

Article IV
Zoning Districts & Permitted Uses

Section 4.4.3

Table 4-1

**Classes, Definitions & Examples of
Uses Permitted**

USE CLASSES & DEFINITIONS	EXAMPLES OF USES PERMITTED	PERMITTED DISTRICTS
<p>Agricultural Service Establishments Establishments primarily engaged in supplying soil preparation services, crop services, landscaping, horticultural services, and farm labor and management services.</p>	<p>Livestock auction yards; livestock transport facilities; slaughterhouses; sawmills; grain and seed elevators and sales; fertilizer, herbicide and pesticide sales; farm implements sales or repair; and cold storage of agricultural products.</p>	<p>“S” in AG and B-1, “R” in M-1 and M-2</p>
	<p>Animal hospitals, animal shelters, commercial kennels and veterinary services.</p>	<p>“R” in AG and B-1</p>
	<p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	<p>“S” or “R” as appropriate</p>
<p>Business Service Establishments Establishments primarily engaged in rendering services to business establishments on a fee or contract basis.</p>	<p>Advertising and mailing; stenographic services; temporary personnel services; duplicating and copying services; building maintenance; employment services; commercial food catering management and consulting services; protective services; equipment rental and leasing; commercial research; photo finishing; data processing; telemarketing sales; vending machine service; and office supply services.</p> <p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	<p>“R” in B-1, M-1</p>
<p>Commercial Agriculture or Horticulture The commercial production, harvesting and storage of farm products on a farm and the farm operations typically attendant thereto, as “farm” is defined in the Michigan Right to Farm Act, Public Act 93 of 1981; <i>as amended</i>.</p>	<p>Field crop and fruit farming; truck farming; nurseries; greenhouses; turf/sod farms; apiaries; annelid farms; equine breeding and grazing; mushrooms; aquaculture; similar agricultural enterprises; and the usual farm buildings associated with such uses. A cervidae livestock operation as defined and regulated by Act No, 191 of the Public Acts of 2000. Other agricultural uses similar to and compatible with the above uses, as first determined by the zoning administrator.</p>	<p>“R” in AG</p>
	<p>Composting</p>	<p>“S” in A</p>
<p>Community Residential Care Facilities Community residential care facilities provide shelter and care for individuals with special needs in single family dwellings for more than six persons. These are all state-regulated facilities.</p>	<p>Large: child care center/day care center; family day care home; Group day care homes; adult foster care: group homes and congregate homes. [Each of these terms is defined in Article II, regulation of small community residential care facilities is found under “single family dwellings”]</p>	<p>“R” in, B-1 “RC” in RS-1 and AG</p>

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	Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.	"R" or "RC" as appropriate

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<p>Convenience Retail Establishments A retail establishment offering for sale prepackaged food products, milk, bread, donuts, sandwiches, beverages, newspapers and magazines, household items, pharmaceuticals, and other items for off-premises consumption. These are usually short trip, high volume uses not more than 3,500 square feet in size. A convenience retail establishment can share a building with another use, such as an automobile service station.</p> <p>Drive-through establishments are not convenience retail establishments.</p>	<p>Party stores; drug stores; grocery stores; bakeries; delicatessens; magazine and newspaper stands.</p> <p>Other retail establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	"R" in RS-1, RS-2, B-1, M-1
<p>Dangerous Chemicals and Fuels: Manufacturing, Storage and/or Distribution Manufacturing or storage establishments which produce or store flammable, explosive or corrosive substances subject to state or federal regulation.</p>	<p>Manufacture and/or storage of fireworks, petroleum products, propane, bottled gas storage, industrial acids or similar substances; refineries.</p> <p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p> <p>Temporary storage under Fire Department supervision.</p>	<p>"S" in M-1 and M-2</p> <p>All districts.</p>
<p>Drive-through Establishments An establishment that by design, physical facilities, service or by packaging procedures encourages or permits customers to conveniently make deposits, view specified objects, receive services, or obtain goods without disembarking from their motor vehicles, and then proceeding elsewhere. Distinguished from a drive-in establishment by the absence of parking while the service is being provided (as in a</p>	<p>Drive-through fast food restaurants, banks, drug stores, photo shops, grocery or party stores, and related businesses. A drive-through window, or motor vehicle oriented pick-up window, even if accessory to the principal use, shall subject the use to all the standards applicable to uses in which the drive-through aspect is a principal feature of the use.</p> <p>Other retail and business service establishments similar to and compatible with the above uses, as first determined by the zoning administrator.</p>	"S" in RS-1, RS-2, B-1, and M-1

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drive-in theater).		
<p>Educational Institutions An educational institution is any government or privately-owned and/or operated facility, building or part thereof which is designed, constructed, or used for education or instruction at the primary or secondary level. Educational institutions may have offices, meeting areas, food preparation or serving areas, and athletic facilities as accessory uses.</p>	<p>Governmentally or privately owned and operated elementary and secondary schools.</p> <p>Other institutions similar to and compatible with the above uses, including research and development establishments when associated with an educational institution. See “research and development establishments”.</p>	<p>“R” in R-1, R-2, RS-1, RS-2, B-1, and AG</p>
<p>Essential Services The erection, construction, alteration or maintenance by public utilities or government departments or commissions of overhead, surface or underground gas, communication, telephone, television, electrical, steam, fuel or water distribution or transmission systems, collection, supply or disposal systems including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, and other similar equipment and accessories in connection therewith, which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety, convenience, or welfare, but not including communication towers or office buildings, substations, or structures for service equipment, or maintenance depots.</p>	<p>Telephone, television, and electrical lines (except as noted below); sanitary sewer, storm sewer and water lines; railroad right-of-way and uses related thereto; gas and oil lines that link homes, businesses, schools and other buildings to utility and public services structures, but excluding “structures” such as telephone pedestals, cable television service boxes, and the like, so long as they do not exceed 10 sq. ft. in base building footprint and are no more than 4 ft. tall.</p> <p>Anything more than a pole, box and basic lines are classified as utility and public service installations.</p> <p>Also includes public roads and road rights-of-way.</p>	<p>“R” in all districts</p>
<p>Extractive Industries Excavating and removing rock, stone, ore, soil, gravel, sand, minerals, and similar materials from the surface and/or subsurface.</p>	<p>Sand and gravel extraction processing and transport including manufacture of cement and cement products.</p> <p>Underground mining, processing and transport.</p>	<p>“R” in ED “S” in M-2, AG, TR</p>
<p>Food and Drink Service Establishments An establishment where food and</p>	<p>Restaurants (eat-in or take-out, but not drive-through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (allowed only in</p>	<p>“R” in RS-1, RS-2, and B-1</p>

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drink are prepared, served and consumed primarily on the premises.	in conjunction with and as part of a restaurant); coffee shops; delicatessens; diners; soup kitchens; and related uses similar to and compatible with the above uses.	

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<p>Forest Management The operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or the performing of forest services. Usually done in accordance with a forest management plan establishing best conservation and management practices, including schedules and responsible entities.</p>	<p>Tree planting, harvesting, sawing, chipping, temporary storage, and transport of forest products, as well as forest research facilities are permitted uses. Sawmills, whether temporary or permanent are common uses. The processing of wood products is an industrial activity (see Manufacturing Establishments).</p>	<p>“R” in AG, and TR</p>
	<p>Tree trimming/cutting, but not sawmills.</p>	<p>R” in all districts</p>
<p>General Retail Establishments The principal activity of general retail establishments is the purchase and resale, leasing or renting of goods or merchandise to the public for personal, household, or business use or consumption and rendering services incidental to the sale of such goods. There may be processing or manufacturing of products incidental or subordinate to the selling activities (such as a bakery or delicatessen at a grocery store). A common accessory use is repair of products sold on the premises. See also Tourist Service Establishments.</p>	<p>Stores selling, leasing, or renting new or used consumer, home and business goods including but not limited to: apothecary and pharmaceutical goods; appliances; art and art supplies; antiques; bicycles; books, magazines, newspapers and stationery; clothing; furs; dry goods; electronic equipment; fabric; flea market; furniture; lawn and garden supplies, plants and flowers; gifts and novelties; groceries; hardware; home improvements; household products; jewelry; packaged liquor sales; lumber and building materials and incidental millwork; music and instruments; office supplies; pets and pet food; sporting goods; tableware; toys; and videos, prepackaged and fresh food. Other retail establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	<p>“R” in B-1</p>
<p>Group Housing Group housing is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of a "family" but often share a common situation. The size of the group may be larger than the average size of a household. Tenancy is usually arranged on a monthly or longer basis. It may be a form of transient lodging. There is usually a common eating area for residents.</p>	<p>Monasteries, seminaries and convents. Boarding house, rooming house, fraternity or sorority. Other housing similar to and compatible with the above housing.</p> <p>Does not include prisons, other correctional facilities, community residential care facilities or institutions for human care.</p>	<p>“S” in R-2, AG, and RR</p>
<p>Indoor Entertainment Establishments Business establishments providing recreation that diverts, amuses, entertains, or provides entertainment or other hospitality</p>	<p>Athletic/fitness/exercise establishments; bowling alleys; ice or roller blade rinks; indoor soccer fields and racquet courts; amusement centers and game arcades; bingo parlors; pool or billiard halls; dance halls; theaters; membership clubs; saunas, hot tubs and similar establishments;</p>	<p>“R” in B-1, RS-1, RS-2</p>

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<p>associated with food service or accommodations. Does not include drive-through establishments.</p> <p>Additional state regulations apply to indoor entertainment establishments that serve alcohol.</p>	<p>indoor archery and shooting ranges; swimming pools/clubs; hotels, motels and other temporary lodging with an average length of stay of less than 30 days.</p> <p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p> <p>Restaurants and cafes without entertainment are not indoor entertainment establishments, they are food service establishments. Hotels, motels and other temporary lodging are not indoor entertainment establishments if there is no entertainment offered, they are lodging/accommodation establishments.</p>	
<p>Industrial Service Establishments Industrial service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.</p> <p>“Light”: fully enclosed; no outdoor operations or storage of materials or vehicles.</p> <p>“Medium”: same uses identified in “light”, but with some outdoor operations or temporary storage of materials or vehicles.</p> <p>“Heavy”: same uses as light or medium, but at a greater scale or volume of activity plus other uses with greater nuisance characteristics.</p>	<p><u>Light</u>: Welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; auto and small truck engine, radiator, transmission, body and frame repair; building, heating, plumbing or electrical contractors; general building contractors; exterminators; recycling operations (other than vehicles); janitorial and building maintenance services; fuel oil distributors, solid fuel yards, propane storage and distribution; research and development laboratories; laundry, dry-cleaning and carpet cleaning plants; diaper services; linen supply services; lawn and garden services; mini-warehouse and photo-finishing laboratories.</p> <p><u>Heavy</u>: Sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; junkyards; heavy truck servicing and repair; tire retreading or recapping; truck stops; asphalt and cement batching and redi-mix; contractors with large equipment stored on site; heavy equipment trade schools; meat and poultry processing and packing (wholesale excluding slaughtering); and sawmills.</p> <p>Other establishments similar to and compatible with the above establishments. The scale or volume of an otherwise light industrial activity may result in classification as a medium or heavy industrial activity.</p>	<p>Light and Medium: “R” in M-1, M-2</p> <p>Heavy: “R” in M-2 except junkyards “S” in M-1 and M-2 if junk is stored on the exterior.</p> <p>“R” in M-1 and M-2 depending on most similar use.</p>
<p>Institutions for Human Care and Habitation Institutions for human care include a broad spectrum of facilities for</p>	<p>Nursing or convalescent homes; homes for the aged; assisted living facilities; orphanages; sanitariums; halfway houses; spouse abuse shelters; homeless shelters.</p>	<p>“R” in R-2, B-1</p>

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the diagnosis, treatment, care, rehabilitation or training of persons who may be ill, physically disabled, mentally retarded, emotionally disturbed, drug or alcohol dependent. Also includes facilities designed to meet the temporary housing needs of special populations (e.g. homeless, abused spouses, etc.). Does not include correctional facilities.	Other institutions similar to and compatible with the above uses, as first determined by the zoning administrator.	
Lodging/Accommodations A facility offering transient lodging accommodations to the general public and possibly providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities as accessory uses.	Hotels, motels, auto courts, bed & breakfast operations, residence inns, tourist homes and other resident lodging facilities. Other establishments similar to and compatible with the above uses, as first determined by the zoning administrator.	"R" in B-1, RS-1, and RS-2 Bed & breakfast operations also "RC" in RR and AG
	Organized camps, and campgrounds for tents or recreational vehicles, as permitted in Section 7.15.1.	"RC" in AG, RR, RS-2 and TR
	Resorts (except ski resorts)	"S" in AG, B-1, RS-1 and RS-2
Manufacturing Establishments Manufacturing and production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.	<u>Light:</u> Creameries; bottling works; bakery goods; candy; food products; ice making; greenhouses and nurseries; taxidermists; printing, publishing and engraving shops; automotive products; vehicle and machinery assembly; fabricated metal products; forming and molding plastic products; cosmetics; pharmaceuticals; toiletries; hardware and cutlery; tool, die, gauge and machine shops; processing of machine parts; musical instruments; toys; novelties; metal or rubber stamps; molded rubber products; monument and art stone production; industrial laundry operations; furniture and related wood products processing facility; assembly of electrical appliances, electronic instruments and devices; radios and phonographs.	Light: "R" in M-1, M-2, and B-1 as appropriate
	<u>Heavy:</u> Wood products manufacture involving extensive use of glues and other chemicals, such as sheet boards and chip boards; drop forging; heavy stamping; punch pressing; heat treating, plating, hammering; or other similar activities; automobile, truck, farm or other large equipment assembly; manufacture of metallurgical products; and heavy machinery fabrication; dry bulk blending plant or handling of liquid nitrogen fertilizer and/or anhydrous ammonia.	Heavy: "R" in M-2

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	Other manufacturing establishments similar to and compatible with the above establishments in each class. The scale or volume of any otherwise light manufacturing activity may result in a classification as a heavy manufacturing activity.	"R"

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<p>Medical Service Establishments Health care facilities providing medical, dental, surgical and preventive health services to patients as well as establishments providing support to health professionals and patients such as medical laboratories for research and testing, medical suppliers and service establishments.</p>	<p>Small: Medical or dental clinics; doctor or dentist offices; medical or dental labs; blood collection facilities; x-ray and related scanning facilities; emergency medical care facilities; sales of medical supplies and prosthetics; drug stores; pharmacies; therapeutic massage by licensed masseuses, physical therapists, rehabilitation therapists, nurses, or physicians; veterinary clinics.</p>	<p>Small: "R" in RS-1, RS-2 and B-1</p>
	<p>Large: Hospitals.</p>	<p>Large: "R" in B-1</p>
	<p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	<p>"R" as appropriate</p>
<p>Mobile Home Park and Manufactured Housing Community See definitions in Article II.</p>	<p>Mobile home park and manufactured housing communities.</p>	<p>"RC" in R-2</p>
<p>Multiple Family Dwellings A building or portion thereof used and designed to contain separate living quarters for three or more families on one or more levels, but which may have joint services or facilities, such as for laundry or storage.</p>	<p>Apartment building, townhouses, and row houses, garden apartments, and condominiums when considering the entire structure (not the individual dwelling units).</p> <p>Other housing similar to and compatible with the above housing.</p>	<p>"RC" in R-2</p>
<p>Office Establishments Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, financial services. Accessory uses may include cafeterias and health facilities established primarily to service the needs of employees on the premises.</p>	<p>Financial institutions: lenders, brokerage houses, banks; insurance offices; real estate offices; offices for attorneys, accountants, architects, engineers and similar professionals; government offices; public utility offices; and telemarketing sales offices.</p> <p>Other office establishments similar to and compatible with the above establishments.</p>	<p>"R" in B-1</p>
<p>Outdoor Commercial Recreation & Entertainment Establishments Outdoor recreation and entertainment uses provide continuous, intermittent or seasonal recreation and/or entertainment-oriented activities largely in an outdoor setting. They may take place in a number of structures that are arranged together in an outdoor setting. There may be concessions,</p>	<p>Amusement and water parks; theme parks; fairgrounds zoos; archery, ranges; golf driving ranges; miniature golf facilities; golf courses and country clubs; amphitheaters; air gun or survival games; batting cages; riding stables; swimming clubs, tennis clubs; and skate board parks.</p>	<p>"R" in B-1</p> <p>"S" in RS-1, RS-2 and AG</p>
	<p>Archery, rifle, skeet, trap shooting ranges.</p>	<p>"S" in TR</p>

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restaurants, retail shops selling items related to the recreation or entertainment uses, office for management functions, spectator seating and service areas, including locker rooms and rest rooms, caretaker's quarters and maintenance facilities in addition to structures for the principal uses. Additional regulations apply to outdoor entertainment establishments that serve alcohol.	Animal racing; automobile and motorcycle race tracks.	'S' in AG
	Ski slope and ski resorts Other uses similar to and compatible with the above establishments, as first determined by the zoning administrator.	"R" in RS-1 and RS-2 "R", "RC" and "S" as appropriate
Personal Service Establishments Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.	Laundry pick-up stations; dry cleaning establishments performing the cleaning processes on site; self-service laundries; nails, beauty and barber shops and salons; shoeshine and shoe repair; tattoo parlors; tanning, steam baths, reducing salons and health clubs; tailor and dressmaker shops; tuxedo rental; photographic studios; animal grooming; and domestic services. Other personal service establishments similar to and compatible with the above establishments. Does not include massage services except as accessory to a beauty shop or salon.	"R" in B-1
	Funeral services and crematoria.	"R" in B-1
Planned Unit Development (PUD) A planned residential, commercial, industrial, public or semi-public land use development consisting of two or more principal uses located on a parcel of land or prescribed minimum area and approved by the County after site plan review. A PUD may include such concepts as cluster development, planned development, community unit plan, planned residential development, and other terminology denoting zoning requirements designed to accomplish the objectives of this Ordinance through a land development project review process based on the application	Single family or multiple family developments with cluster units around common open space; mixed use developments such as golf course communities surrounded by residences; ski resorts with common lodging, detached and/or attached single family residences; neotraditional or new urbanist developments mixing single family homes around a traditional small town commercial area with a common public open space; research and small manufacturing facilities in a campus like setting. NOTE: Rural cluster developments are <u>not</u> PUDs or PDDs. They are exclusively single-family residential developments permitted as an "RC" use pursuant to Section 10.12.31.	"R" in PDD (once approved)

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of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.		
<p>Public Buildings & Related Facilities Buildings housing public services of cities, villages, townships, counties, state and federal government, usually in offices, including publicly-owned "Utility and Public Service Installations" and "Educational and Social Institutions".</p>	Libraries, museums, township hall, county courthouse, police station, fire station, public works, schools, publicly owned tourist information centers, public boat launches/marinas, and other public buildings similar to and compatible with the above uses, and any publicly-owned "Utility and Public Service Installations". Trails, trail easements (motorized and nonmotorized).	"S" in all districts
	Roadside parks and all other public parks.	"R" in all districts
<p>Religious Institutions Religious institutions primarily provide meeting areas for religious activities. They may be associated with a convent (group housing) or provide caretaker housing or a parsonage on site (as an accessory use).</p>	<p>Churches, synagogues, temples, mosques.</p> <p>Other institutions similar to and compatible with the above establishments, as first determined by the zoning administrator.</p> <p>NOTE: Schools, day care centers, homeless shelters, soup kitchens and other uses sometimes associated with religious institutions are separate principal uses.</p>	"R" in R-1, R-2, RR, RS-1, RS-2, B-1, and AG
<p>Repair Services Establishments that service or repair appliances, electrical equipment or other mechanical equipment or consumer goods. Includes customer drop-off and pick-up as well as off-site service calls.</p>	<u>Light</u> : Repair of televisions, bicycles, clocks, watches, cameras, shoes, guns, appliances and office equipment; clothing; locks, and upholstery.	Light: "R" in B-1, RS-1, RS-2, M-1 and M-2
	<u>Medium</u> : Repair of small engines like lawn motors and small electric motors, snowmobiles, boat motors, ATV, trail groomers.	Medium: "R" in B-1, M-1 and M-2; "S" in RS-1, and RS-2
	Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator. Does not include repair of motor vehicles.	"R" and "S" as appropriate
<p>Research and Development Establishments An establishment or other facility for carrying on investigation in the natural, physical or social sciences which may include engineering and product development.</p>	<p>Laboratories, research park, computer and related development and testing facility, software development.</p> <p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator. See "industrial service establishments".</p>	"R" in B-1, M-1 and M-2
<p>Sexually Oriented Businesses Business or commercial enterprises engaging in the provision of sexually oriented products and services to adults. Often of an adult entertainment</p>	<p>Adult bookstore, adult club, adult massage parlor, adult model studio, adult motel, adult theater or escort agency.</p> <p>Other adult entertainment establishments similar to the above establishments, as first determined</p>	"RC" in M-2

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character.	by the zoning administrator.	
<p>Single Family Dwelling A building containing not more than one dwelling unit used, intended or designed to be used as the home, residence or sleeping place of one-family. Includes site constructed, modular mobile home and other manufactured dwellings for a single family.</p>	<p>Single family dwelling, site condominium, mobile or manufactured home on an individual lot. Note: absolutely no single family dwellings are permitted in TR or CEP; and single-wide mobile homes are only permitted in mobile home parks.</p> <p>Other housing similar to and compatible with the above housing.</p>	<p>“R” in R-1, RR, RS-1, RS-2, AG, and CE</p> <p>“RC” in B-1 (not on street level/first floor unless in the back of the building and not on more than 50% of total floor area).</p>
Temporary dwelling units	Temporary dwellings, tents/yurts, recreational vehicles (not in campgrounds). Note: absolutely no temporary single family dwellings are permitted in CEP without a special use permit. See Section 7.15.	“RC” in all districts
Seasonal Single Family Dwelling	Cabins and cottages for a single family for seasonal occupancy.	“R” in AG, RR, RS-1 and RS-2.
	Yurts for a single family for seasonal occupancy. See Section 7.14.1	“RC” in AG, CE, RR, RS-1, RS-2
	Open space and rural cluster developments	“RC” in AG, CE, RR, RS-1, RS-2, R-1, and R-2.
	Community Residential Care Facilities: Small - Child care center/day care center with under 6 persons; Family day care homes with under 6 persons; Group day care homes with under 6 persons; Adult foster care facilities with under 6 persons. [See definitions of terms in Article II].	“R” in R-1, R-2, RR, RS-1, RS-2, AG, CE, B-1
	Tourist homes/bed & breakfast establishments	“RC” in, RR, RS-1, RS-2, and AG
	An ECHO unit (also known as mother-in-law flat) approved pursuant to Section 10.12.11 does not redefine a single-family dwelling as a two-family dwelling for the purposes of this Ordinance.	“S” in RR, R-1, R-2, RS-1, RS-2, CE and AG
<p>Social Institutions A social institution is a privately owned or operated facility which is designed, constructed, or used to</p>	Facilities to house charitable, eleemosynary or philanthropic organizations such as United Way, Red Cross, Salvation Army, as well as centers for social activities such as neighborhood,	<p>“R” in B-1</p> <p>“S” in R-2</p>

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<p>provide service of a public, nonprofit, or charitable nature to the people of the community on an ongoing basis (not just special events). Social institutions include privately owned or operated facilities which provide education or instruction in any branch of knowledge.</p> <p>Social institutions may have offices, meeting areas, food preparation or serving areas, and athletic facilities as accessory uses.</p>	<p>community or senior centers; military schools; business, trade and vocational schools (not construction equipment or large vehicles); art, music and dance schools; drivers' training (not large vehicles); institutions for higher education; auditoriums and other places for public assembly.</p>	
<p>Tourist Service Establishments Business establishments providing either/or: lodging/accommodations; gift shops and/or certain tourist related services; banks, real estate and other professional offices; and/or recreation that diverts, amuses entertains, or provides entertainment or other hospitality associated with food service or accommodations. Does not include drive-through establishments.</p> <p>Additional state regulations apply to tourist service establishments that serve alcohol.</p>	<p>Hotels, motels, auto courts, bed & breakfast operations, residence inns, tourist homes and other temporary lodging with an average length of stay of less than 30 days.</p> <p>Theaters; membership clubs and lodges; saunas, hot tubs and similar establishments; indoor archery and shooting ranges; swimming pools/clubs; rental, sales and service of non-motorized recreational equipment such as snow ski, bicycle, kayak, canoe, and other rentals. Motorized watercraft are under "Waterfront Sales and Service."</p> <p>Self-service laundries; nails, beauty and barber shops and salons; shoeshine and shoe repair; tattoo parlors; tanning, steam baths, reducing salons and health clubs.</p> <p>Gift shops, handicraft shops, candy, baked goods, pottery, furniture and other handcrafted enterprises.</p> <p>Financial institutions, banks, real estate offices; offices for attorneys, accountants, architects, engineers and similar professionals; government offices; and public utility offices.</p>	<p>"R" in B-1, RS-1, and RS-2</p>
	<p>Charter boat fishing.</p>	<p>"RC" in RS-1, RS-2, and "S" in RR</p>
	<p>Gasoline and auto service station.</p>	<p>"S" in RS-2 and B-1</p>

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USE CLASSES & DEFINITIONS	EXAMPLES OF USES PERMITTED	PERMITTED DISTRICTS
	Other establishments similar to and compatible with the above uses, as first determined by the zoning administrator.	"R", "RC", and "S" as appropriate
<p>Two-Family Dwelling A building containing not more than two dwelling units, each designed and used exclusively as the home, residence or sleeping place of one-family.</p>	<p>A duplex; a building with two dwellings constructed side-by-side, front-to-back, over and under, or some combination of the above. Can be new construction or modification of an existing structure provided each dwelling is separate.</p> <p>Other housing with only two units similar to and compatible with the above housing.</p>	"R" in R-2
<p>Utility and Public Service Installations A building or structure within which a utility or transportation service deemed necessary for the public health, safety or general welfare (an essential service) is provided to the public by an entity under public franchise or ownership; including but not limited to facilities created for the generation, transmission and/or distribution of electricity, gas, steam, communications, television, and water; the collection and treatment of sewage and solid waste; and the provision of roads, rails, air or mass transportation.</p> <p>Accessory uses may include offices, truck and large equipment parking, fueling and maintenance.</p>	<p>Heavy: Water and sewage treatment facilities; water towers; large scale artificially constructed stormwater retention and detention facilities; telephone exchanges; recycling collection centers; solid waste; road maintenance and other public works garages.</p>	"R" in M-1 and M-2 "S" in TR
	<p>Light: Electrical substations, gas regulator stations; radio, television, cellular and microwave transmitter towers or other communication towers; satellite antennas larger than ten feet in diameter.</p>	"S" in all districts
	<p>345kv or larger overhead electric transmission lines and towers constructed after the effective date of this Ordinance are prohibited in Keweenaw County. Buried 345kv or larger electric transmission lines are permitted by special use permit.</p>	"S" in all nonresidential districts
	<p>Other utility and public service structures similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	"R" and "S" as appropriate
	<p>Public airports, harbors, and rail yards.</p>	Airports "S" in AG, other uses "R" in, RS-1, RS-2, B-1, AG.
	<p>WECS wind towers under 35 feet in height are allowed in any zone.</p>	"R" in all districts.
	<p>WECS towers between 35 and 80 feet in height.</p>	"RC" in all districts.
	<p>WECS towers over 80 feet in height.</p>	"S" in M-1, M-2, AG, and TR
<p>Vehicle Sales and Service Establishments Retail sales and service of motorized land and water vehicles.</p>	<p>Sales or rental of new and used automobiles, light and medium trucks; mobile homes; boats; campers and other recreational vehicles; trailers; motorcycles, snow mobiles, ATV's, personal</p>	"R" in B-1, M-1 and M-2

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<p>Except for filling vehicles with gasoline or diesel, or for an oil change, generally the customer does not wait at the site while the service or repair is being performed. Accessory uses may include offices, showrooms, sales of parts, and vehicle storage.</p>	<p>watercraft and other motorized sporting goods.</p> <p>Service and repair of the above vehicles including: car wash, engine or transmission repair, muffler, brakes and windshield repair or replacement; upholstery repair; tire sales, alignment and mounting; auto detailing; vehicle wash; oil change, lubrication and related services; automobile service stations where fuel is dispensed; towing and short term vehicle storage.</p> <p>Other establishments similar to and compatible with the above establishments, as first determined by the zoning administrator. Does not include: auto body shop; frame reconstruction; repair and service of industrial vehicles and heavy trucks. See also Industrial Services Use Class.</p>	
<p>Warehousing and Wholesale Trade Establishments A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time to persons and businesses.</p> <p>Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, fueling and maintenance.</p>	<p>Self-service storage facilities, also known as: mini-warehouses, and rental storage units.</p>	<p>“R” in M-1 and M-2 “RC” in B-1 “S” in RS-2</p>
	<p>Warehousing, storage or transfer buildings, excluding the storage of flammable liquids. Truck, rail or air freight terminals; bus barns; cold storage facilities; parcel services, fertilizer sales, seed sales; lumber companies selling at wholesale; stockpiling of sand, gravel or other aggregate materials.</p>	<p>“R” in M-1 and M-2 “RC” in B-1</p>
	<p>Other retail establishments similar to and compatible with the above establishments, as first determined by the zoning administrator.</p>	<p>“R” and “RC” as appropriate</p>
<p>Water Based Business and Watercraft Sales and Services: Any business in which the proprietor, employee(s) or customer(s) physically board a ship, boat, barge or vessel at a marine terminal. Activities that may or may not be directly dependant</p>	<p>Dinner boats, charter boats, passenger service, ferrys, boat tours, watercraft rental and commercial fisheries.</p> <p>Marinas, with or without a ships store with related supplies and services; boat sales, rental, service and storage.</p>	<p>“RC” in RS-1 and RS-2</p>

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upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. Includes land-based intense commercial and recreational uses and boat-related services and sales where the potential for development attracts the public for its nautical ambience and amenity.		