# Thornapple Township Zoning Ordinance

# **Short Version: Table of Contents:**

Article I: Title, Purpose and Scope

Article II: Establishment of Zoning Districts
Article III: "A" Agricultural Zoning District

Article IV: "AR" Agricultural-Residential Zoning District

Article V: "RR" Rural-Residential Zoning District
Article VI: "RE" Residential Estates Zoning District
Article VII: "R-1" Low Density Residential Zoning District
Article VIII: "R-2" Medium Density Residential Zoning District
Article IX: "R-3" Multiple Family Residential Zoning District

Article X: "R-4" Manufactured Home Community Residential Zoning District

Article XI: "O" Office Zoning District

Article XII: "C" General Commercial Zoning District

Article XIII: "I" Industrial Zoning District

Article XIV: "NR" Natural River and Shorelands Overlay Zoning District

Article XV: "WP" Well Head Protection Overlay Zoning District
Article XVI: "AM" Access Management Overlay Zoning District

Article XVII: "PUD" Planned Unit Development Overlay Zoning District

Article XVIII: "NC-PUD" Non-Contiguous Planned Unit Development Zoning District"

Article XIX: Special Land Uses
Article XX: Site Plan Review
Article XXI: General Provisions

Article XXII: Supplemental Regulations

Article XXIII: Parking and Loading Standards

Article XXIV: Sign Regulations
Article XXV: Landscape Standards

Article XXVI: Non-Conforming Lots, Buildings, Structures and Uses

Article XXVII: Zoning Board of Appeals

Article XXVIII: Administration, Fees and Enforcement
Article XXIX: Zoning Ordinance Amendment Procedure
Article XXX: Penalties for Violation of Zoning Ordinance

Article XXXI: Savings Clause, Miscellaneous Provisions and Effective Date

Article XXXII: Definitions

#### [A zoning districts map will be required to accompany the proposed text]

APPENDIX 1: Non-Conforming Private Roads In Existence on the Effective Date of

Effective Date: June 25, 2016

this Ordinance

APPENDIX 2: Reciprocal Access Easement

APPENDIX 3: Procedure for Determining A Shared Parking Benefit

APPENDIX 4: Sample Easement for Shared Parking

**APPENDIX 5:** List of Non-Conforming Signs

# **Long Version: Table of Contents**

#### ARTICLE I: Title, Purpose and Scope

Section 1.1 Title Section 1.2 **Authority** 

Section 1.3 Purpose and Intent

Section 1.4 Applicability of Zoning Ordinance

Section 1.5 Vested Rights

Section 1.6 Relationship of Zoning Ordinance to Adopted Township Master Plan Relationship to Other Laws, Agreements and Private Covenants Section 1.7

Section 1.8 Conflicting Provisions Section 1.9 Headings and Illustrations

Section 1.10 Severability

Transitional Provisions Section 1.11 Section 1.12 Existing Special Land Uses

Sections 1.13-1.99 [Reserved]

#### ARTICLE II: Establishment of Zoning Districts

Section 2.1 Establishment of Zoning Districts Official Zoning Districts Map Section 2.2 Section 2.3 Identification of Official Zoning Districts Map Section 2.4 Changes to Official Zoning Districts Map Section 2.5 Replacement of Official Zoning Districts Map Section 2.6 Interpretation of Official Zoning Districts Map Section 2.7 Amendments – Official Zoning Districts Map

**Sections 2.8–2.99** [Reserved]

#### ARTICLE III: "A" Agricultural Zoning District

Section 3.1 Description and Purpose Section 3.2 Permitted Land Uses Section 3.3 Special Land Uses Section 3.4 Other Land Uses

Section 3.5 "A" Agricultural Zoning District Regulations

Effective Date: June 25, 2016

Parking Regulations Section 3.6 Sign Requirements Section 3.7 Section 3.8 Site Plan Review Section 3.9 Landscape Standards Section 3.10 Special Regulations

Sections 3.11–3.99 [Reserved]

# ARTICLE IV: "AR" Agricultural-Residential Zoning District

Section 4.1 Description and Purpose
Section 4.2 Permitted Land Uses
Section 4.3 Special Land Uses
Section 4.4 Other Land Uses
Section 4.5 "AR" Agricultural-Resider

Section 4.5 "AR" Agricultural-Residential Zoning District Regulations

Section 4.6 Parking Regulations
Section 4.7 Sign Regulations
Section 4.8 Site Plan Review
Landscape Standards
Section 4.10 Special Regulations

Sections 4.11-4.99 [Reserved]

# ARTICLE V: "RR" Rural-Residential Zoning District

Section 5.1 Description and Purpose
Section 5.2 Permitted Land Uses
Section 5.3 Special Land Uses
Other Land Uses
Section 5.5 "PP" Pural Pesidential 7.4

Section 5.5 "RR" Rural Residential Zoning District Regulations

Section 5.6Parking RegulationsSection 5.7Sign RegulationsSection 5.8Site Plan ReviewSection 5.9Landscape StandardsSection 5.10Special Regulations

Sections 5.11-5.99 [Reserved]

# ARTICLE VI: "RE" Residential Estates Zoning District

Section 6.1 Description and Purpose
Section 6.2 Permitted Land Uses
Section 6.3 Special Land Uses
Other Land Uses

Section 6.5 "RE" Residential Estates Zoning District Regulations

Effective Date: June 25, 2016

Section 6.6
Section 6.7
Section 6.8
Section 6.9
Section 6.10
Section 6.11
Section 6.11
Parking Regulations
Sign Regulations
Site Plan Review
Landscape Standards
Special Regulations
Joint Planning Area

Sections 6.12-6.99 [Reserved]

# ARTICLE VII: "R-1" Low Density Residential Zoning District

Section 7.1 Description and Purpose
Section 7.2 Permitted Land Uses
Section 7.3 Special Land Uses
Section 7.4 Other Land Uses
Section 7.5 "P. 1" Law Density Reside

Section 7.5 "R-1" Low Density Residential Zoning District Regulations

Section 7.6 Parking Regulations
Section 7.7 Sign Regulations
Section 7.8 Site Plan Review
Landscape Standards
Section 7.10 Special Regulations
Section 7.11 Joint Planning Area

**Sections 7.12-7.99** [Reserved]

# ARTICLE VIII: "R-2" Medium Density Residential Zoning District

Section 8.1 Description and Purpose Section 8.2 Permitted Land Uses Section 8.3 Special Land Uses Section 8.4 Other Land Uses Section 8.5 "R-2" Medium Density Residential Zoning District Regulations Parking Regulations Section 8.6 Sign Regulations Section 8.7 Section 8.8 Site Plan Review Section 8.9 Landscape Standards Section 8.10 Special Regulations Section 8.11 Joint Planning Area

Sections 8.12-8.99 [Reserved]

# ARTICLE IX: "R-3" Multiple Family Residential Zoning District

Joint Planning Area

Section 9.1 Description and Purpose Section 9.2 Permitted Land Uses Special Land Uses Section 9.3 Other Land Uses Section 9.4 Section 9.5 "R-3" Multiple Family Residential Zoning District Regulations Section 9.6 Parking Regulations Section 9.7 Sign Regulations Section 9.8 Site Plan Review Section 9.9 Landscape Standards Section 9.10 Special Regulations

Effective Date: June 25, 2016

**Sections 9.12-9.99** [Reserved]

Section 9.11

# ARTICLE X: "R-4" Manufactured Home Community Residential Zoning District

Section 10.1 Description and Purpose
Section 10.2 Uses Permitted by Right
Section 10.3 Special Land Uses
Section 10.4 Other Land Uses

Section 10.5 Height Limitations (Other Permitted Uses)
Section 10.6 Area Regulations (Other Permitted Uses)

Section 10.7 Mandatory Site Plan Review

Section 10.8 Manufactured Home Park Regulations

Section 10.9 Site Location Standards
Section 10.10 Site Development Standards

Section 10.11 Building and Structure Requirements

Section 10.12 Site Plan Review

Section 10.13 Variances Sections 10.14-10.99 [Reserved]

# ARTICLE XI: "O" Office Zoning District

Section 11.1 Description and Purpose
Section 11.2 Permitted Land Uses
Section 11.3 Special Land Uses
Section 11.4 Prohibited Uses
Section 11.5 Other Land Uses

Section 11.6 "O" Office Zoning District Regulations

Section 11.7 Parking Regulations
Section 11.8 Sign Regulations
Section 11.9 Site Plan Review
Landscape Regulation
Landscape Regulations

Section 11.10Landscape RegulationsSection 11.11Special RegulationsSection 11.12Joint Planning Area

**Sections 11.13-11.99** [Reserved]

### ARTICLE XII: "C" General Commercial Zoning District

Section 12.1 Description and Purpose
Section 12.2 Permitted Land Uses
Section 12.3 Special Land Uses
Section 12.4 Prohibited Uses
Section 12.5 Other Land Uses

Section 12.6 "C" General Commercial Zoning District Regulations

Effective Date: June 25, 2016

Section 12.7 Parking Regulations
Section 12.8 Sign Regulations
Section 12.9 Site Plan Review

Section 12.10	Landscape Standards
Section 12.11	Special Regulations
Section 12.12	Joint Planning Area

**Sections 12.13-12.99** [Reserved]

# ARTICLE XIII: "I" Industrial Zoning District

Section 13.1	Description and Purpose
Section 13.2	Permitted Land Uses
Section 13.3	Special Land Uses
Section 13.4	Prohibited Uses
Section 13.5	Other Land Uses
Section 13.6	"I" Industrial Zoning District Regulations
Section 13.7	Performance Standards
Section 13.8	Parking Regulations
Section 13.9	Sign Regulations
Section 13.10	Site Plan Review
Section 13.11	Landscape Standards
Section 13.12	Special Regulations
Section 13.13	Joint Planning Area
<b>Sections 13.14-13.99</b>	[Reserved]

# ARTICLE XIV: "NR" Natural River and Shorelands Overlay Zoning District

Section 14.1	Description and Purpose
Section 14.2	Permitted Land Uses
Section 14.3	Special Land Uses
Section 14.4	Prohibited Uses
Section 14.5	"NR" Overlay District Regulations
Section 14.6	Site Plan Review
Section 14.7	Flood-Resistant Construction
Section 14.8	Flood Plain Management
<b>Sections 14.9 – 14.99</b>	[Reserved]

# ARTICLE XV: "WP" Well Head Protection Overlay Zoning District

Section 15.1	Description and Purpose
Section 15.2	Definitions Applicable to the "WP" Overlay Zoning District
Section 15.3	Location and Legal Description of Wellhead Protection Zones
Section 15.4	Permitted Land Uses
Section 15.5	Prohibited Land Uses and Activities
<b>Sections 15.6-15.99</b>	[Reserved]

Effective Date: June 25, 2016

# ARTICLE XVI: "AM" Access Management Overlay Zoning District

Section 16.1	Description and Purpose
Section 16.2	Applicability
Section 16.3	Definitions of Words and Phrases Used in this Article
Section 16.4	Application Review, Coordination and Approval Process
Section 16.5	Site Plan Requirements and Review Criteria
Section 16.6	Driveway Regulations
Section 16.7	General Standards
Section 16.8	Variances
<b>Sections 16.9-16.99</b>	[Reserved]

# ARTICLE XVII: "PUD" Planned Unit Development Overlay Zoning District

Section 17.1	Purpose and Intent
Section 17.2	Legislative Findings
Section 17.3	Pre-application Conference
Section 17.4	Application for PUD Zoning & Preliminary Site Plan Approval
Section 17.5	PUD Zoning and Preliminary PUD Site Plan Review Procedure-
	Planning Commission
Section 17.6	PUD Zoning and Preliminary PUD Site Plan Review Procedure-
	Township Board
Section 17.7	Effect of PUD Zoning and Preliminary Site Plan Approval
Section 17.8	Final PUD Plan Procedure and Required Plan Content
Section 17.9	Final Planned Unit Development Plan
Section 17.10	Effect of Final PUD Site Plan Approval
Section 17.11	Types of PUD Overlay Zoning Designations
Section 17.12	Design Criteria for Planned Unit Development Overlay Zoning
	District – Residential Use [PUD-R]
Section 17.13	General Design Criteria for Planned Unit Development Overlay
	Zoning District with Mixed Land Use [PUD-MLU]
Section 17.14	Design Criteria for Planned Unit Development Overlay Zoning District
	with General Business [PUD-GB]
Section 17.15	Design Criteria for Planned Unit Development Overlay Zoning District
	with Industrial Use [PUD-I]
Section 17.16	Appeals
Section 17.17	<i>Violations</i>
Section 17.18	Amendments and Deviations from Approved Final PUD Site Plan
<b>Sections 17.19-17.99</b>	[Reserved]
Section 17.16 Section 17.17 Section 17.18	Design Criteria for Planned Unit Development Overlay Zoning District with Industrial Use [PUD-I] Appeals Violations Amendments and Deviations from Approved Final PUD Site Plan

# ARTICLE XVIII: Non-Contiguous Planned Unit Development Overlay Zoning District

Effective Date: June 25, 2016

Section 18.1	Description and Purpose
Section 18.2	Definitions
Section 18.3	Permitted Land Uses
Section 18.4	Donor Land
Section 18.5	Receiving Land
Section 18.6	Density Limitations
0 4: 40 =	

Section 18.7 NC-PUD Review Procedure

**Section 18.8** Deed Restrictions Applicable to NC-PUD Open Space **Section 18.9** Future Change of Status for Donor Land in an NC-PUD

**Sections 18.10-18.99** [Reserved]

### ARTICLE XIX: Special Land Uses

Section 19.1	Description and Purpose
--------------	-------------------------

**Section 19.2** Special Land Use Application Procedure

Section 19.3 Basis of Decision

Section 19.4 Appeal of Special Land Use Decision

**Section 19.5** Performance Guarantee

Section 19.6 Establishing the Special Land Use

Section 19.7 Amendment, Duration and Transfer of Special Land Use Permit
Section 19.8 Special Land Use Design, Operating and Performance Standards

Section 19.9-19.67 Special Land Uses

**Sections 19.68-19.99** [Reserved]

#### ARTICLE XX: Site Plan Review

Section 20.2 Land Uses Requiring Site plan Review
Section 20.3 Land Use Exempt from Site Plan Review

Section 20.4 Application for Site Plan Review

Section 20.5 Procedure for Consideration and Review of Site Plans

**Section 20.6** Standards for Review of Site Plan **Section 20.7** Conditions on Approval of Site Plans

Section 20.8 Construction in Accordance with Approved Site Plan Required

**Section 20.9** Performance Guarantees

**Section 20.10** Changes in Approved Site Plans **Section 20.11** Appeals of Decisions on Site Plans

Section 20.12 As-Built Site Plans
Section 20.13 Land Clearing

Section 20.14 Approval Effective for One Year

**Sections 20.15-20.99** [Reserved]

#### **ARTICLE XXI: General Provisions**

Section 21.1	Access To and	Frontage on a	Public or Private Road
--------------	---------------	---------------	------------------------

Section 21.2 Accessory Building Size Regulations in the A and AR Zoning Districts
Section 21.3 Accessory Building Size Regulations in the "RR" Rural Residential and

"RE" Residential Estates Zoning Districts

Effective Date: June 25, 2016

Section 21.4 Accessory Uses – Buildings and Structures

Section 21.5 Keeping of Animals
Section 21.6 Keeping of Chickens
Section 21.7 Basement Dwellings

Section 21.8 Lots and Parcels with More than One Street Frontage

Section 21.9 Single Family Dwellings Requirements for all Zoning Districts

Thornapple Township Zoning Ordinance

Section 21.10	Floor Area Minimums for Dwellings in all Zoning Districts
Section 21.11	Essential Services
Section 21.12	Fences
Section 21.13	Health Department-Required Approvals
Section 21.14	Swimming Pool Regulations
Section 21.15	Vehicle Repairs on any Residential Use Premises
Section 21.16	Dismantled, Non-operating and Unlicensed Motor Vehicles
Section 21.17	Trash, Litter and Junk on Any Premises
Section 21.18	Recreational Vehicle Parking in All Residential Zoning Districts, Except
	Rural Residential
Section 21.19	Refuse Management in all Zoning Districts
Section 21.20	Height Exceptions
Section 21.21	Clear Vision Areas
Section 21.22	Width to Depth Ratio for all Newly Created Lots or Parcels
Section 21.23	Dangerous Buildings
Section 21.24	Moving of Buildings
Section 21.25	Demolition of Buildings
Section 21.26	Standards for All Private Roads
Section 21.27	Temporary Uses of Land or Building
Section 21.28	Temporary Structures
Section 21.29	Maximum Site Grades
Section 21.30	Plat and Site Condominium Subdivision Regulations
Section 21.31	Outdoor Lighting Standards for All Zoning Districts
Section 21.32	Governmental Buildings
Section 21.33	Keyhole Development
Section 21.34	Wind Energy Systems
Section 21.35	Sidewalks and Pathways
Section 21.36	Land Division Regulations
Section 21.37	Solar Energy Systems
Section 21.38	Common Open Space Residential Development
Section 21.39	Driveways to single family and two family dwellings
Section 21.40	Household & Recreational Storage Facility
Sections 21.41 - 21.99	[Reserved]

# ARTICLE XXII: Supplemental Regulations

Groundwater Protection Standards in All Zoning Districts
Flood Plain Management
Site Grading and Steep Slope Requirements
Tree Protection requirements
Wetlands
Storm Water Management
[Reserved]

# ARTICLE XXIII: Parking and Loading Standards

# Section 23.1 Description and Purpose

Thornapple Township Zoning Ordinance

Section 23.2 Minimum Vehicle Parking Space Requirements by Land Use
Section 23.3 Maximum Parking Spaces
Section 23.4 Parking Requirements for Uses of Land Not Covered in Section 23.2
Section 23.5 Shared Parking Facilities
Section 23.6 – 23.99 [Reserved]

#### ARTICLE XXIV: Sign Regulations

Section 24.1 Description and Purpose Section 24.2 **Definitions** Section 24.3 **Prohibited Signs** Section 24.4 Permitted Signs Section 24.5 Temporary Signs Section 24.6 Exempt Signs Signs in the A, AR, and RR Zoning Districts Section 24.7 Section 24.8 Signs in all Residential Zoning Districts Section 24.9 Signs in Office and Commercial Zoning Districts Section 24.10 Signs in Industrial Zoning District Section 24.11 Signs in Planned Unit Development Districts Section 24.12 Signs Permit Process Non-Conforming Signs Section 24.13 Section 24.14 Unlawful Signs **Sections 24.15-24.99** [Reserved]

# ARTICLE XXV: Landscape Standards

Section 25.1 Description and Purpose Buffer Zone Required Section 25.2 Buffer Zone Development Standards Section 25.3 Off-Street Parking Areas Section 25.4 Off-Street Parking Area Landscape Standards Section 25.5 Section 25.6 Greenbelts Section 25.7 Greenbelt Development Standards Section 25.8 General Landscape Development Standards Prohibited Tree and Plant Species Section 25.9 Sections 25.10-25.99 [Reserved]

#### ARTICLE XXVI: Nonconforming Lots, Buildings, Structures and Uses

Effective Date: June 25, 2016

Section 26.1	Purpose and Intent
Section 26.2	Nonconforming Lots of Record
Section 26.3	Nonconforming Buildings or Structures
Section 26.4	Nonconforming Uses
Section 26.5	Nonconforming Parking Areas
Section 26.6	Nonconforming Landscaping
Section 26.7	Nonconforming Lighting

Section 26.8 Nonconforming Signs

Section 26.9 Nonconforming Communication Towers

Sections 26.10-26.99 [Reserved]

#### ARTICLE XXVII: Zoning Board of Appeals

Section 27.1	Membership Appointment and Tenure
Section 27.2	Officers
Section 27.3	Rules of Procedure

Section 27.4 Quorum and Voting Requirements
Section 27.5 Authority of Zoning Board of Appeals

Section 27.6 Dimensional Variances

Section 27.7 Conditions Attendant to Variances
Section 27.8 Time Limitations on Variances

Section 27.9 Procedure

**Section 27.10** Decisions of the Zoning Board of Appeals

Section 27.11 Alternate Members

**Sections 27.12-27.99** [Reserved]

#### ARTICLE XXVIII: Administration, Enforcement and Fees

Administration |

00001011 20.1	rammonation
Section 28.2	Zoning Compliance Permits
Castian 20.2	Otto an Dannaita

Section 28.3 Other Permits

Section 28 1

Section 28.4 Accessory Buildings and Structures

Section 28.5 Certificate of Occupancy
Section 28.6 Escrow Fund Requirements

**Section 28.7** Expiration of Zoning Compliance Permit **Section 28.8** Expiration of Zoning Compliance Permit

Section 28.9 Stop Work Orders
Section 28.10 Enforcement

Section 28.11 Fees, Charges and Escrow Payments

Section 28.12 Required Public Notices

Sections 28.13 Zoning Administrator determination of Right-to-farm Act

preemption

**Sections 28.14-28.99** [Reserved]

# ARTICLE XXIX: Zoning Ordinance Amendment and Procedure

Section 29.1 Initiating a Zoning Ordinance Amendment
Section 29.2 Amendment to the Official Zoning Districts Map
Section 29.3 Amendment to Text of the Zoning Ordinance

Section 29.4 Procedure for Consideration of all Zoning Ordinance Amendments

Effective Date: June 25, 2016

**Sections 29.5-29.99** [Reserved]

# ARTICLE XXX: Penalties for Violation of Zoning Ordinance

**Section 30.1** Penalties – Civil Infraction **Section 30.2** Penalties – Other Prosecution

**Section 30.3 – 30.99** [Reserved]

# ARTICLE XXXI: Savings Clause, Miscellaneous Provisions and Effective Date

Section 31.1 Savings Clause

Section 31.2 Non-Liability of Township Officials

Section 31.3 Effective Date
Sections 31.4 – 31.99 [Reserved]

#### Article XXXII Definitions

Section 32.1 Rules of Construction and Interpretation

Section 32.2 Definitions Section 32.3 – 32.99 [Reserved]

Appendix 1: List of Non-conforming Private Roads in Existence on the

Effective Date of this Ordinance.

Appendix 2: Reciprocal Access Easement

**Appendix 3**: Procedure for Determining a Shared Parking Benefit

Effective Date: June 25, 2016

**Appendix 4:** Sample Easement for Shared Parking

**Appendix 5:** List of Non-Conforming Signs