICLE 50 - COMMERCIAL-RESIDENTIAL DISTRICT (CR-I)

[Annotation: Zoning classification 4585.]

### 5001. Purpose:

This zone is intended for the use of commercial activity in keeping with the standards of preservation of natural surroundings and maintaining liveable area so that it will be both beneficial and properly maintained for future use, assuring adequate light, air, privacy, and regular sanitation service to insure health and welfare of its occupants.

### 5002. Permitted Uses:

- A. Single and multiple-family dwellings as authorized in R-I and R-II.
- B. Parking:
  - 1. Residential off-street parking with a minimum of two (2) parking spaces per family unit.
  - 2. Commercial off-street parking with a minimum of one (1) vehicle space for each fifty (50) square feet of usable floor space.
- C. Office or studio of professional or service person residing on the premises, excluding veterinarians.
- D. Personal service establishments, such as barber shops and beauty parlors.
- E. Gasoline service stations.
- F. Storage garages.
- G. Salesrooms and repair shops for automobile vehicles, home, and farm equipment.
- H. Indoor theaters, bowling alleys, taverns, night clubs, and similar facilities of recreation.
- I. Pick-up shops for laundry and dry-cleaning.
- J. Newspaper and magazine distributing stations.
- K. Signs or other advertising display of a sign not exceeding six (6) square feet for each lot when pertaining to the sale, rental, or use of the premises on which the sign is located. Large signs for general advertising shall not be permitted except upon the approval of the Zoning Administrator based on the requirements set forth in Section 1060 of this ordinance.
- L. Home occupation.
- M. Mobile homes.
- N. Accessory uses, buildings and structures customarily incidental to any of the above permitted uses. Provided, however, that the location, erection, and use shall not be detrimental to the public health, safety, or general welfare, or to the character of the neighborhood wherein it is proposed to locate such use.
  - 1. Accessory Buildings - to be used solely as such.
  - 2. Accessory Buildings for Residential/Commercial - One (1) parking stall in garage or car port unit and one (1) storage compartment 7 x 10 per unit.
  - 3. Accessory Buildings for Multiple-Family - Same as above.

### 5003. Permitted Uses by Special Permit:

- A. Retail Establishments.
- B. Restaurants and other food serving establishments.
- C. Motels, hotels, rooming houses, and tourist homes.
- D. Trailer parks and tourist courts on approval of the Maple Grove Township Planning Commission.
- E. Multiple-family dwellings as authorized in R-III.
- F. Residential/Commercial Complex.
- G. Churches, schools, organizational buildings and publicly-owned parks and playgrounds.



- H. Other commercial uses may be permitted upon approval by the Maple Grove Township Planning Commission.
- I. Planned Unit Development (P.U.D.).
- J. Temporary Dwellings subject to the minimum required standards set forth in Section 1070.E of this ordinance.  
[Annotation: Added by amendment, September 12, 1986.]
- K. Sexually Oriented Businesses. Sexually oriented businesses including any of the following or any combination of the following:
  - 1. Adult book and/or video store
  - 2. Adult motion picture theater
  - 3. Adult mini motion picture theater
  - 4. Adult paraphernalia/novelty store
  - 5. Massage parlor
  - 6. Host or hostess establishments
  - 7. Open dance hall
  - 8. Adult live entertainment establishments regardless of whether alcoholic beverages may or may not be served
  - 9. Adult panorams[Annotation: Section K added by amendment January 17, 2001.]

5004. Minimum Required Standards:

- A. Minimum Lot Size:
  - 1. Residential - Two and one-half (2 ½) acres per single family dwelling.  
[Annotation: The minimum lot size changed from 20,000 square feet to 2 ½ acres per single family dwelling by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
  - 2. Residential-Multiple-Family Dwelling (Duplex or Apartment Buildings) - Ten-thousand (10,000) square feet per family unit.  
[Annotation: The minimum lot size reduced from 15,000 square feet per family unit by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]
  - 3. Residential-Commercial - Sixty-thousand (60,000) square feet.
- B. Minimum frontage on public street, highway or road - One hundred sixty-five (165) feet.
- C. Minimum Setbacks for Residential and Multiple-Family Dwellings:
  - 1. Front Yard - Thirty-five (35) feet from right-of-way.
  - 2. Side Yard - Twenty-five (25) feet from side lot lines.
  - 3. Rear Yard - Twenty-five (25) feet from rear lot lines, including buildings.
- D. Minimum Setbacks for Commercial structures with Residential facilities:
  - 1. Front Yard - One hundred (100) feet from right-of-way.
  - 2. Side Yard - Twenty-five (25) feet from side lot lines.
  - 3. Rear Yard - Thirty (30) feet from rear lot lines, including buildings.
- E. Minimum Setbacks for Commercial Buildings:
  - 1. Front Yard - one hundred (100) feet in depth. (The depth is considered to be the distance from the highway right-of-way to the nearest point of the front exterior wall.) Where there are adjacent commercial uses with a lesser front yard, there shall be permitted a front yard equal to the average of all existing commercial uses.
  - 2. Side Yard - Twenty-five (25) feet which shall be required along exterior lot lines except on the side of the lot abutting upon the lot used for dwelling purposes.
  - 3. Rear Yard - Thirty (30) feet to be required except where commercial zone abuts on the residential zone.
- F. Minimum driveway width (clear) - Sixteen (16) feet.
- G. Minimum floor area:
  - 1. Single Family - Six hundred (600) square feet.
  - 2. Multiple Family - Six hundred (600) square feet per family unit.
- H. Maximum Height for Commercial Buildings - Thirty-five (35) feet.

- I. Minimum Size of Commercial Buildings - Eight hundred (800) square feet on the first floor area.
- J. Setback from nearest High Water or Stream, Lake, or Wetland - Forty-five (45) feet.
- K. The Minimum Setback of Forty-five (45) feet from the nearest High Water of Stream, Lake or Wetland must include at least ten (10) feet of Greenbelt on Stream, lake, or wetland area.

[Annotation: The minimum required standards for parcels clarified and revised by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

5005. Prohibited Uses:

- A. Any use which produces or causes obnoxious odors, fumes, dust, smoke, or waste.
- B. Any use which is or may be dangerous, noise some, or hazardous to the surrounding public and/or property, or any use which is in violation of or results in violation of any County, State, or Federal rule, regulation, or statute.