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## **New Zoning Language for Uses in Rural Districts** *Ann Arbor Township*

(All underlined text is being proposed as new language)

### **Campgrounds:**

#### **Sec. 74-2. Definitions and interpretation.**

Campground means a parcel in which sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of impermanent living quarters for tents or recreational vehicles. The term "campground" shall not include a "seasonal mobile home park" licensed under Public Act No. 96 of 1987 (MCL 125.2301 et seq.). Use of any land as a temporary campground is prohibited.

#### **Sec. 74-613. Campgrounds.**

Temporary campgrounds are strictly prohibited. Campgrounds, as defined in this ordinance, shall be subject to the following:

- (1) The minimum site area shall be 20 acres.
- (2) The site shall have direct accessibility to a paved public road.
- (3) A minimum 100-foot setback shall be established around the perimeter of the property for the purpose of buffering a private campground or recreational vehicle park in relation to adjacent residentially zoned or used properties. The perimeter buffer shall be kept in its natural state. Where natural vegetation or land contours are insufficient to buffer a private campground or recreational vehicle park in relation to surrounding properties, the township may require additional setback, landscaping and/or berming.
- (4) Mobile homes shall not be permitted to be located within a campground.
- (5) The use and occupancy of a campground shall be in strict compliance with the current laws and requirements of the State of Michigan agency governing such uses. Under no circumstances shall campers stay for more than fifteen (15) consecutive nights in any one campground. Reservations cannot be combined to exceed the fifteen (15) night limit.

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permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material. **This definition includes hoop houses.**

## Places of Worship:

### Sec. 74-2. Definitions and interpretation.

Place of worship, means a building used for the regular assembly of persons for the primary purpose of religious worship and which is operated, maintained and controlled by a religious body organized to sustain public worship, together with related accessory buildings and uses by such religious body customarily associated with the such primary purpose, such as offices and religious education classes.

### Sec. 74-547. - Agricultural preservation residential district.

(a) *Intent.* The purpose of this section is to establish an optional means for development of lands located in the agricultural production or open space preservation areas of the Township. It is the intent of this district to preserve agricultural lands by providing clustered residential development that offers an alternative to traditional subdivisions through the use of planned unit development legislation as authorized by the Zoning Enabling Act (Public Act 100 of 2006, as amended) for the purpose of:

- (1) Assuring the permanent preservation of agricultural lands, open spaces, scenic vistas, and natural features;
- (2) Encouraging a less sprawling form of development, thus preserving farmland as undeveloped land;
- (3) Preserving a critical mass of contiguous farmland to encourage continuation of crop and livestock production;
- (4) Allowing innovation and greater flexibility in the design of rural residential developments while discouraging land uses that would cause conflicts with farming operations;
- (5) Facilitating the construction and maintenance of streets, utilities, and public services in rural residential developments in a more economical and efficient manner; and
- (6) Ensuring compatibility of design and use between neighboring properties.

These regulations are intended to preserve agricultural lands, open spaces, natural features, and traditional rural character in the Township through the creation of small rural residential clusters mixed with farmland, open space and less intensive land uses. The regions of the Township for which this zoning district applies are areas designated in the Township Master Plan (formerly known as general development plan) for agricultural production or open space preservation. The density bonus described in the master plan for clustered residential development in the agricultural production area is only available through the agricultural preservation residential district described in this article.

In general, uses and activities that induce non-farm development, generate large amounts of traffic, require substantial parking, or pose a threat to agricultural land uses are inconsistent with the purposes of this district. Without limiting the foregoing, the following specific uses are deemed to have the effect

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- (e) Any fractional space shall be counted as one additional required space.
- (f) The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this division. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in subsections (g) and (h) of this section.
- (g) If a parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half of the required spaces for each additional use. The Building Inspector shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this subsection.
- (h) Off-street parking spaces required for ~~churches~~ places of worship may be reduced by 50 percent where ~~churches~~ places of worship are located in nonresidential districts and within 300 feet of existing usable public or private off-street spaces where permission is granted. The Building Inspector shall determine if such public or private spaces qualify under this section. The required number of off-street parking spaces may also be reduced in accordance with subsection (g) of this section, if applicable.
- (i) Where a use is not specifically listed in the schedule of requirements, section 74-764, the parking requirements of a similar use shall apply. The Building Inspector shall make the interpretation.

**Sec. 74-764. - Schedule of off-street parking requirements.**

- (a) Uses permitted in recreation-conservation, agriculture, and residential districts:

10)	<del>Churches</del> <u>Places of worship</u> , auditoriums, sports arenas, theaters, assembly halls other than schools	One space for each four seats of maximum seating capacity
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**Sec. 74-835. - Signs permitted in residential districts.**

The following signs are permitted:

- (1) One sign for each public street frontage advertising a recorded subdivision or development, not to exceed 18 square feet in area. Such sign shall be removed within one year after the sale of 90 percent of all lots or units within such subdivision or development.
- (2) One sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed 18 square feet in area. Such sign shall be removed within 60 days of the initial rental of 90 percent of the dwelling units within the development or within the first phase, whichever is applicable.
- (3) One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, not to exceed 18 square feet in area.

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(2) Community park, active. A park less than fifty (50) acres in size which is designed and equipped to serve the township, as well as neighboring residential areas used primarily for active recreation pursuits such as sports fields, courts and rinks, including accessory bleachers and concession stands, splash pads, swimming pools, and other similar activities. Active parks may also accommodate passive recreation.

(3) Regional park, passive. A park fifty (50) acres or more which is designed and equipped to serve areas outside the township, as well as the township for passive recreation pursuits such as natural feature and open space preservation, trails, birding, playgrounds and picnic facilities.

(4) Regional park, active. A park fifty (50) acres or more which is designed and equipped to serve areas outside the township, as well as the township used primarily for active recreation pursuits such as sports fields, courts and rinks, including accessory bleachers and concession stands, splash pads, swimming pools, and other similar activities. Active parks may also accommodate passive recreation.

Recreation Facility means an area designed and equipped for the conduct of sports, amusement or leisure time activities and other customary recreational activities either indoors (within an enclosed building), or outdoors such as gymnasiums, health clubs and fitness centers, bowling alleys, indoor soccer facilities, racquetball and tennis clubs, ice and roller skating rinks, curling centers, paintball, firearms ranges and archery ranges, golf courses, miniature golf courses, golf driving ranges, water slides, skiing and toboggan facilities, batting cages and machines, and skateboarding parks. Such facilities may include spectator seating or facilities for sporting events.

**Sec. 74-615. Recreation Facility.**

Recreation facilities shall be subject to the following:

- (1) Such uses shall have direct vehicle access to a primary road as classified by the master transportation plans of the Township, or county or state road authorities.
- (2) The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a disturbance or hazard to adjoining lots and uses. The hours of operation of any recreation facilities shall not disturb any neighboring uses as determined by the Planning Commission.
- (3) Accessory food service operations and/or sales of recreation equipment shall be permitted, subject to the following

## Amendment to Uses in Various Districts

Ann Arbor Township

[Modify Section 74-461 as shown.]

### Sec. 74-461. Rural districts.

The following uses are permitted in rural districts:

P = Permitted use  
 C = Conditional use  
 A = Accessory use

Uses	(1) R-C	(2) A-1	(3) A-R
Agricultural education , major facility <sup>†</sup>		C	
Agricultural education, minor facility <sup>†</sup>		P	
Agricultural processing and food storage, building or structure (or area within a building or structure)*		P	
Airport landing strip, noncommercial	€		
Ambulance station	€		
Animal hospital, veterinarian clinic	€	C	€
Apiary	P	P	P
Bed and breakfast operations	C	C	C
Boat sales and services, and related structures and uses when part of a marina	€		
Bulk feed and fertilizer outlets	€	C	
Camping area, travel trailer park Campgrounds	C	C	
Camps	€		
Cemetery (human and animal) <sup>1</sup>	C	C	
Charitable, philanthropic institution	C		
Church, synagogue Places of worship <sup>1</sup>	C	C	C
College or university	€		
Commercial kitchen, minor agricultural <sup>†</sup>		P	
Commercial kitchen, major agricultural <sup>†</sup>		C	

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Uses	(1) R-C	(2) A-1	(3) A-R
Community supported agriculture distribution site (CSA) and u-pick/pick your own (PYO) operation distribution site**		P	
<u>Conservation area for fauna, flora</u>	<u>P</u>	<u>P</u>	
Country club <sup>1</sup>	C	C	
<u>Crematorium</u>	<u>C</u>		
<u>Dairy farm</u>	<u>P</u>	<u>P</u>	
Day care center or child care center <sup>1</sup>	C	C	C
Day care home or group day care home	C	C	C
Farm implement sales, repair	<u>C</u>	C	
Farm market/roadside stand as defined in section 74-2 and the GAAMPS for farm markets***	A	A	A
Farming operation, crop raising, specialty farming, <u>and</u> raising of livestock and fowl, <u>but not including intensive raising of livestock and fowl</u>	P	P	P
Feed grain elevators, <u>commercial</u>		C	
<u>Forest preserve</u>	<u>P</u>		
<u>Game refuge</u>	<u>P</u>	P	
Garage, private ( <u>attached or detached</u> )	A	A	A
<u>Greenhouse, commercial</u>	<u>C</u>	<u>P</u>	
<u>Greenhouse, private</u>	<u>A</u>	<u>A</u>	<u>A</u>
Golf course, golf driving range <sup>1</sup>	C	C	
Government buildings	C		
<u>Guesthouse</u>	<u>A</u>	<u>A</u>	
Home occupation	A	A	A
<u>Hospital, nursing home, sanitarium</u>	<u>C</u>		
Hunting preserve	C		
Kennel, commercial	C	C	
Keeping of Class II animals <sup>4</sup>	P	P	P
Keeping of Class III animals <sup>4</sup>	P	P	P
<u>Library, museum (noncommercial)</u>	<u>C</u>		
<u>Livestock, animal raising (except feedlots)</u>	<u>P</u>		
<u>Marina</u>	<u>P</u>		
<u>Mineral mining</u>	<u>C</u>	<u>C</u>	
<u>Nature and wildlife preserve</u>	<u>P</u>	<u>P</u>	
<u>Nature center</u>	<u>P</u>	<u>C</u>	

Nursery sales	<u>PC</u>	C	
Uses	(1) R-C	(2) A-1	(3) A-R
<u>Park, community passive</u>	<u>P</u>	<u>C</u>	<u>P</u>
<u>Park, community active</u>	<u>C</u>		
<u>Park, regional passive</u>	<u>C</u>	<u>C</u>	
<u>Park, regional active</u>	<u>C</u>		
Police, fire stations	C		
<u>Poultry farms</u>	<u>P</u>		
<u>Private garages, attached</u>	A	A	A
<u>Private greenhouse</u>	A	A	A
<u>Public beaches</u>	€		
<u>Public park, playground</u>	€		
<u>Radio, TV broadcasting station<sup>†</sup></u>	€	€	
Receiving and broadcasting towers	C	C	
<u>Recreation facilities</u>	<u>C</u>	<u>C</u>	
Riding stable, public	C	C	
Rifle and shooting ranges	C		
<del>Sand and gravel pits (extraction and processing)<sup>‡</sup></del>	€	€	
Schools, primary and secondary <sup>1</sup>	C	C	C
Signs	A	A	A
Single-family detached residence	P	P	P
<del>Ski, toboggan facilities (commercial)</del>	€		
<u>Sod farm</u>	€	<u>P</u>	
Storage buildings, barns, silos	A	A	A
Swimming pool, private	A	A	A
<u>Swimming pool, community</u>	€		
Tennis club	C		
<u>Top soil removal<sup>†</sup></u>		€	
Transmission and distribution lines and pipelines and related structures, but not including buildings of public utility companies, when located in an existing right-of-way or utility easement, telephone repeater structure	P	P	P
Transmission and distribution lines, pipelines of public utility companies when new right-of-way or easements are required; and structures of public utility companies <sup>2</sup>	C	C	C
<u>Tree farms</u>	€	<u>P</u>	
Wireless communication facilities <sup>3</sup>	C	C	

<sup>1</sup> These uses are not allowed as permitted, conditional, or accessory uses in the areas designated in the Township Master Plan for agricultural preservation.

<sup>2</sup> Provided that there shall be no storage of materials, equipment, vehicle, or supplies on the premises, except as required for maintenance of a permitted or conditional use; provided further that no personnel shall be quartered on the premises; and provided that the structures shall be located, designed, constructed, and landscaped in such a manner as to conform to the character of the surrounding area and the zoning district in which located.

<sup>3</sup> See article VI of this chapter, Wireless Communications Facilities. Conditional use in A-1 only in areas not designated as residential under the Township’s Master Plan. Conditional use in R-C only within 100 feet of a limited access highway.

<sup>4</sup> Keeping of Class I animals, Class II animals and Class III animals [in residential districts](#) shall be subject to the regulations established in section 74-607.

\* See supplementary district regulation section 74-608.

\*\* See supplementary district regulation section 74-609.

\*\*\* See supplementary district regulation section 74-610.

† See supplementary district regulations section 74-611.

‡ See supplementary district regulations section 74-612.

*[Modify Sections 74-462 through 74-464 as shown.]*

**Sec. 74-462. Rural and suburban residential districts.**

Uses	(1) R-1	(2) R-1A	(3) R-2
<u>Park, community passive</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Public park, playground</u> <u>Park,</u> <u>community active</u>	C	C	C
<u>Church</u> <u>Places of worship</u>	C	C	C

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**Sec. 74-463. Urban residential districts.**

Uses	(1) R-3	(2) R-3A	(3) R-4	(4) R-5	(5) R-6	(6) R-7	(7) R-8	(8) R-9
<u>Park, community passive</u>	<u>P</u>							
<u>Public Park, playground Park, community active</u>	C	C	C	C	C	C	C	C
<u>Church Places of worship</u>	C	C	C	C	<u>C</u>	C	C	C

**Sec. 74-464. Business districts.**

Uses	(1) C-1	(2) O
<u>Churches Places of worship</u>	P	P