

**ARTICLE 2**  
**ZONING DISTRICTS AND MAPS**

**SECTION 2.100**  
**PURPOSE OF DISTRICTS**

**Section 2.101 Zoning Districts.**

For the purpose of this Ordinance, Billings Township is hereby divided into districts as follows:

<b>DISTRICT NAME</b>	<b>SYMBOL</b>
Agriculture-Conservation District	A-1
Single-Family Residential District	R-1
Island Overlay District	IS-I
Multiple-Family Residential District	R-M
Manufactured Housing Park District	MHP
Local Commercial District	C-1
Highway Commercial District	C-2
Industrial District	IND
Public/Semi-Public Services District	PSP

**Section 2.102 Zoning Map.**

The Township is hereby divided into districts, with the district areas and boundaries as shown on the Official Township Zoning Map, along with all proper notations, references and explanatory matter. The Official Zoning Map shall be adopted by reference and declared to be a part of this Ordinance. This Map shall be identified by the signature of the Township Clerk and the following words: "This is to certify that this is the Official Zoning Map of Billings Township, effective as of \_\_\_\_\_, the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_."

If in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Map promptly after the amendment has been approved by the Township Board. No changes of any nature shall be made on the Official Zoning Map, except in conformity with the amendment procedures set forth in Section 12.04 (Amendments), or in conformity with the procedures set forth in the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) for adoption of a new Official Zoning Map. The Official Zoning Map shall be kept in the office of the Township Clerk, and shall be the final authority as to the current zoning status of land, water areas, and structures in the Township.

### **Section 2.103 Agriculture-Conservation (A-1) District.**

The Agriculture-Conservation (A-1) District is hereby established to conserve the rural character, open space, recreation areas, groundwater recharge areas, and agricultural uses of the Township. The intent of this district is to discourage the encroachment of land uses incompatible with active agricultural and recreational uses into rural area of the Township; minimize excessive and unnecessary public expenditures caused by scattered demand for urban levels of public services in otherwise rural areas; and protect areas of the Township for agricultural production, distribution and accessory uses.

It is further recognized that certain value-added services and agricultural-support uses are necessary to support local agricultural activities and the rural economy of the Township. Accordingly, it is the intent of this District to promote agricultural and recreational uses as an important component of the local economy, and to allow for a limited range of agriculture and recreation oriented tourism, educational, and commercial uses, subject to standards designed to minimize impacts on the Township's rural character.

### **Section 2.104 Single-Family Residential (R-1) District.**

The Single-Family Residential (R-1) District is hereby established for the purpose of providing a range of low density housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, providing suitable land uses in waterfront areas, protecting water quality, prohibiting uses of land that would adversely impact residential neighborhoods, and discouraging uses that would generate traffic on local streets in excess of normal traffic generated by the neighborhood.

The intent of the district is to provide for an environment of predominantly single-family dwellings, along with other associated uses and facilities that serve the residents in the district, including but not limited to educational, cultural and religious land uses, parks and playgrounds. It is further the intent of this district to permit the construction of new two-family dwellings at appropriate locations in the Township to meet the needs of the different age and family groups.

It is the further intent of these districts to prohibit or restrict any land use that would substantially interfere with development or continuation of single-family detached dwellings in the district, or would generate excessive traffic or requirements for public services. Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, and privacy) intended to reduce hazards to life and property, provide basic amenities, and ensure compatibility between land uses.

### **Section 2.105 Reserved.**

Reserved.

### **Section 2.106 Island Overlay (IS-1) District.**

The Island Overlay (IS-1) District is hereby established as an overlay district for the purpose of recognizing islands as unique physical landforms that present special challenges to development. It is the intent of this district to permit limited development of suitable island land uses in appropriate locations, subject to reasonable standards and controls designed to preserve waterfront areas and protect water quality.

### **Section 2.107 Multiple-Family Residential (R-M) District.**

The Multiple-Family Residential (R-M) District is hereby established meet the varied housing needs of Township residents by providing locations for higher density, multiple-family housing at appropriate locations in the Township. Associated uses and facilities that serve the residents in the district (including educational, cultural and religious land uses, parks and playgrounds) shall also be provided within a primarily residential environment. In addressing these housing needs, the Multiple-Family Residential District should be designed and located in consideration of the following objectives:

1. Uses in this district shall be provided with necessary public services and utilities, including public water or sanitary sewer services, usable outdoor space, and a well-designed internal road network.
2. Uses in this district shall be designed to be compatible with nearby residential, recreational, and agriculture areas.
3. Uses in this district shall have direct access to a collector or arterial road.

### **Section 2.108 Manufactured Housing Park (MHP) District.**

The Manufactured Housing Park (MHP) District is hereby established to provide for the location and regulation of manufactured housing parks as defined by the Mobile Home Commission Act, P.A. 96 of 1987 (as amended), and the Manufactured Housing Commission General Rules. It is intended that manufactured housing parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district (including educational, cultural and religious land uses, parks and playgrounds) in a setting that provides a high quality of life for residents. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses.

The regulations and rules established by the State of Michigan (Mobile Home Commission Act, P.A. 96 of 1987, as amended) and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the Township's residents, and to ensure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this Ordinance for comparable residential developments in the Township. Further, the district is intended to meet the needs of the different age and family groups in the Township, minimize hazards to life and property, and ensure sufficient provisions for light, air, privacy, recreation areas and basic amenities to serve the residents of the district.

### **Section 2.109 Local Commercial (C-1) District.**

The Local Commercial (C-1) District is hereby established to provide for local service, entertainment, and convenience shopping facilities to meet the day-to-day needs of Township residents and visitors. It is the intent of this district to encourage concentrations of complementary businesses at planned locations within the Township, to the mutual advantage of residents and merchants. The design, location, and intensity of permitted uses in this district shall be harmonious with surrounding residential, agricultural, and recreational uses. Intensive commercial uses that generate large volumes of traffic or that have other characteristics that tend to adversely affect the quality of surrounding residential and agricultural areas are not permitted in this district.

### **Section 2.110 Highway Commercial (C-2) District.**

The Highway Commercial (C-2) District is hereby established to accommodate businesses that sell or service motor vehicles in addition to other more intense entertainment and auto-oriented commercial, retail, and service uses that generate large volumes of vehicular traffic, require substantial access for off-street parking and loading, or would otherwise be incompatible with local commercial districts or abutting residential or institutional uses.

Because of the types of uses permitted in the district, detailed attention must be focused on relationships with adjacent uses, site layout, building design, and vehicular circulation. The district should be limited in size and restricted to planned locations on M-30 or another suitable primary road to prevent potential nuisances and conflicts with incompatible uses and districts. Development in the district shall be buffered from or set back from residential, recreational, and agricultural uses.

### **Section 2.111 Industrial (IND) District.**

The Industrial (IND) District is hereby established for the purpose of permitting certain industries of a light manufacturing, office, research, laboratory, warehousing or wholesaling character to locate in planned areas of the Township where such uses would not have a detrimental impact on surrounding uses and districts. The focus of this district is to encourage the establishment of agribusiness-oriented service, research, and industrial facilities that complement the active agricultural uses in the Township.

To meet the purpose and intent of this district, certain land uses are prohibited; including uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration. Reasonable regulations and limitations apply to uses in this district to minimize adverse effects on other areas of the Township.

### **Section 2.112 Public/Semi-Public Services (PSP) District.**

The Public/Semi-Public Services (PSP) District is hereby established for the purpose of accommodating dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character, including areas for off-street parking as an accessory use to serve an abutting district that has developed without adequate off-street parking facilities.

## **SECTION 2.200**

### **GENERAL REQUIREMENTS AND STANDARDS**

#### **Section 2.201 Principal Uses and Special Uses.**

In all districts, no structure or land shall be used or occupied, except in conformance with Section 3.02 (Table of Permitted Land Uses by District), and as otherwise provided for in this Ordinance. Special uses may be permitted in accordance with Section 3.02 (Table of Permitted Land Uses by District), subject to a public hearing and approval by the Planning Commission in accordance with the procedures and conditions defined in Section 12.02 (Special Uses).

#### **Section 2.202 Prohibited Uses.**

Uses that are not specifically listed as a principal or special use permitted by this Ordinance in a zoning district, or otherwise determined to be similar to a listed use, shall be prohibited in the district.

#### **Section 2.203 Design and Development Requirements.**

All uses shall comply with any applicable requirements of Article 5 (Design Standards for Specific Uses), and all other applicable provisions of this Ordinance. No structure shall be erected, reconstructed, altered or enlarged, nor shall zoning permits be issued except in conformance with this Ordinance.

#### **Section 2.204 District Boundaries.**

The following rules shall be used in interpreting the boundaries shown on the Official Zoning Map:

1. Boundaries appearing to follow the centerline of a street or highway shall be interpreted to follow that centerline.
2. Boundaries appearing to follow a Township boundary line shall be interpreted to follow that boundary line.
3. Boundaries appearing to follow the exterior property lines of a platted subdivision shall be interpreted to follow those property lines.
4. Boundaries appearing to follow platted property lines shall be interpreted to follow those property lines.
5. Boundaries appearing to follow the exterior property lines of a planned unit development shall be interpreted to follow those exterior property lines.

6. Boundaries appearing to follow the centerline of a stream or the ordinary high water mark of a lake shall be interpreted to follow that centerline or ordinary high water mark.
7. Boundaries appearing to follow property lines, or interior or exterior section lines, shall be interpreted as following those property or section lines.

If the Zoning Administrator finds these standards inadequate to interpret the location of a zoning district boundary, or if a property owner wishes to dispute the Zoning Administrator's interpretation, the Zoning Board of Appeals may interpret the Zoning Map under the provisions of Section 17.07 (Interpretations).

### **Section 2.205 Zoning of Vacated Areas and Rights-of-Way.**

All vacated areas and rights-of-way not otherwise designated shall be deemed to be in the same district as the immediately abutting land. Where the centerline of a road serves as a district boundary, the zoning district(s) shall be deemed to extend up to either side of the centerline.