

# Chapter 3 ■ District Regulations

For the purpose of this Ordinance, certain terms are herewith defined.

## SECTION 3.1 DIVISION OF THE TOWNSHIP

For the purposes of this Ordinance, all land within Lee Township, except roads, is divided into the following Zoning Districts:

AG	RESIDENTIAL FARMING & AGRICULTURE
R-A	SINGLE FAMILY RESIDENTIAL
R-B	MULTIPLE FAMILY RESIDENTIAL
R-C	MANUFACTURED HOME PARKS
C	COMMERCIAL
I	INDUSTRIAL

## SECTION 3.2 OFFICIAL ZONING MAP

The boundaries of Zoning Districts are defined and established as shown on a map, entitled "Lee Township Zoning Map," that accompanies this Ordinance. This map, with all explanatory text, is a part of this Ordinance. The official Zoning Map shall be kept and maintained by the Township Clerk or his/her designee and is available to view and purchase at the Lee Township Hall.

## SECTION 3.3 INTERPRETATION OF BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply:

- a. Boundaries indicated as approximately following roads or highways shall be presumed to follow the centerline of said roadways.
- b. Boundaries indicated as approximately following Township boundary lines or property lines shall be presumed to follow said lines.
- c. Boundaries indicated approximately parallel to the center lines of roads or highways shall be interpreted as being parallel to and at such distance from as indicated by given distance or scaled dimension.

## SECTION 3.4 SCOPE OF REGULATIONS

- a. No building or structure or part thereof shall be erected, moved, constructed, or altered, and no new use or change in use of a parcel shall be made unless it conforms to the provisions of this Ordinance, including the regulations for the Zoning District in which it is located.
- b. The regulations applying to Zoning Districts include specific limitations on the use of land and structures, height and bulk of structures, parcel area and dimensions, setback of structures from public thoroughfares and neighboring properties, and area of a parcel that can be covered by structures.

- c. The Zoning Board of Appeals shall have the power to classify a use that is not specifically mentioned by this Ordinance. Said use shall be treated in a like manner with a comparable permitted or prohibited use for the purpose of clarifying the District Regulations of any Zoning District.

### **SECTION 3.5 ROAD RIGHTS-OF-WAY**

All roads and rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such roads. Where the center line of a road serves as a district boundary, the zoning of such road, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.

### **SECTION 3.6 DISTRICT REGULATION TABLES**

Regulations for all Zoning Districts are contained together in the following tables. Each table specifies a related set of information for all Zoning Districts. These tables do not include general requirements of this Ordinance. The reader is urged to become familiar with all Ordinance provisions before making any decision regarding use of a parcel or structure in Lee Township.

- a. INTENT AND PURPOSE— This table lists the intent and purpose of each Zoning District.
- b. CONSOLIDATED USES— This table lists all of the uses – either permitted by right or special land use – for all districts.
- c. USES for each ZONING DISTRICT –These tables describe permitted activities for the various Zoning Districts. Each Zoning District may be host to several types of activity, but only the activities specified for a given Zoning District will be permitted there. Uses permitted by right may be allowed upon meeting all other requirements of this Ordinance. Uses permitted by Special Use Permit are subject to the process described in Chapter 7, Special Use Permit Regulations.
- d. DIMENSIONS— This table specifies parcel dimensions and setback requirements for parcels in each Zoning District.

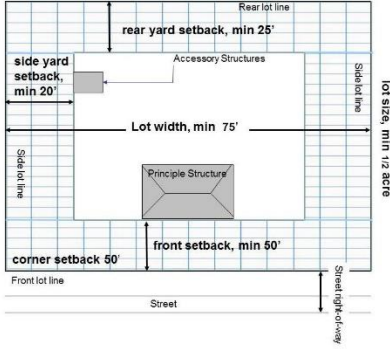
**TABLE 1 DISTRICTS: INTENT AND PURPOSE**

Zoning District	Stated Intent and Purpose
<p><b>AG District:</b> Residential Farming/Agriculture</p>	<p>It is the intent of this district to keep the majority of the Township of a rural nature, with low-density residential areas, general farming, and woodlands. It is understood that residents may work from home and/or engage in a non-brick and mortar business from a residence and said lawful activities will be accommodated by the township. Certain brick and mortar businesses may be permitted as a special use.</p>
<p><b>R-A District:</b> Residential - Single Family</p>	<p>It is the intent of this district to provide an area for single-family dwellings. Commercial and industrial structures or facilities are prohibited in this district, since a mixture of such uses and residential development uses would hinder the expansion of the commercial and industrial developments and would contribute to a reduced quality of life for the residential development. It is understood that residents may work from home and/or engage in a non-brick and mortar business from a residence and said lawful activities will be accommodated by the township. Certain brick and mortar businesses may be permitted as a special use.</p>
<p><b>R-B District:</b> Residential - Multiple Family</p>	<p>It is the intent of this district to provide an area for multiple-family housing. Commercial and industrial structures or facilities are prohibited in this district, since a mixture of such uses and residential development uses would hinder the expansion of the commercial and industrial developments and would contribute to a reduced quality of life for the residential development. It is understood that residents may work from home and/or engage in a non-brick and mortar business from a residence and said lawful activities will be accommodated by the township.</p>
<p><b>R-C District:</b> Manufactured Home Park</p>	<p>It is the intent of this district to provide areas for mobile home parks that are suitable for this purpose. Commercial and industrial structures or facilities are prohibited in this district since a mixture of such uses and residential development uses would hinder the expansion of the commercial and industrial developments and would contribute to a reduced quality of life for the residential development. It is understood that residents may work from home and/or engage in a non-brick and mortar business from a residence and said lawful activities will be accommodated by the township.</p>

<b>C District:</b> Commercial	It is the intent of this district to provide areas suitable for general commercial use. These regulations are meant to encourage cluster development whenever possible. Single-family dwellings, including mobile homes and mobile home parks, are prohibited in this district, since a mixture of commercial and residential development would hinder the expansion of the commercial development while contributing to a reduced quality of life for the residential development.
<b>I District:</b> Industrial	It is the intent of this district to provide suitable areas of industrial and manufacturing operations. These regulations are meant to encourage areas of concentrated development whenever possible. Single-family dwellings, including mobile homes and mobile home parks, are prohibited in this district, since a mixture of industrial and residential development would hinder the expansion of the industrial development and contribute to a reduced quality of life for the residential development.

**TABLE 2 USES/DIMENSIONS: RESIDENTIAL FARMING/AGRICULTURE DISTRICT**

<b>PERMITTED BY RIGHT</b>	<b>SPECIAL LAND USES</b>
<b>Agricultural and forestry activities</b>	<b>Agricultural bulk storage and processing</b>
<b>Cemeteries</b>	<b>Economy Efficient Dwelling</b>
<b>Childcare organizations</b>	<b>Home Occupations (Brick &amp; Mortar)</b>
<b>Golf courses</b>	<b>Institutions, Human Care</b>
<b>Grain and seed elevators</b>	<b>Intensive livestock operations</b>
<b>Greenhouses</b>	<b>Kennels, commercial</b>
<b>Home Occupations (Non-Brick &amp; Mortar)</b>	<b>Recreation, outdoor</b>
<b>Institutions: Cultural, Educational, Religious</b>	<b>Recreation Vehicle (RV) Park/Campground</b>
<b>Parks</b>	<b>Sand and Gravel Pits, earth extraction</b>
<b>Raising &amp; keeping of small animals and livestock</b>	<b>Sawmill and lumbering</b>
<b>Roadside stands</b>	<b>Utility Grid Wind and/or Solar Energy Systems</b>
<b>Single-family dwellings</b>	
<b>Stable, public or private</b>	
<b>State licensed residential facilities for ≤ 6 residents</b>	
<b>Two-family dwellings</b>	
<b>Veterinary hospital/clinic</b>	
<b>Accessory uses</b>	

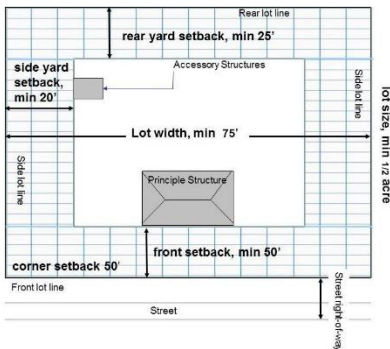


**Parcel, Size & Setback Requirements**

- Min lot: 1/2 acre
- Min width: 75 ft
- Front yard setback: 50 ft (50 ft)
- Side yard setback: 20 ft (20 ft)
- Rear yard setback: 25 ft (25 ft)
- Corner setback: 50 ft
- Min 1st floor for Dwellings only: 720 sq ft
- Min bldg width for Dwellings only: 14 ft
- Max bldg ht: 35 ft

**TABLE 3 USES/DIMENSIONS: SINGLE-FAMILY RESIDENTIAL DISTRICT**

<b>PERMITTED BY RIGHT</b>	<b>SPECIAL LAND USES</b>
<b>Agricultural and forestry activities</b>	<b>Economy Efficient Dwelling</b>
<b>Childcare organizations</b>	<b>Home Occupations (Brick &amp; Mortar)</b>
<b>Home Occupations (Non-Brick &amp; Mortar)</b>	<b>Institutions, Human Care</b>
<b>Parks</b>	
<b>Raising &amp; keeping of small animals and livestock</b>	
<b>Roadside stands</b>	
<b>Single-family dwellings</b>	
<b>State licensed residential facilities for ≤ 6 residents</b>	
<b>Accessory uses</b>	

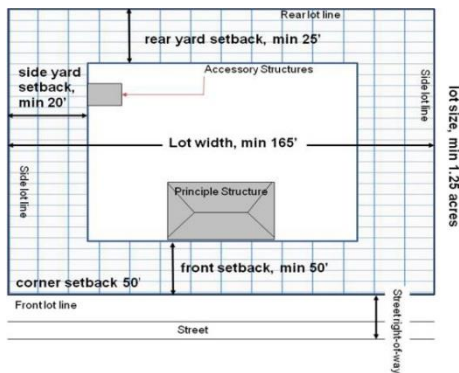


**Parcel, Size & Setback Requirements**

- Min lot: 1/2 acre
- Min width: 75 ft
- Front yard setback: 50 ft (50 ft)
- Side yard setback: 20 ft (20 ft)
- Rear yard setback: 25 ft (25 ft)
- Corner setback: 50 ft
- Min 1st floor for Dwellings only: 720 sq ft
- Min bldg width for Dwellings only: 14 ft
- Max bldg ht: 35 ft

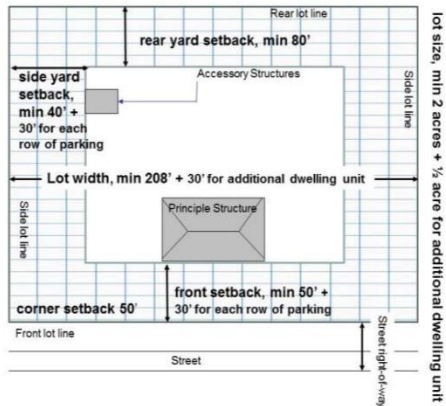
**TABLE 4 USES/DIMENSIONS: MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

PERMITTED BY RIGHT	SPECIAL LAND USES
Agricultural and forestry activities	Home Occupations (Non-Brick & Mortar)
Childcare organizations	
Institutions: Religious	
Multiple family dwellings	
Raising & keeping of small animals and livestock	
Roadside stands	
Single-family dwellings	
State licensed residential facilities for ≤ 6 residents	
Accessory uses	



**R-B Two-Family Parcel, Size & Setback Requirements**

- Min lot: 1.25 acres
- Min width: 165 ft
- Front yard setback: 50 ft (50 ft)
- Side yard setback: 20 ft (20 ft)
- Rear yard setback: 25 ft (25 ft)
- Corner setback: 50 ft
- Min 1st floor for Dwellings only: 720 sq ft
- Min bldg width for Dwellings only: 14 ft
- Max bldg ht: 35 ft



**R-B Multiple Family Parcel, Size & Setback Requirements**

- Min lot: 2 acres + 0.5 acre for additional dwelling unit
- Min width: 208 ft + 30 ft for additional dwelling unit
- Front yard setback: 50 ft + 30 ft for each row of parking (50 ft)
- Side yard setback: 40 ft + 30 ft for each row of parking (20 ft)
- Rear yard setback: 50 ft (25 ft)
- Corner setback: 50 ft
- Min 1st floor for Dwellings only: 720 sq ft
- Min bldg width for Dwellings only: 14 ft
- Max bldg ht: 45 ft

**TABLE 5 USES: MANUFACTURED HOME PARK DISTRICT**

<b>PERMITTED BY RIGHT</b>	<b>SPECIAL LAND USES</b>
Childcare organizations	Home Occupations (Non-Brick & Mortar)
Dwellings above the first floor	
Institutions: Religious	
Manufactured Home Developments	
Raising & keeping of small animals and livestock	
Roadside stands	
State licensed residential facilities for ≤ 6 residents	
Accessory uses	

**TABLE 6 USES/DIMENSIONS: COMMERCIAL DISTRICT**

<b>PERMITTED BY RIGHT</b>	
<b>Accessory uses</b>	<b>Lumberyards</b>
<b>Agricultural and Forestry Activities</b>	<b>Ministorage</b>
<b>Assembly buildings</b>	<b>Outdoor commercial sales and use</b>
<b>Bars/taverns</b>	<b>Parks</b>
<b>Childcare organizations</b>	<b>Recreation, indoor</b>
<b>Commercial schools</b>	<b>Research and development</b>
<b>Drive-through establishments</b>	<b>Restaurants</b>
<b>Dry Cleaner/laundry</b>	<b>Retail business</b>
<b>Dwellings above the first floor</b>	<b>Roadside stands</b>
<b>Equipment, rental and sale</b>	<b>Sawmill, lumbering</b>
<b>Funeral homes/mortuaries</b>	<b>Stable, public or private</b>
<b>Gas station/service station</b>	<b>State licensed residential facilities, 7-20 residents</b>
<b>Greenhouses</b>	<b>Theaters, including drive-ins</b>
<b>Heavy vehicle, equipment repair and sales</b>	<b>Towing operations</b>
<b>Home Occupations (Brick &amp; Mortar)</b>	<b>Vehicle repair, sales and wash</b>
<b>Hotel/Motel</b>	<b>Veterinary hospital/clinics</b>
<b>Institutions: Cultural, Educational, Human Care, Rehabilitation, Religious, Social</b>	<b>Warehousing and Storage</b>
<b>Kennels, commercial</b>	<b>Wholesale sales</b>
<b>Laboratories</b>	

<b>SPECIAL LAND USE</b>	
<b>Institutions: Substance Abuse</b>	<b>Sand and gravel pits, earth extraction</b>
<b>Recreation, outdoor</b>	<b>Utility Grid Wind and/or Solar Energy Systems</b>

**Parcel, Size & Setback Requirements**

- Min lot: 1 acre
- Min width: 132 ft
- Front yard setback: 50 ft
- Side yard setback: 25 ft
- Rear yard setback: 30 ft
- Corner setback: 50 ft
- Min 1st floor: none
- Min bldg width: none
- Max bldg ht: 45 ft



**TABLE 7 USES/DIMENSIONS: INDUSTRIAL DISTRICT**

<b>PERMITTED BY RIGHT</b>	
<b>Accessory uses</b>	<b>Lumberyards</b>
<b>Agricultural and Forestry Activities</b>	<b>Manufacturing</b>
<b>Agricultural bulk storage and processing</b>	<b>Ministorage</b>
<b>Assembly buildings</b>	<b>Outdoor commercial sales and use</b>
<b>Bars/taverns</b>	<b>Parks</b>
<b>Childcare organizations</b>	<b>Production, processing, assembly, treatment, or packaging of goods</b>
<b>Commercial schools</b>	<b>Public Utility/service installations</b>
<b>Contractor Storage Yards</b>	<b>Recreation, indoor and/or outdoor</b>
<b>Distribution Center</b>	<b>Research and development</b>
<b>Drive-through establishments</b>	<b>Restaurants</b>
<b>Dry Cleaner/laundry</b>	<b>Retail business</b>
<b>Dwellings above the first floor</b>	<b>Roadside stands</b>
<b>Equipment, rental and sales</b>	<b>Sawmill, lumbering</b>
<b>Fuel Sales, bulk</b>	<b>Stable, public or private</b>
<b>Funeral homes/mortuaries</b>	<b>State licensed residential facilities, 7-20 residents</b>
<b>Gas station/service station</b>	<b>Theaters, including drive-ins</b>
<b>Grain &amp; Seed elevators</b>	<b>Towing operations</b>
<b>Greenhouses</b>	<b>Vehicle repair, sales and wash</b>
<b>Heavy vehicle, equipment repair and sales</b>	<b>Veterinary hospital/clinics</b>
<b>Home Occupations (Brick &amp; Mortar)</b>	<b>Warehousing and Storage</b>
<b>Hotel/Motel</b>	<b>Wholesale sales</b>
<b>Industrial parks</b>	
<b>Institutions: Cultural, Educational, Human Care, Rehabilitation, Religious, Social</b>	
<b>Kennels, commercial</b>	
<b>Laboratories</b>	

<b>SPECIAL LAND USE</b>	
<b>Institutions: Substance Abuse</b>	<b>Sand and gravel pits, earth extraction</b>
<b>Junkyards, scrap yards, salvage yards and landfills; resource recovery</b>	<b>Sewage treatment and disposal</b>
<b>Recreation, outdoor</b>	<b>Sexually oriented business</b>
<b>Reduction, conversion and disposal of waste</b>	<b>Utility Grid Wind and/or Solar Energy Systems</b>

**Parcel, Size & Setback Requirements**

- Min lot: ≥ 3 acres
- Min width: 265 ft
- Front yard setback: 80 ft
- Side yard setback: 50 ft
- Rear yard setback: 50 ft
- Corner setback: 80 ft
- Min 1st floor: none

## SECTION 3.7 MANUFACTURED HOME PARK DISTRICT, R-C - REGULATIONS

### a. INTERNAL ROADS.

- 1) Internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement. The easement shall be recorded before an internal road is approved by the department. Sole access by an alley is prohibited.
- 2) Dead end internal roads shall terminate with a turning radius of fifty (50) feet. Parking shall not be permitted within the turning area, which shall be posted within the turning area.
- 3) A safe-sight distance of two hundred fifty (250) feet shall be provided at intersections.
- 4) Offsets at intersections, or intersections of more than two (2) internal roads are prohibited.
- 5) Internal roads shall have driving surfaces with widths not less than the following:
  - a) No parking, twenty-one (21) feet.
  - b) Parallel parking, one (1) side, thirty-one (31) feet.
  - c) Parallel parking, two (2) sides, forty-one (41) feet.
- 6) All entrances to new communities or new entrances to expanded communities shall be a minimum of thirty-three (33) feet in width. The entrance shall consist of an ingress lane and a left and right egress turning lane at the point of intersection between a public road and the community's internal road and shall be constructed as follows:
  - a) All turning lanes shall be a minimum of eleven (11) feet in width and sixty (60) feet in depth measured from the edge of the pavement of the public road into the community.
  - b) The turning lane system shall be tapered into the community internal road system commencing at a minimum depth of sixty (60) feet.
  - c) The ingress and right egress turning lanes of the ingress and egress road shall connect to the public road and shall have a radius determined by the local public road authority. The intersection of the public road and ingress and egress road shall not have squared corners.
  - d) Alternative designs that provide for adequate ingress and egress shall be approved by the Department of Labor and Economic Growth, Manufactured Housing Commission, [DLEG](#).
- 7) An internal road shall be constructed of concrete, bituminous asphalt, or, where permitted by local regulations, compacted road gravel in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO), which is available from the American Association of State Highway & Transportation Officials, 444 North Capitol Street N.W., Suite 249, Washington, DC 20001, <https://bookstore.transportation.org/support.aspx>

- 8) The community developer may use other suitable material of equal quality if approved by the Department of Labor and Economic Growth, Manufactured Housing Commission, DLEG.
- 9) A developer may install curbing on all internal roads. If curbing is used, it shall be constructed of concrete or asphalt.
- 10) Speed limits on community internal roads shall be posted at a minimum at all community entrances intersecting public roads within one hundred (100) feet of the entrance or before the first intersection, and shall be enforced in compliance with the requirements of 1949 PA 300, MCL 257.1 et seq.
- 11) All internal roads may be clearly marked with appropriate traffic signs, except that all community egress roads shall be clearly marked with a regulation stop sign at the point of intersection with a public road.
- 12) Internal roads shall be named and so identified by signs located at all internal road intersections.
- 13) Signs bearing the words "Children Playing" shall be appropriately located on all internal roads adjacent to recreational and playground areas.
- 14) Vehicle Parking.
  - a) All home sites shall be provided with two (2) parking spaces at the home site. Vehicle parking shall be in compliance with both of the following provisions:
    - i. The parking spaces may be either in tandem or side by side. If spaces are in tandem, then the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If spaces are side by side, then the combined width of the two (2) parking spaces shall not be less than twenty (20) feet and the length shall not be less than twenty (20) feet. In either method, the length shall be measured from the closest edge of the back of the curb, the paving surface, or the common sidewalk, if provided.
    - ii. A parking space shall be hard-surfaced.
  - b) Additional parking facilities.
    - i. A minimum of one (1) parking space for every three (3) home sites shall be provided for visitor parking. Visitor parking shall be located within five hundred (500) feet of the home sites the parking is intended to serve. The five hundred (500) feet shall be measured along a road or sidewalk.
    - ii. If parking bays are provided, then they shall contain individual spaces that have a clear parking width of ten (10) feet and a clear length of twenty (20) feet.
- b. ILLUMINATION. All roads and sidewalk and areas open to travel by mobile home park residents shall be illuminated as follows:

- 1) Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illumination level shall not exceed the average illumination level of an adjacent illuminated public thoroughfare.
  - 2) At all road intersections and designated pedestrian crosswalks the minimum illumination shall be not less than 0.15 foot candles.
  - 3) All road, parking bays and sidewalks shall be illuminated at no less than 0.05 foot candles.
  - 4) If a central park, mail box, or park directory, or both are provided they shall be illuminated by not less than 3.15 horizontal foot candles.
  - 5) All lighting shall be located and shielded so as to direct the light away from premises abutting the mobile home park.
- c. MOBILE HOME INSTALLATION. Installation of mobile homes upon each mobile home site shall be accomplished in accordance with Part 6 of the Manufactured Housing Commission rules. All mobile homes shall be connected to utilities and shall be skirted and anchored in accordance with Part 6 of the Manufactured Housing Commission rules.

### **SECTION 3.8 ECONOMY EFFICIENT DWELLING SPECIAL USE DISTRICT**

- a. The purpose of this section is to address a concentrated area of the township consisting mostly of existing nonconforming dwellings by creating an Economy Efficient Dwelling Special Use District (hereinafter referred to as "Special Use District"), within the Residential/Agriculture District. The dwellings are currently non-conforming due to the fact that the parcels are less than ½ acre.
- b. The Special Use District will consist of the geographical area consisting of the parcels abutting Shannon Drive, Shamrock Drive, Erin Drive and Kellogg Drive as of April 19, 2023.
- c. The use of Economy Efficient Dwellings as defined in this Ordinance will be permitted as a special use in the Special Use District so long as the parcel is no less than .4 acres. All other requirements of this Ordinance pertaining to dwellings shall apply to dwellings located in the Special Use District.