

Chapter 5

Zoning Districts

501. Division of the Township

For the purposes of this Ordinance, Swan Creek Township, Saginaw County, Michigan, is divided into the following zoning districts:

CG Conservation Greenbelt

A Primary Agriculture

R Residential

B Commercial

M Light Industrial

502. Official Zoning Map

The boundaries of these zoning districts are hereby defined and established on a map entitled, "Zoning District Map of Swan Creek Township," which accompanies this Ordinance. This map, with all explanatory matter thereon, is hereby made a part of this Ordinance. The official Zoning District Map shall be kept and maintained by the Township Clerk.

503. Interpretation of Zoning District Boundaries

The following rules shall be used in interpreting the boundaries shown on the Official Zoning Map:

- a. Boundaries that appear to follow the centerline of a street or highway shall be interpreted to follow that centerline.
- b. Boundaries that appear to follow a Township boundary line shall be interpreted to follow that boundary line.
- c. Boundaries that appear to follow the exterior property lines of a platted subdivision shall be interpreted to follow those property lines.
- d. Boundaries that appear to follow platted property lines shall be interpreted to follow those property lines.
- e. Boundaries that appear to follow the exterior property lines of a Planned Unit Development shall be interpreted to follow those exterior property lines.

- f. Boundaries that appear to follow the centerline of a stream or the ordinary high water mark of a lake shall be interpreted to follow that centerline or ordinary high water mark.
- g. Boundaries that appear to follow property lines, or interior or exterior section lines, shall be interpreted as following those property or section lines.

If the Zoning Administrator finds these standards to be inadequate for the purpose of interpreting the location of a zoning district boundary in any case, or if a property owner wishes to dispute the Zoning Administrator's interpretation of the location of a district boundary, the Zoning Board of Appeals may interpret the Zoning Map under the provisions of Chapter 9.

504. District Regulations

The following charts identify the intent and purpose, uses permitted by right, uses permitted by special use permit, and the dimensional requirements for each zoning district of Swan Creek Township as described in Section 501.

Section 504(a)

<p>CG Conservation Greenbelt Zoning District Regulations</p> <p>Intent and Purpose:</p> <ol style="list-style-type: none"> To protect the public health, welfare, and safety by preventing intensive development of environmentally sensitive areas. To promote appropriate uses on flood-prone land or wetlands, preserve natural resources, and minimize potential losses resulting from flood hazards. 	
<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> Forestry Farms and general farming operations, including field crops, fruit orchards, truck farming, horticulture, aviaries, hatcheries, apiaries, sod farms, vineyards, pastures, and grazing. Outdoor plant nurseries without retail sales. Roadside stands for sale of produce grown by owner, as accessory use on a farm. Home occupations Nature preserve Hunting area or fishing area 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Chapter 6 (page #)</p> <ol style="list-style-type: none"> Grain elevators (6-5) Outdoor agricultural product storage (6-5) Public park (6-5) Boat launch (6-5) Golf course (6-16) Private airstrips (6-17) Water bodies (ponds) (6-20) Natural resource extraction: sand, gravel, or topsoil removal. (6-12) Communication towers (Radio, TV, broadcast, relay) (6-13) Outdoor court & field sports facilities (6-9) Motorized tracks for motorcycles, off-road vehicles, mud bogging, and similar uses (6-19) Wind turbine generators (6-14)
<p>Minimum Lot Size Area: Five (5) acres</p> <p>Width: 330 feet continuous frontage at the front lot line.</p> <p>Depth: 660 feet, not including the road right-of-way.</p>	<p>Minimum Setbacks (Main bldg / Accessory bldg) Front: 50 feet / 50 feet Side: 40 feet total, minimum of 20 feet on one side for main bldg; 35 feet total, minimum of 20 feet on one side for accessory bldg. Rear: 40 feet / 30 feet</p> <p>Maximum building height (see note below): Principal building: 3.0 stories, 40 feet Accessory building: 1.0 story, 15 feet Agricultural operations: 85 feet <i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwelling.</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p><i>Space reserved for future use.</i></p>	<p>Sign Regulations: See Chapter 8</p>

Section 504(b)

A Primary Agriculture Zoning District Regulations

Intent and Purpose:

1. To preserve and promote the use of land for food and fiber production.
2. To reinforce the continued agricultural use of property as encouraged by the Farmland and Open Space Preservation Act

Permitted Uses	Special Uses Subject to Review and Approval as Specified in Chapter 6 (page #)
<ol style="list-style-type: none"> 1. Forestry 2. Farms and general farming operations, including field crops, fruit orchards, truck farming, horticulture, aviaries, hatcheries, apiaries, sod farms, vineyards, pastures, and grazing. 3. Raising, keeping & boarding animals and livestock. (see note below) 4. Outdoor plant nurseries without retail sales. 5. Single family dwellings. 6. Roadside stands for sale of produce grown by owner. 7. Cemeteries 8. State licensed residential facilities, including Adult Foster Care small group homes and Adult Foster Care large group homes. 9. State licensed family child care homes for up to six (6) children. 10. Home occupations 11. Accessory uses and structures. 	<ol style="list-style-type: none"> 1. Grain elevators (6-5) 2. Outdoor agricultural product storage (6-5) 3. Riding stables (6-16) 4. Veterinary clinics (6-5) 5. Kennels (6-5) 6. Temporary living structure for family member (6-16) 7. Temporary living structure for seasonal labor (6-16) 8. Golf driving ranges (6-7) 9. Golf courses (6-16) 10. Shooting clubs (6-16) 11. Churches (6-5) 12. Airports & private air strips (6-17) 13. Public parks, including public boat launches & fishing areas. (6-5) 14. RV parks and campgrounds (6-17) 15. Mobile home parks (6-6) 16. Private schools (6-5) 17. Water bodies (6-20) 18. Natural resource extraction: sand, gravel, or topsoil removal. (6-13) 19. Communication towers (Radio, TV, broadcast, relay) (6-12) 20. Water towers & public utility substations (6-18) 21. Meeting halls (6-5) 22. Outdoor court & field sports facilities (6-9) 23. Motorized tracks for motorcycles, off-road vehicles, mud bogging, and similar uses (6-19) 24. Wind Turbine Generators (WTG) (6-14) 25. Planned Unit Developments (PUD) and Condominium Subdivisions (6-15, 6-21) 26. Group homes for child day care (6-6) 27. Child care centers (6-6)

Section 504(b) continued

A Primary Agriculture Zoning District Regulations, Continued	
<p>Minimum Lot Size Area: 43,560 square feet (one acre)</p> <p>Width: 200 feet continuous frontage at the front lot line.</p> <p>Depth: 218 feet, not including the road right-of-way</p>	<p>Minimum Setbacks (Main bldg / Accessory bldg) Front: 50 feet / 50 feet Side: 35 feet total, minimum 15 feet one side (25 feet if corner lot) (both main & accessory) Rear: 40 feet / 30 feet</p> <p>Accessory building used for residential purposes: Front: 50 feet Side: 8 feet (25 feet if corner lot) Rear: 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 2.0 stories, 25 feet Agricultural operations: 85 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwelling..</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p><i>Space reserved for future use</i></p>	<p>Sign Regulations: See Chapter 8</p>
<p>For keeping farm animals: Five (5) acres minimum for one (1) farm animal. One additional animal allowed for each additional acre, up to ten (10) acres. Number of animals permitted on more than ten (10) acres limited by State of Michigan definitions (GAAMPS).</p>	<p><i>Space reserved for future use</i></p>

Section 504(c)

R Residential Zoning District Regulations

Intent and Purpose:

1. To encourage and preserve attractive neighborhood environments consisting of single-family dwellings on individual lots and compatible uses.
2. To create residential areas that will maintain their quality of life for future inhabitants.

Permitted Uses	Special Uses Subject to Review and Approval as Specified in Chapter 6 (page #)
<ol style="list-style-type: none"> 1. Forestry, on five (5) acres or more. 2. Farms and farm operations, including field crops, fruit orchards, truck farming, horticulture, apiaries, sod farms, vineyards, pastures and grazing, on five (5) acres or more. 3. Raising, keeping & boarding animals and livestock. (see note below) 4. Outdoor plant nurseries without retail sales. 5. Single family dwellings. 6. State licensed residential facilities, including Adult Foster Care small group homes and Adult Foster Care large group homes. 7. State licensed family child care homes for up to six (6) children. 8. Cemeteries 9. Home occupations 10. Accessory uses and structures. 	<ol style="list-style-type: none"> 1. Two-family dwellings (6-15) 2. Multiple-family housing (apartments) (6-6) 3. Planned Unit Developments (PUD) and Condominium Subdivisions (6-15, 6-21) 4. Temporary living structure for family member (6-16) 5. Kennels (6-5) 6. Private air strips (6-17) 7. Golf driving ranges (6-7) 8. Golf courses (6-16) 9. Churches (6-5) 10. Private schools (6-5) 11. Water towers & public utility substations (6-18) 12. Water bodies (ponds) (6-20) 13. Natural resource extraction: sand, gravel, or topsoil removal. (6-13) 14. Communication towers (Radio, TV, broadcast, relay) (6-12) 15. Outdoor court & field sports facilities (6-9) 16. Motorized tracks for motorcycles, off-road vehicles, and similar uses (6-19) 17. Groups homes for child day care (6-6)

Section 504(c) continued

R Residential Zoning District Regulations, Continued	
<p>Minimum Lot Size Area: One acre (43,560 square feet)</p> <p>Width: 125 feet continuous frontage at the front lot line.</p> <p>Depth: 349 feet, not including the road right-of-way</p>	<p>Minimum Setbacks (Main Bldg/Accessory bldg) Front: 40 feet / 40 feet Side: 10 feet / 8 feet bldg. (25 feet min. for both main & accessory if on corner lot) Rear: 40 feet / 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 2.0 stories, 25 feet Agricultural operations: 85 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwellings</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p><i>Space reserved for future use</i></p>	<p>Sign Regulations: See Chapter 8</p>
<p>For keeping farm animals: Five (5) acres minimum for one (1) farm animal. One additional animal allowed for each additional acre, up to ten (10) acres. Number of animals permitted on more than ten (10) acres limited by State of Michigan definitions (GAAMPS).</p>	<p><i>Space reserved for future use</i></p>

Section 504(d)

B Commercial Zoning District Regulations (Office, Neighborhood, and Community Business)

Intent and Purpose:

1. To provide suitable areas for general retail and wholesale uses, and business and personal service establishments.

Permitted Uses	Special Uses Subject to Review and Approval as Specified in Chapter 6 (page #)
<ol style="list-style-type: none"> 1. General retail businesses, including retail food. 2. Offices and professional services, including medical & dental; funeral homes & mortuaries; architects, engineers & graphics services; banks, insurance offices & financial services; and other administrative offices. 3. Personal service establishments, including barber & beauty shops; repair shops for personal items; laundromats; and photography studios. 4. Service businesses, including printing, publishing, photographic reproduction, and related uses. 5. Retail nursery or greenhouse. 6. Commercial schools and commercial recreation facilities conducted entirely within an enclosed building. 7. Accessory uses & structures. 	<ol style="list-style-type: none"> 1. Any B permitted use with a drive-in or drive-thru component. (6-9) 2. Building, electrical, plumbing, or mechanical supply. (6-7) 3. Warehouses (6-7) 4. Veterinary clinics (6-5) 5. Kennels (6-5) 6. Equipment sales & repair, including farm equipment and supply store, and industrial, commercial or construction equipment (6-7) 7. Crematory (6-7) 8. Incarceration facility (6-7) 9. Water bodies (ponds) (6-20) 10. Natural resource extraction: sand, gravel, or topsoil removal. (6-13) 11. Communication towers (Radio, TV, broadcast, relay) (6-12) 12. Water towers & public utility substations (6-18) 13. Fuel dealers, including bulk fuel sales. (6-8) 14. Restaurants, bars, and nightclubs, excluding drive-in or drive-thru businesses (6-5) 15. Adults-only business (6-8) 16. Motor vehicle repair facility. (6-10) 17. Public and private meeting halls (6-5) 18. Retail development consisting of 10,000 square feet or more, including shopping centers & similar uses (6-10) 19. Outdoor storage of material & equipment (6-9) 20. Grain elevator (6-5) 21. Outdoor court & field sports facilities (6-9) 22. Motorized tracks for motorcycles, off-road vehicles, and similar uses (6-19) 23. Vehicle sales establishment with showroom facilities for automobiles, mobile homes, boats & similar items. (6-11) 24. Arena or stadium (6-19) 25. Tool & die shop or machine shop (6-15) 26. Assembly buildings, including auditoriums (6-5) 27. Hotels & motels (6-6) 28. Institutions for human care, including hospitals, nursing homes, and clinics. (6-7)

B Commercial Zoning District Regulations (Office, Neighborhood, and Community Business) Continued	
Minimum and Maximum Floor Area: No minimum.	Off-Street Parking Requirements: See Chapter 7
Minimum Lot Size Area: 43,560 square feet (one acre) Width: 125 feet continuous frontage at the front lot line. Depth: 349 feet, not including the road right-of-way.	Minimum Setbacks (Main Bldg/Accessory Bldg) Front: 40 feet / 40 feet Side: 25 feet total for main bldg & accessory bldg with one side a minimum of 10 feet; <i>except a minimum of 20 feet</i> required on any side abutting a residential district or abutting a road right-of-way (corner lot) for both main & accessory bldg. Rear: 20 feet / 20 feet Maximum building height (see note below): Principal building: 3.0 stories, 40 feet Accessory building: 1.0 story, 25 feet Note: Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.
<i>Space reserved for future use</i>	Sign Regulations: See Chapter 8

Section 504(e)

M Light Industrial Zoning District Regulations

Intent and Purpose:

1. To encourage attractive industrial development that is in keeping with the Township’s character.
2. To permit manufacturing, production, processing, assembly, packaging, and treatment of products according to appropriate standards that are designed to minimize nuisance characteristics.
3. To permit compatible sales and service uses.
4. To protect industrial areas from incompatible uses.

<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> 1. Manufacturing, production, processing, assembly, packaging of products. 2. Warehouses & storage buildings. 3. Truck terminals. 4. Wholesale businesses, excluding fuel dealers 5. Water treatment and storage facility 6. Water towers & public utility installations. 7. Commercial, industrial, and trade schools 8. Self-serve storage buildings (“mini-warehouses”). 9. Tool & die shops and machine shops 10. Accessory uses and structures. 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Chapter 6 (page #)</p> <ol style="list-style-type: none"> 1. Rail freight yards (6-7) 2. Road or utility service yards (6-7) 3. Contractors’ establishments (6-7) 4. Fuel dealer, including bulk fuel. (6-8) 5. Junkyards (6-8) 6. Water bodies (ponds) (6-20) 7. Natural resources extraction: sand, gravel, clay and topsoil removal (6-13) 8. Municipal sewage treatment & disposal facilities (6-18) 9. Outdoor storage of industrial equipment and materials. (6-7) 10. Communication towers (Radio, TV, broadcast, relay) (6-12) 11. Wind turbine generators (6-14)
<p>Minimum Lot Size</p> <p>Area: 43,560 square feet (one acre)</p> <p>Width: 125 feet continuous frontage at the front lot line.</p> <p>Depth: 349 feet, not including the road right-of-way.</p>	<p>Minimum Setbacks (Both main bldg / accessory bldg)</p> <p>Front: 40 feet / 40 feet</p> <p>Side: 20 feet minimum each side for both main bldg & accessory bldg; <i>except</i> minimum of 25 feet required on any side abutting a residential district or abutting a road right-of-way (corner lot) for both main & accessory bldg.</p> <p>Rear: 40 feet / 40 feet</p> <p>Maximum building height (see note below): Principal building: 3.5 stories, 45 feet Accessory building: 2.5 stories, 35 feet <i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: No minimum</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p><i>Space reserved for future use</i></p>	<p>Sign Regulations: See Chapter 8</p>
<p>Other District Requirements: Industrial uses may not be established within 100 feet of a residential district.</p>	<p><i>Space reserved for future use</i></p>