



CHAPTER 4 ZONE DISTRICTS

SECTION 4.01 ZONING DISTRICTS

In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of the Pine Township Master Plan, the Township is divided into Zoning Districts of such number, boundaries, shape, and area that are deemed most suitable to provide for the best development of the community, while protecting the common rights and interests of all through associated regulations and restrictions. For the purposes of this Ordinance, Pine Township is hereby divided into the following Zoning Districts:

- AP Agricultural Preservation District
- LDR Low Density Residential District
- LF Lakefront Residential District
- NC Neighborhood Commercial District
- AGC Agricultural Commercial District
- LI Light Industrial District
- RF Riverfront District (not mapped)
- PUD Planned Unit Development
- MHP Mobile Home Park District

SECTION 4.02 THE ZONING MAP

The locations and boundaries of these descriptions are hereby established on a map entitled "Pine Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- Regardless of the existence of copies of the zoning map which may be made or published, the Official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map.
- B. The Official Zoning Map shall be identified by the signature of the Zoning Administrator, attested to by the Township Clerk.
- The Official Zoning Map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Pine Township which are subject to the provisions of this Ordinance.

SECTION 4.03 DISTRICTS

Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Zoning Map, the following rules shall apply:

- Where the boundaries are indicated as approximately following the street, alleys, or highways, the centerlines of said streets, alleys, or highways, or such lines extended shall be construed to be such boundaries.
- Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- Boundaries indicated as approximately following township boundary lines shall be construed as following such township lines.
- Boundaries indicated as approximately following railroad lines shall be construed to be the centerline of the railroad right-of-way.
- Boundaries indicated as approximately parallel to the centerlines of streets or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.
- Boundaries following the shoreline of stream, lake, or other body of water shall be construed to follow such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
- Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the Zoning Administrator shall determine the appropriate district boundaries.

SECTION 4.04 ZONING OF VACATED AREAS

Whenever any street, alley or other public way within the Township is vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley, or public way, such lands shall automatically be subjected to the same zoning regulations as are applicable to lands to the adjoining



lands.

SECTION 4.05 ZONING OF FILLED LAND

Whenever any fill is placed in any lake or stream, after all required permits are obtained, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

SECTION 4.06 ZONING DISTRICT CHANGES

When District boundaries hereafter become changed, any use made nonconforming by such change may be continued, subject to the provisions of this Ordinance.



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CHAPTER 5 AP - AGRICULTURAL PRESERVATION DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSE

The purpose of this District is to preserve the agricultural and rural residential character of lands within this District, maintain the integrity of agricultural areas, minimize public service costs, limit areas of urban influence, preserve a maximum of open space, and lessen conflicts between farm and non-farm residents. Although it is recognized that not all land within this classification will necessarily be prime farmland, the integrity of the area will be maintained to ensure that larger parcels of land remain available for farming.

This District is intended primarily for agricultural uses and associated agricultural activities. A limited number of nonfarm residences may be appropriate where land does not hold a great deal of agricultural value, will not conflict or interfere with existing agricultural operations, and where the property owner has found it desirable to sell a portion of his or her land for income or use by family members. Careful consideration will be given to environmental concerns related to groundwater quality and other related issues due to the limited ability of the community to provide public services. All uses permitted within this District shall be conducted with due consideration for the potential effects which may result from authorized agricultural uses, in accordance with Public Act 94 of 1995, the Michigan Right to Farm Act.

SECTION 5.02 PERMITTED USES

Land and/or buildings in the AP District may be used for the following purposes as Permitted By Right:

- Farms for both general and specialized farming, together with farm dwellings and buildings and other installations useful to such farms.
- Roadside stands.
- Single family dwellings.
- Greenhouses and nurseries, not including retail operations. A residence may also be located on the same property as the greenhouses and nurseries. Greenhouses or other structures accessory to the greenhouse or nursery operation shall be located no nearer than the setbacks required for accessory buildings in Section 3.08.



- Kennels, not including commercial kennels. A residence may also be located on the same property.
- State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- Family day care homes.
- Home occupations in accordance with the requirements of Section 3.21.
- Single family site condominium projects (Section 3.27), subject to Site Plan Review in accordance with the requirements of Chapter 14.
- Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses or Special Land Uses, as regulated in Section 3.08
- Home based business, in accordance with the standards and requirements of Section 16.04 (Q).

SECTION 5.03 SPECIAL LAND USES

- Land and/or buildings in the AP District allowed under **Section 5.03, B.**, shall meet the following requirements:
 - The proposed use shall be sited upon lands which are less suitable for agricultural operations than other agricultural lands within the District.
 - The proposed use shall be sited on a parcel in a manner which minimizes the amount of productive agricultural land which is converted to the proposed use.
 - The proposed use shall be located in areas where groundwater quality and the general integrity of environmental resources; including but not limited to wetlands, floodplains, watersheds, and significant wildlife habitat and forest lands, will not be negatively affected.
- 1. Land and/or buildings in the AP District may be used for the following purposes upon receiving recommendation from the Township Planning Commission and approval by the Township Board as a

Special Land Use, as regulated by Chapter 16:

1. Agricultural labor housing
2. Airports.
3. Bed and breakfast establishments.
4. Commercial kennels. A residence may also be located on the same property.
5. Country clubs, golf courses, riding stables, and publicly owned athletic grounds and parks.
6. Greenhouses and nurseries, including retail operations. Greenhouses or other structures accessory to the greenhouse or nursery operation shall be located no nearer than the setbacks required for accessory buildings in Section 3.08.
7. Group day care.
8. Public or private campgrounds.
 1. Radio and television transmitting buildings and related towers exceeding one hundred (100) feet in height or towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services.
 - 10 Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
 11. Schools, churches, libraries, and community center buildings.
 12. State licensed residential group care facilities.
 13. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 5.04 DISTRICT REGULATIONS

- A No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building or structure, or enlargement.
- B. The maximum number of lots, in addition, to an existing principal dwelling that may be created, shall be based on the gross area of that tract which is to be subdivided, and which constitutes the lot of record as of the date of adoption of the original Ordinance **April 10, 2000**, as follows:

Schedule of Density Table

Maximum # of Additional Lots Permitted

Area of Lot of Record	Number of Lots
less than 20 acres	2
20.1 to 40 acres	3
40.1 to 80 acres	4
80.1 to 160 acres	5
over 160.1 acres	6

1. Any lot created for residential, non-agricultural purposes shall be at least one (1) acre and no greater than two (2) acres in area, unless a larger parcel is required by the Mid Michigan Health Department to accommodate a drainage field for a septic system or adequate separation between septic and well systems. Lots which are created shall have a minimum of two-hundred and twenty (220) feet of public or private road frontage.

 2. All lots shall be contiguous unless the Zoning Administrator determines that for reasons of public health and safety it would be in the public interest to permit the creation of noncontiguous lots.

 3. Lots which are created shall be located on lands least suitable for agricultural production. In addition, lots shall be located in areas where groundwater quality and the general integrity of environmental resources; including but not limited to wetlands, floodplains, watersheds, and significant wildlife habitat and forest lands, will not be compromised.
- F. The following development standards shall be followed for all parcels, except in instances where differences have been noted.

AP District Regulations	
Front Yard Setback	50 feet
Side Yard Setback	Residential buildings - 25 feet
	Main buildings for non-residential uses - 60 feet



AP District Regulations	
Rear Yard Setback	50 feet
Building Height	25 feet or 2 ½ stories; farm buildings/structures and TV and radio towers shall be permitted at their usual and customary heights.
Maximum Lot Coverage	20%
Minimum Lot Area	Farm unit: 40 acres
	Nonfarm dwelling unit: 1 acre
	Special land use: 2 acres
Maximum Lot Area	Nonfarm dwelling unit: 2 acres
Minimum Lot Width	330 feet (except as noted)
	Nonfarm dwelling unit: 180 feet

SECTION 5.05 PARCEL AND DENSITY BONUS

1. On lots of record as defined by Section 5.04, B which are greater than forty (40) acres, existing as of the date of the adoption of this original Ordinance, **April 10, 2000**, excluding any amendment thereto, an additional lot may be established for each additional forty (40) acres of the original or contiguous parcel, with all newly created lots having a minimum required frontage of one hundred (100) feet, provided:

Driveway access to an existing public road for all parcels to be used for residential purposes is gained through a single access which meets township standards for private streets, or County Road Commission standards for the construction of a public street. The existing public road whereby access is to be gained is a paved surface.

Each parcel is determined to be accessible to emergency vehicles by local Police and Fire Departments.

Community System Bonus

On parcels of record in accordance with Section 5.04, B. that are greater than forty (40) acres existing as of the date of the adoption of this original Ordinance, **April 10, 2000**, excluding any amendment thereto, one (1) additional lot may be permitted for every three (3) parcels, including those created under Section 5.04, B. and the parent parcel. Lots which are created under this provision may have a minimum lot size of 21,780 square feet (.50 acres), provided:

A community sanitary sewer system is used that has been approved by the Michigan Department of Environmental Quality and the Mid Michigan Health Department.

An area equal in size to that required for the community system is set aside and protected by permanent easement for the purposes of expansion or replacement.

Driveway access to an existing public road for all parcels is gained through a single access which meets township standards for private streets, or County Road Commission standards for the construction of a public streets.

The existing public road whereby access is to be gained is a paved surface.

Each parcel is determined to be accessible to emergency vehicles by local Police and Fire Departments.

If the above requirements are satisfied, then the following shall be permitted.

Community System in AP District	
Front Yard Setback	25 feet
Side Yard Setback	20 feet
Rear Yard Setback	25 feet
Lot Coverage	30%
Minimum Lot Width	75 feet

SECTION 5.06 ENFORCEMENT OF LOT SPLITS

The following procedures will be applied to ensure proper enforcement and administration of farmland protection measures.

Concurrent with the adoption of this Ordinance an official map indicating



existing lots and land ownership shall be established in conformance with Section 5.04 B.

An allotment of non-farm dwelling units possible under this Ordinance shall be made for each parcel in the district.

As allotments are used, the official map shall be updated to reflect these changes.

The official map shall be maintained by the Clerk and copies made available for inspection by the public.



SECTION 6.01 DESCRIPTION AND PURPOSE

This District is intended for residential uses, and related non-residential uses. The overall purpose of this District is to provide opportunities to live in Pine Township without compromising rural character and quality of living. The greatest potential for expanded public services within a centralized location in the township is found in the LDR District due to past development patterns in and around Langston, existing public streets, and the ability to provide proper access to emergency vehicles. Development in this area, however, must recognize important natural features such as the Flat River and its tributaries, and the lack of public water and sewer.

SECTION 6.02 PERMITTED USES

Land and/or buildings in the LDR District may be used for the following purposes as Permitted By Right:

- Single family dwellings.
- Farms for both general and specialized farming, together with farm dwellings and buildings and other installations useful to such farms.
- State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- Family day care homes.
- Home occupations in accordance with the requirements of Section 3.21.
- Public parks, playgrounds, and cemeteries.
- Single family site condominium projects, subject to Site Plan Review in accordance with the requirements of Chapter 14.
- Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses, or Special Land Uses.

SECTION 6.03 SPECIAL LAND USES

Land and/or buildings in the LDR District may be used for the following purposes upon receiving recommendation from the Township Planning Commission and approval by the Township Board as a Special Land Use as regulated by Chapter 16:

- Two-family and multiple-family dwellings.
- Home based businesses.
- Public or private campgrounds.
- Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

Roadside stands less than two-hundred (200) square feet.
 Schools, churches, libraries, and community center buildings.
 Nursery school and group day care homes.
 Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 6.04 DISTRICT REGULATIONS

No lot, building, or structure, nor the enlargement of any building of structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement.

LDR District Regulations	
Front Yard	30 feet
Side Yard	30 feet
Rear Yard	30 feet
Building Height	25 feet or 2½ stories
Lot Coverage	15%
Minimum Lot Area	Single Family Dwellings - 1.0 acre
	Two Family Dwellings - 1.5 acres
	Multiple Family Dwelling - 2 acres for first 4 units plus 2,500 square feet for each unit over 4. Overall net density shall not exceed four (4) units per acre
	Nonresidential Uses - 2.0 acres
Minimum Lot Width	Single Family Dwellings - 200 feet
	Two Family Dwellings - 250 feet
Minimum Floor Area	Single and Two Family Dwellings - 840 square feet GFA/600 square feet GFA on ground floor
	Multiple Family Dwellings - 800 square feet UFA per unit plus 400 square feet per bedroom for each bedroom over 2



SECTION 7.01 DESCRIPTION AND PURPOSE

The purpose of the Lakefront District is to acknowledge the high density development pattern that has occurred along many of the township's inland lakes. There are many unique physical, economic, and social attributes of waterfront and shoreline properties that are not present anywhere else in the township. Unfortunately, if additional concentrated development around many of the lakes, combined with general residential and recreational use continues, water resource contamination is likely. The following regulations attempt to ensure that the structures and uses in this District are compatible with the unique attributes of waterfront properties and to minimize public expense resulting from the need for costly infrastructure improvements.

SECTION 7.02 PERMITTED USES

Land and/or buildings in the LF District may be used for the following purposes as Permitted Uses:

Single family dwellings.

Farms for both general and specialized farming, together with farm dwellings and buildings and other installations useful to such farms.

Home occupations in accordance with the requirements of Section 3.21.

Private boat docks, accessory to residential and non-residential uses, subject to the following provisions:

One (1) private boat dock shall be permitted for each waterfront lot or parcel. For lots exceeding fifty (50) feet in width, one (1) additional boat dock shall be permitted for each full fifty (50) feet of lot width exceeding the first fifty (50) feet along a body of water.

Docks may not extend further than twenty-four (24) feet from and perpendicular to the shoreline of any lake. No dock shall extend for more than twelve (12) feet along any shoreline.

Boat docks and boat slips shall be used only by persons residing on the premises or their guests, or by patrons of the premises and their guests, and shall not be leased, rented, or otherwise made available for compensation, except in conjunction with the lease or rental of the dwelling unit on the same lot, unless approved as a marina, subject to the requirements of this Ordinance and other state and federal regulations.

Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses, or Special Land Uses as regulated in



Section 3.08.

SECTION 7.03 SPECIAL LAND USES

Land and/or buildings in the LF Lakefront District may be used for the following purposes upon receiving recommendation from the Township Planning Commission and approval by the Township Board as a Special Land Use as regulated by Chapter 16:

- Marinas.
- Private resorts and rental cabins.
- Public or private boat launches.
- Public or private campgrounds.
- Two-family dwellings.

SECTION 7.04 DISTRICT REGULATIONS

No lot, building, or structure, nor the enlargement of any building of structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement. This District applies to all properties within four hundred (400) feet of the ordinary high water mark.

Developments within the Lakefront District shall maintain, to a reasonable extent, open and unobstructed views to the waterway from adjacent properties, roadways, and pedestrian ways.

No dwelling shall be constructed or placed on lands which are subject to flooding or on banks where a minimum of four (4) feet between the finished grade level and the ordinary high water mark. Land may be filled to meet the minimum requirement of four (4) feet between the finished grade level and the ordinary high water mark only under the following conditions:

No material is allowed to enter the water either by erosion or mechanical means.

Fill material is of a pervious material such as gravel or sand.

Any and all permits have been acquired as required by the State of Michigan and the rules and regulations of the Department of Natural Resources and the Department of Environmental Quality of the State of Michigan, provided that it shall be unlawful to alter the shoreline of any lake, river or creek in the community by soil removal or fill.

All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.



Lot Requirements

LF District Regulations	Residential Uses		Non-Residential Uses
	Septic	Community System	
Minimum Lot Width	100 feet	70 feet	130 feet
Maximum Height	2 stories; or 25 feet, whichever is higher		
Front Yard Setback	30 feet to the ordinary high watermark, or shoreline		
Side Yard Setback	20 feet	15 feet	35 feet
Rear Yard Setback	20 feet	20 feet	35 feet
Minimum Lot Area	20,000 square feet	10,890 square feet (.25 acres)	1 acre
Maximum Impervious Surface Coverage	30%	45%	30%
Septic Fields	Septic fields shall meet the front yard setback requirements of this Ordinance for main buildings		

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SECTION 8.01 DESCRIPTION AND PURPOSE

This District is intended to permit local retail business and service uses to serve the residential areas of the township. The uses of the district are not intended to serve a large, regional population. Expansion of this District will be reviewed with consideration for traffic, impact on adjacent areas, size and access to the lot, and whether or not proposed uses serve the local population and support the rural character of the community. Generally, square footage of Neighborhood Commercial uses should not exceed eight-thousand (8,000) square feet of building area.

SECTION 8.02 PERMITTED USES

Land and/or buildings in the NC District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 14:

Office buildings for any of the following occupations:

- Executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the Zoning Administrator.
- 2. Medical and dental offices.

Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.

Personal service establishments conducting services on the premises, including barber and dry-cleaning service outlets, beauty shops, fitness centers, travel agencies, and other similar uses, as determined by the Zoning Administrator.

Retail stores, providing goods within a completely enclosed building less than 8,000 square feet.

Nursery school and group day care homes.

Drug stores and pharmacies.

Restaurants, excluding drive-through facilities.

Private clubs, fraternal organizations, and lodge halls.

Commercial child care centers.

Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems

- K. Accessory buildings, structures, and uses customarily incidental to any of the above permitted uses, or Special Land Uses.

SECTION 8.03 SPECIAL LAND USES

Land and/or buildings in the NC District may be used for the following purposes upon receiving recommendation from the Township Planning Commission and approval by the Township Board as a Special Land Use as regulated by

Chapter 16:

Auto wash establishments.

Automobile service stations and automobile repair (minor) facilities, including the selling of convenience goods, but not including body shops.

Bowling alleys.

Commercial storage warehouses.

Funeral homes and mortuary establishments.

Multiple-family dwellings.

Open air businesses.

Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

Restaurants, including drive-through facilities.

Retail stores, providing goods within a completely enclosed building greater than 8,000 square feet.

Veterinary hospitals, animal clinics, and kennels

SECTION 8.04 DISTRICT REGULATIONS

No lot, building, or structure, nor the enlargement of any building of structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement.

Developments within the NC District shall maintain open and unobstructed views within the front yard, particularly near points of egress and ingress.

Parking in the required front yard shall be prohibited.

The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be screened from the view from the street or from abutting properties.

The required front yard area, except for necessary entrance drives, shall be



landscaped.

Lot Requirements

NC District Regulations	
Front Yard	25 feet
Side Yard	Side abutting Residential Districts or uses - 50 feet
	Side abutting other Districts - 10 feet Street side of a corner lot - 25 feet
Rear Yard	35 feet
Maximum Lot Coverage	40 %
Building Height	25 feet or 2½ stories
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet



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CHAPTER 9 AGC - AGRICULTURAL COMMERCIAL DISTRICT

SECTION 9.01 DESCRIPTION AND PURPOSE

This District is intended to accommodate uses which can provide a variety of commercial goods and services for the agricultural community. The needs of an agricultural operation can be very different from a regular household. For example, vehicles used for agricultural purposes can be cumbersome and tend to slow other types of traffic. The potential presence of fertilizers and other chemicals distributed by agriculturally related businesses is a concern as well. Due to the number of agricultural and home based businesses in the area, this District is located north of Langston, away from the more concentrated residential areas of the township.

SECTION 9.02 PERMITTED USES

Land and/or buildings in the AGC District may be used for the following purposes as Permitted By Right:

- A.. Farms for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms.
 - Greenhouses and nurseries, not including retail operations. A residence may also be located on the same property as the greenhouses and nurseries. Greenhouses or other structures accessory to the greenhouse or nursery operation shall be located no nearer than the setbacks required for accessory buildings.
 - Home occupations.
 - Kennels, including commercial kennels.
 - Roadside stands.
 - Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
 - Veterinary hospitals and animal clinics.
 - Accessory buildings, structures, and uses customarily incidental to any of the above permitted uses, or Special Land Uses.

SECTION 9.03 SPECIAL LAND USES

Land and/or buildings in the AGC District may be used for the following purposes upon receiving recommendation from the Township Planning Commission and approval by the Township Board as a Special Land Use as regulated by Chapter 16:



- Automobile service stations and automobile repair (minor) facilities, including the selling of convenience goods.
- Auto wash establishments, either self-serve or automatic.
- Body shop, automobile repair (major).
- Chemical or fertilizer distribution, for agricultural purposes.
- Commercial storage warehouses.
- Greenhouses and nurseries, including retail operations. Greenhouses or other structures accessory to the greenhouse or nursery operation shall be located no nearer than the setbacks required for accessory buildings.
- Open air businesses.
- Sawmills.
- Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services.
- Transfer stations, agricultural.
- Wholesale businesses.
- Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.