

## **ARTICLE 5.00 – DISTRICT STANDARDS**

### ***Section 5.01      A Agricultural District***

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#### A. Intent

This district is composed of land in rural areas of the Township where land use consists primarily of single-family residential dwellings, farms, and other compatible rural activities. It is the purpose of this district to preserve the rural character of these designated areas, while encouraging the preservation of active agriculture, sensitive environmental features, and large open spaces within the Township. Although it is recognized that some of the land area within this district may eventually be converted from farm and vacant fields to residential use, it is intended to allow low density, rural residential development while encouraging the preservation of large tracts of land for agriculture or conservation. This district is intended to further the goals and objectives of the Agricultural Preservation Future Land Use Classification in the Pine Grove Township Master Plan.

#### B. Permitted Uses

1. Agricultural production, together with farm dwellings and buildings and other installations associated with such agricultural production. More than one dwelling unit may be permitted as living quarters on a farm for a member or members of the owner's immediate family or for unrelated farm employees.
2. Single and two-family family dwellings.
3. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (Section 8.05)
4. Foster care (small group) facilities.
5. Home occupations. (See Section 8.11)
6. Roadside stands. (See Section 8.20)
7. Farm markets. (See Section 8.08)
8. Greenhouses and nurseries.
9. On-farm biofuel production facilities (Type I).

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10. Private airfields or aircraft landing strips, subject to compliance with all applicable federal, state and local regulations and codes.
11. Wireless communications facilities. (See Section 8.24)
12. Wind energy systems. (See Section 8.23)
13. Essential services by public utilities and other agencies.
14. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Bed and breakfast inns. (See Section 8.02)
2. Campgrounds. (See Section 8.04)
3. Cemeteries.
4. Churches.
5. Public and private educational institutions.
6. Rural home occupations. (See Section 8.21)
7. Kennels. (See Section 8.12)
8. Horse boarding or riding stables, with outdoor riding facilities.
9. On-farm biofuel production facilities (Type II or Type III).
10. Veterinary Clinics.
11. Outdoor recreational facilities, including golf courses, ski lodges, hunt clubs, gun clubs, country clubs, and other similar facilities. (See Section 8.17)
12. Festivals, concerts, flea markets and historical, cultural and entertainment activities of a rural nature. (See Section 8.09)
13. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)
14. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.

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15. Open space preservation developments. (See Section 8.16)

16. Clustered land developments. (See Section 8.06)

17. Group child care homes licensed or registered under Michigan Public Act 116 of 1973.  
(See Section 8.05)

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

***Section 5.02 R-1 Medium Density Residential District***

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A. Intent

The purpose of this district is to provide for single family and two-family residential development of spacious character, together with a range of uses compatible with residential surroundings. This district is directed to lands located in developed or developing areas where appropriate land use relationships and natural resource/open space protection can be achieved. This district is intended to further the goals and objectives of the Rural Residential Future Land Use Classification in the Pine Grove Township Master Plan.

B. Permitted Uses

1. Single and two-family family dwellings.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Roadside stands, for produce grown exclusively on-site. (See Section 8.20)
6. Wireless communications facilities. (See Section 8.22)
7. Essential services by public utilities and other agencies.
8. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Bed and breakfast inns. (See Section 8.02)
2. Cemeteries.
3. Churches.
4. Public and private educational institutions.
5. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)

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6. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.
7. Open space preservation developments. (See Section 8.16)
8. Clustered land developments. (See Section 8.06)
9. Group child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

**Section 5.03      *R-2 High Density Residential District***

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A. Intent

The purpose of this district is to provide for a higher density of single family and two-family residential development, together with a range of uses compatible with residential surroundings. This district is directed to lands located in developed or developing areas where adequate facilities and services can be provided. This district is intended to further the goals and objectives of the Neighborhood Residential Future Land Use Classification in the Pine Grove Township Master Plan.

B. Permitted Uses

1. Single and two-family family dwellings.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Roadside stands, for produce grown exclusively on-site. (See Section 8.20)
6. Wireless communications facilities. (See Section 8.22)
7. Essential services by public utilities and other agencies.
8. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Bed and breakfast inns. (See Section 8.02)
2. Cemeteries.
3. Churches.
4. Public and private educational institutions.
5. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)

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6. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.
7. Open space preservation developments. (See Section 8.16)
8. Clustered land developments. (See Section 8.06)
9. Group child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
10. Child care centers or day care centers. (See Section 8.06)
11. Foster care (large group) facilities. (See Section 8.10)
12. Care homes.

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

**Section 5.04 R-3 MHP – Mobile Home Park District**

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A. Intent

The purpose of this district is to encourage a suitable environment for persons and families choosing to live in a mobile home development. In keeping with the occupancy characteristics of contemporary mobile homes, this Ordinance establishes density standards and permitted uses that reflect the needs of the residents in the district.

This district is designed for mobile home parks and such accessory buildings and uses normally associated therewith, in accordance with those regulations specified by Michigan Public Act 96 of 1987 and all amendments thereto. This district is intended to further the goals and objectives of the Manufactured Housing Park Future Land Use Classification in the Pine Grove Township Master Plan.

B. Permitted Uses

1. Single and two-family dwellings.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Wireless communications facilities. (See Section 8.22 )
6. Essential services by public utilities and other agencies.
7. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Mobile home parks, including a residence for the mobile home park owner or operator and his family, but excluding any retail sales of mobile homes, unless the same are located upon a developed mobile home site.
2. Cemeteries.
3. Churches.
4. Public and private educational institutions.



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5. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)
6. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

**Section 5.05      R-4 Multi-Family Residential District**

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A. Intent

This district provides for a wider variety of housing types, as well as variations in density and housing arrangements. Lands within this district will be allowed the most intensive residential development, including attached housing and multiple family development, as well as other residential related development. Development should be restricted to areas where adequate roads and utilities are provided. This district is intended to further the goals and objectives of the Multiple Family Residential Future Land Use Classification in the Pine Grove Township Master Plan.

B. Permitted Uses

1. Single and two-family family dwellings.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Multiple family dwellings and attached single family dwellings. (See Section 8.14)
6. Boarding or lodging houses. (See Section 8.03)
7. Wireless communications facilities. (See Section 8.22)
8. Essential services by public utilities and other agencies.
9. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Bed and breakfast inns. (See Section 8.02)
2. Cemeteries.
3. Churches.
4. Public and private educational institutions.

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5. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)
6. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.
7. Group child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
8. Child care centers or day care centers.
9. Foster care (large group) facilities. (See Section 8.10)
10. Care homes.
11. Planned unit developments. (See Section 8.19)

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

**Section 5.06 C-1 Neighborhood Commercial District**

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A. Intent

This district is intended to accommodate the limited establishment of small neighborhood commercial centers at designated locations within the Township that are designed to provide services in a manner convenient to surrounding residential areas. These regulations are intended to provide standards of use and design that ensure compatibility with adjacent rural land use and nearby residential properties. This district is intended to further the goals and objectives of the Pine Grove Township Master Plan for commercial land use.

B. Permitted Uses

1. Single and two-family dwellings, when located on the same lot or within the development area of a Special Land Use allowed by Section 5.06 C., subject to the Site Plan Review requirements of Article 11.00.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Wireless communications facilities. (See Section 8.22)
6. Essential services by public utilities and other agencies.
7. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Bed and breakfast inns. (See Section 8.02 )
2. Retail establishments which supplies commodities on the premises such as, but not limited to, groceries, baked goods, pharmaceuticals, and clothing.
3. Service establishments such as, but not limited to, a photographic studio, flower shop, beauty salon or barber shop, and photocopy shop.
4. Business establishments such as, but not limited to, a bank, insurance office, and real estate office.

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5. Professional services such as, but not limited to, legal, financial, and similar allied professional.
6. Restaurants.
7. Gasoline service stations.
8. Mixed use establishments, allowing both permitted and special land uses within the same building.
9. Outdoor sales or activities accessory to a Permitted or Special Land Use. (See Section 8.18)
10. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. (See Section 8.07)

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

E. Site Development Standards

1. District Boundaries:

Each area occupied by this district shall not be greater than two (2) contiguous acres in size and shall be provided frontage on a county designated primary road.

2. Dimensional Requirements:

All Zoning Ordinance dimensional requirements for the underlying zoning district shall apply, unless specifically reduced by the Planning Commission upon a finding that the reduction meets the purpose of the overlay district to provide for compatibility of design and use between neighboring properties and complies with the intent of the special land use provisions set forth in Article 7. Such a dimensional reduction is not subject to variance approval or further relief by the Zoning Board of Appeals.

3. Lot Coverage:

The total improved area of each lot shall not occupy more than 50% of the lot area unless specifically reduced by the Planning Commission upon a finding that the reduction meets the purpose of the overlay district to provide for compatibility of design and use between neighboring properties and complies with the intent and

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purpose of the special land use provisions set forth in Article 7.00. Such a dimensional reduction is not subject to variance approval or further relief by the Zoning Board of Appeals.

For purposes of this overlay district, 'improved area' shall include the portion of a lot that is covered by buildings and hard-surfaced areas, such as drives, parking areas, and sidewalks.

4. Access:

Shared access between lots through shared driveways, driveway placement or closure of any existing driveway so as to facilitate future shared access between lots shall be encouraged where feasible and appropriate.

5. Parking:

Except as specified herein, parking for motor vehicles shall be provided as set forth in Section 9.12.

Parking layouts designed to allow for shared-access and shared-parking with adjacent properties will be encouraged where feasible and appropriate.

An overlap in parking requirements between uses that have alternating peak parking demands may be allowed where shared or common parking facilities are provided.

6. Architectural Design Features:

Building architecture shall be compatible with the character of the surrounding area, including, but not limited to, roof line, exterior materials, building height, orientation and façade.

Elevation drawings shall be submitted with the site plan for consideration during the Special Land Use approval process.

7. Lighting:

Outdoor lighting shall be established in compliance with Section 9.13.

8. Signs:

Signs are allowed in the District as provided by Section 9.18.

9. Landscaping:

Green space shall be established along the perimeters of the lot to establish a continuity of natural areas along the abutting street and between adjacent residential properties.

Screening shall be established along property lines abutting an existing residential use if determined to be necessary to minimize any impacts. Screening shall be accomplished through the siting of land uses, maximizing existing screens or land cover, or providing new screens consistent with Section 9.17.

Landscaping shall be provided on site and in internal areas of parking lots to provide shade, visual relief, and vehicular/pedestrian separation.

10. Unimproved areas shall be designed to achieve the following:

- screen undesirable views
- complement building form
- mitigate impacts from lighting and noise

For purposes of this District, 'unimproved areas' shall include that portion of the lot that is not covered by buildings and hard-surfaced areas, such as drives, parking areas, and sidewalks.

11. Storm Water Management:

Storm water management systems shall be designed to achieve compliance with Section 9.06 and are required to:

- incorporate and/or use natural drainage systems existing on the site
- protect the surrounding natural environment
- retain the natural retention and storage capacity of any wetland or waterway.
- not increase flooding or the possibility of polluting surface water or groundwater

***Section 5.07 C-2 General Commercial Business District***

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A. Intent

This district is intended to provide locations along M-40 for trade and services activities having regional as well as local influence. This district allows a variety of retail, service and office uses and provides standards of use and design to ensure compatibility with adjacent land use and protect the function and safety of the M-40 corridor. This district is intended to further the goals and objectives of the Pine Grove Township Master Plan for commercial land use.

B. Permitted Uses

1. Existing single and two-family dwellings.
2. Family child care homes licensed or registered under Michigan Public Act 116 of 1973. (See Section 8.05)
3. Foster care (small group) facilities.
4. Home occupations. (See Section 8.11)
5. Retail establishments which supplies commodities on the premises such as, but not limited to, groceries, baked goods, pharmaceuticals, and clothing.
6. Service establishments such as, but not limited to, a photographic studio, flower shop, beauty salon or barber shop, and photocopy shop.
7. Business establishments such as, but not limited to, a bank, insurance office, and real estate office.
8. Professional services such as, but not limited to, legal, financial, and similar allied professional.
9. Multi-good retail establishments, such as department, building supply, and appliance warehouses.
10. Restaurants, including drive-in/carry-out and fast food establishments.
11. Gasoline services stations.
12. Funeral homes.



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13. Veterinary clinics.
14. Hotels and motels.
15. Medical facilities.
16. Churches.
17. Public and private educational institutions.
18. Private clubs; health clubs.
19. Wireless communication facilities. (See Section 8.22)
20. Essential services by public utilities and other agencies.
21. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Indoor recreation facilities, including bowling alleys, skating rinks and theatres.
2. Open air businesses. (See Section 8.15)
3. Contractor's workshops.
4. Auto repair shops.
5. Auto wash facilities.
6. Mini-storage units. (See Section 8.13)
7. Laundry and dry cleaning facilities.
8. Earth removal, quarrying, gravel processing, mining and relate mineral extraction businesses. (See Section 8.07)
9. Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.
10. Other similar retail and service establishments as authorized by the Planning Commission. In consideration of such authorization, the Planning Commission shall consider the following:

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- a. The size, nature and character of the proposed use and the proximity of the proposed use adjoining properties.
- b. Any traffic congestion or hazard which could be experienced by the proposed use.
- c. Compatibility of the proposed use with adjoining properties.
- d. The ability of the proposed use to service the needs of the surrounding area.
- e. The impact of the proposed on adjoining properties and the surrounding area.

11. Outdoor sales or activities accessory to a Permitted or Special Land Use. (See Section 8.18)

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

**Section 5.08      I Industrial District**

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A. Intent

This district provides opportunity for small-scale, low impact industrial development along limited portions of M-40 where adequate roads and utilities are available. This district is intended to further the goals and objectives of the Pine Grove Township Master Plan for industrial land use.

B. Permitted Uses

1. Assembly of finished or semi-finished products from previously prepared materials.
2. Packaging of previously prepared materials.
3. Printing, lithographic, blueprinting and similar uses.
4. Processing or compounding of commodities such as pharmaceuticals, cosmetics, pottery, and food products.
5. Wholesaling, storage and/or warehousing of commodities, such as hardware, packaged or fresh foods, clothing or drugs - - which are wholly contained within a fully enclosed building(s): except live fowl or animals, commercial explosives, or above or below ground bulk storage of flammable liquids, or gases, unless and only to the extent that such storage of liquids or gases is directly connect to energy or heating on the premises.
6. Scientific or medical laboratories, engineering, testing or design facilities, or other theoretical or applied research facilities.
7. Contractor’s workshops.
8. Public utility buildings and structures necessary for the service of the community, except utility activities such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
9. Wireless communications facilities. (See Section 8.22)
10. Accessory uses or buildings. (See Section 8.01)

C. Special Land Uses

1. Any industrial use which meets the purpose of this district where all work is carried on within an enclosed building and which does not emanate noise, vibration, odor, smoke, liquid waste, or light to such an extent as to be objectionable to surrounding properties.
2. Earth removal, quarrying, gravel processing, mining and related commercial mineral extraction. (See Section 8.07)
3. Publicly owned and operated buildings and uses including community buildings and public parks, playgrounds and other recreational areas.

D. Lot, Yard and Area Requirements

Except as elsewhere specified herein, the lot, yard and area requirements shall be as specified in Article 6.00.

E. Conditions and Limitations

1. Outdoor storage in connection with the uses set forth in Sections 5.08 B. and 5.08 C. shall be allowed subject to the following:
  - a. Outdoor storage shall be allowed only in the side and rear yard areas and may not be located within any required side or rear building setback.
  - b. Outdoor storage areas shall be visually screened from persons standing at ground level on all abutting property located in other than the I District and all abutting streets. Required screening shall comply with Section 9.05.
  - c. The total area of outdoor storage shall not exceed 30% of the floor area of the principal building(s) upon the premises.
2. Loading areas may be located in side or rear yards; however, side yard loading areas shall not face public streets and shall be screened from front yard view where practical.
3. Public water and sanitary sewer shall be provided as part of the site development.
4. All utilities shall be placed underground.
5. All uses set forth in Sections 5.08 B. and 5.08 C. must be conducted in such a manner which does not emanate noise, vibration, odor, smoke, dust, liquid waste, or light to such an extent as to be objectionable to surrounding properties.