

Zoning Ordinance
of
Pine Grove Township
Van Buren County, Michigan

Ordinance No. 040919, as amended

Adopted: April 9, 2019

Effective Date: April 26, 2019




Table of Contents

- Introduction and User Guide

- Article 1.00 - Title, Purpose and Scope
 - Section 1.01 Title 1
 - Section 1.02 Purpose 1
 - Section 1.03 Scope 1

- Article 2.00 – Rules of Text Interpretation and Definitions
 - Section 2.01 Rules of Text Interpretation 1
 - Section 2.02 Definitions of Terms 2

- Article 3.00 – Establishment of Zoning Districts
 - Section 3.01 Zoning Districts 1
 - Section 3.02 Zoning Map and Use District Boundaries 1
 - Section 3.03 Areas Not Included Within a District 2
 - Section 3.04 Annexation 2
 - Section 3.05 Permissive Zoning Concept 2
 - Section 3.06 Permitted Uses 3
 - Section 3.07 Special Land Uses 3

- Article 4.00 – Uses Allowed by District
 - Section 4.01 Uses Allowed by District 1
 - Section 4.02 Table of Uses Allowed by District 1

- Article 5.00 – District Standards
 - Section 5.01 A Agricultural District 1
 - Section 5.02 R-1 Medium Density Residential District 4
 - Section 5.03 R-2 High Density Residential District 6
 - Section 5.04 R-3 MHP – Mobile Home Park District 8
 - Section 5.05 R-4 Multi-Family Residential District 10

○ Section 5.06	C-1 Neighborhood Commercial District	12
○ Section 5.07	C-2 General Commercial Business District	16
○ Section 5.08	I Industrial District	19
● Article 6.00 – Schedule of Regulations		
○ Section 6.01	Table of Dimensions	1
○ Section 6.02	Notes to Table of Dimensions	4
● Article 7.00 – Special Land Uses		
○ Section 7.01	Intent	1
○ Section 7.02	Special Land Use Procedure	1
○ Section 7.03	Special Land Use Review Criteria	3
○ Section 7.04	Conditions of Approval	4
○ Section 7.05	Compliance with Approval	4
○ Section 7.06	Appeals	5
○ Section 7.07	Expiration	5
○ Section 7.08	Revocation	5
● Article 8.00 – Use Standards		
○ Section 8.01	Accessory Uses and Accessory Buildings/Structures	1
○ Section 8.02	Bed and Breakfast Inns	3
○ Section 8.03	Boarding Houses	3
○ Section 8.04	Campgrounds	4
○ Section 8.05	Child Care Facilities	5
○ Section 8.06	Clustered Land Developments	6
○ Section 8.07	Earth Removal, Quarrying, Gravel Processing, Mining and Related Commercial Mineral Extraction Business	9
○ Section 8.08	Farm Markets	14
○ Section 8.09	Festivals, Concerts, Flea Markets and Outdoor Historical, Cultural and Entertainment Activities of a Rural Nature	15
○ Section 8.10	Foster Care (Large Group) Facilities	15
○ Section 8.11	Home Occupations	16
○ Section 8.12	Kennels	17
○ Section 8.13	Mini/Self Storage Facilities	19

○ Section 8.14	Multiple Family Dwellings	19
○ Section 8.15	Open Air Businesses	20
○ Section 8.16	Open Space Preservation Developments	21
○ Section 8.17	Outdoor Recreational Facilities	33
○ Section 8.18	Outdoor Sales or Activities	34
○ Section 8.19	Planned Unit Developments	34
○ Section 8.20	Roadside Stands	45
○ Section 8.21	Rural Home Occupations	45
○ Section 8.22	Solar Panels	47
○ Section 8.23	Wind Energy Systems (WES)	48
○ Section 8.24	Wireless Communications Facilities	49

- Article 9.00 – Supplemental Regulations

○ Section 9.01	Access Management	1
○ Section 9.02	Division of Land	3
○ Section 9.03	Dwellings	3
○ Section 9.04	Essential Services	4
○ Section 9.05	Fences and Walls	4
○ Section 9.06	Grades and Runoff	4
○ Section 9.07	Intersection Visibility	5
○ Section 9.08	Keeping of Animals	5
○ Section 9.09	Lot-Building Relationships	6
○ Section 9.10	Lot Requirements	8
○ Section 9.11	Non-Public Waterfront Access Lots	8
○ Section 9.12	Off-Street Parking and Loading	10
○ Section 9.13	Outdoor Lighting	13
○ Section 9.14	Permits	16
○ Section 9.15	Private Roads	16
○ Section 9.16	Refuse Disposal	17
○ Section 9.17	Screening	17
○ Section 9.18	Signs	20
○ Section 9.19	Swimming Pools	27
○ Section 9.20	Temporary Buildings	27
○ Section 9.21	Waterfront Regulations	28
○ Section 9.22	Water Supply and Wastewater Disposal	30
○ Section 9.23	Yard Encroachments	31

- Article 10.00 – Nonconformities
 - Section 10.01 Intent 1
 - Section 10.02 Definitions 2
 - Section 10.03 General Requirements 3
 - Section 10.04 Nonconforming Lots of Record 6
 - Section 10.05 Modification to Nonconforming Uses or Structures 7

- Article 11.00 – General Procedures and Related Standards
 - Section 11.01 Purpose 1
 - Section 11.02 Site Plan Review Process 1
 - Section 11.03 Appeals, Interpretations and Variances 18
 - Section 11.04 Amendments 24
 - Section 11.05 Conditional Rezoning 27
 - Section 11.06 Fees 34
 - Section 11.07 Violations and Penalties 35
 - Section 11.08 Records 36
 - Section 11.09 Public Notice 37

- Article 12.00 – Administrative Organization
 - Section 12.01 Overview 1
 - Section 12.02 Township Board of Trustees 1
 - Section 12.03 Township Planning Commission 2
 - Section 12.04 Township Zoning Board of Appeals 4
 - Section 12.05 Township Zoning Administrator 6

- Article 13.00 – Severability, Repeal, Effective Date, Adoption
 - Section 13.01 Severability 1
 - Section 13.02 Repeal 1
 - Section 13.03 Effective Date 1
 - Section 13.04 Adoption 1

