

ARTICLE XX

PUBLIC INSTITUTIONAL & PUBLIC RECREATIONAL DISTRICTS

§ X.05 - INTENT & PURPOSE

The intent and purpose of this Article is to:

- (A) Establish the intent and purposes of the Public Institutional (PI) and Public Recreational (PR) Districts;
- (B) Preserve the Township's rural character and protect visual corridors along public streets;
- (C) Ensure adequate space on properties for uses, structures, and other improvements;
- (D) Reduce conflicts between adjacent uses and properties;
- (E) Encourage appropriate use of the Township's institutional and public recreational areas;
- (F) Ensure compatibility between public institutional and public recreational uses and surrounding uses;
- (G) Reduce the impacts of development on surrounding properties and the community; and
- (H) Establish use and developmental standards for the Public Institutional (PI) and Public Recreation (PR) Districts.

§ X.10 - DISTRICT INTENT & PURPOSE

- (A) **Public Institutional (PI) District:** The intent and purpose of the Public Institutional (PI) District is to:
 - (1) *Public Uses:* Provide opportunities for government, civic, and public facilities and services that provide services to the Township and region; and
 - (2) *Character & Aesthetics:* Preserve the rural character and scenic value of the Township.
- (B) **Public Recreation (PR) District:** The intent and purpose of the Public Recreation (PR) District is to:
 - (1) *Recreation:* Provide opportunities for the preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land;
 - (2) *Preservation:* Protect and enhance natural areas, natural resources, natural amenities, habitats, and undeveloped areas by limiting development and uses that may undermine the quantity and quality of these areas and resources; and
 - (3) *Character & Aesthetics:* Preserve the natural character and the aesthetic and scenic value of recreational areas.

§ x.15 - SCHEDULE OF USES

Land and structures shall only be used for the uses specified below, unless otherwise permitted in this Ordinance.

(A) **Description:** Uses, as denoted in the Schedule of Uses, are described below.

- (1) "P" identifies uses that are permitted.
- (2) "S" identifies special land uses.
- (3) "PA" identifies permitted accessory uses.
- (4) "SA" identifies accessory special land uses.
- (5) "-" identifies uses that are not permitted. Uses that are not listed are also not permitted.

(B) **Schedule of Uses:** Uses are grouped into major categories. Only those uses listed under each category are permitted.

Table x.15(B)- Schedule of Uses			
(1) Agriculture, Forestry, Fishing, & Hunting	Zoning District		Specific Standards
	PI	PR	
a. Commercial stable	-	P	YES
b. Conservation area and game refuge	-	P	
c. Outdoor shooting range	-	S	YES
d. Winery	-	S	
(2) Arts, Entertainment, & Recreation	Zoning District		Specific Standards
	PI	PR	
a. Campground	P	P	YES
b. Dedicated open space	P	P	
c. Driving range	-	S	YES
d. Golf course or country club	-	S	YES
e. Marina or yacht club	-	S	YES
f. Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	-	P	YES
g. Outdoor shooting range	-	S	YES
h. Public park or playground	P	P	YES
i. Watercraft access ramp	S	S	
(3) Food Service	Zoning District		Specific Standards
	PI	PR	
a. Entrepreneurial kitchen	PA	PA	YES
b. Food cart	P	P	YES
c. Sit down restaurant or other establishment that serves food and drink for on-site consumption	S	S	
d. Sit down restaurant or other establishment that serves food and drink for onsite consumption, including an outdoor dining area	S	S	
(4) Health & Medical	Zoning District		Specific Standards
	PI	PR	
a. Hospital	S		
(5) Institutional	Zoning District		Specific Standards
	PI	PR	
a. Cemetery	P	P	YES

b. Government office	P	P	YES	
c. Library	P	P		
d. Police or fire station	P	P	YES	
e. Polling place	P	P		
f. Public administration building or assembly hall	P	P	YES	
g. School	P	P		
(6) Other	Zoning District	PI	PR	Specific Standards
a. Community well	S	S	S	YES
b. Community sewage system	S	S	S	YES
c. Observatory, radio or optical telescope	P	P		
d. Recycling collection or transfer station	P	P		
e. Sewage or water treatment plan	P	-		YES
f. MET Tower	P			YES
g. Sign	PA	PA		YES
h. Solar energy system	PA	PA		YES
i. Utility substation	S	S		YES
j. WECS, mirco	PA	PA		YES
k. WECS, small	PA	PA		YES
l. Wireless communication facility	S	S		YES

(C) Interpretation: For specific uses that are not listed, the Director of Planning and Zoning shall determine if that use is substantially similar to any of the uses listed in the Schedule of Uses, and it shall then be subject to the same use and development standards as that similar use.

§ x.20 - LOT STANDARDS

Lots shall only be created or altered in a manner that complies with the minimum lot area, lot width, lot frontage, and other standards outlined below, unless otherwise permitted in this Ordinance.

District	Minimum Lot Area ^A	Minimum Lot Width ^B	Minimum Lot Frontage ^C
a. PI Public Institutional	None	None	None
b. PR Public Recreation	5 acres	300 feet	300 feet

(A) Lot Area: The lot area is measured as the total horizontal area within the lot lines of a lot, excluding any street right-of-way or easement, shared driveway easement, other permanent access easement, bottomland, and wetland within the lot. See **DEFINITION ARTICLE** for a more-detailed description.

(B) Lot Width: The lot width is measured as the horizontal distance between the side lot lines at a distance equal to the front-yard setback. See **DEFINITION ARTICLE** for a more-detailed description.

(C) **Lot Frontage:** The lot frontage is measured as the horizontal length of the front-lot line. See **DEFINITION ARTICLE** for a more-detailed description.

(D) **Legally Nonconforming Lot of Record:** A lot lawfully existing at the effective date of this Ordinance, or an amendment thereto, that fails to meet the area and/or dimensional standards of the zoning district in which it is located may continue to exist and may be used, as outlined in **NONCONFORMING ARTICLE**.

§ x.25 - DEVELOPMENTAL STANDARDS

Structures and lots shall only be created and modified in a manner that complies with the developmental standards below, unless otherwise permitted in this Ordinance.

(A) **Setbacks:** Structures shall only be created and modified in a manner that complies with the minimum setbacks outlined below.

Table x.25(A)- Minimum Setbacks⁽¹⁾

District	Front-yard ^{2,6}	Side-yard ⁶	Rear-yard ⁶	Waterbody ^{5,6}	Wetland ⁶	Building-to-Building
(1) PI Public Institutional	35-80 feet	15 feet	30 feet	50 feet	50 feet	10 feet
(2) PR Public Recreation	35-80 feet	15 feet	30 feet	50 feet	50 feet	10 feet

GRAPHICS

- (1) **Setback Description:** Setbacks are the minimum required distance, measured horizontally, from a structure to the lot lines and other features or improvements. See **DEFINITION ARTICLE** for a more-detailed description.
- (2) **Front-yard Setbacks:** The following shall apply to front-yard setbacks:
 - a. **How Measured:** The front-yard setback shall be measured from the right-of-way or access easement.
 - b. **Corner or Double-frontage Lots:** Corner and double frontage lots shall have a front-yard setback along each front-lot line.
 - c. **Distance:** Front-yard setbacks shall at least thirty-five (35) feet from all streets and shall be at least eighty (80) feet from the following streets:
 - 1. Dexter-Pinckney Road;
 - 2. Dexter-Townhall Road;
 - 3. Lima Center Road;
 - 4. McGregor Road;
 - 5. North Territorial Road;
 - 6. Quigley Road;
 - 7. Riker Road;
 - 8. Stinchfield Woods Road;

- 9. Toma Road; and
 - 10. Waterloo Road.
- (3) *Access Easement:* Setbacks from access easements shall be measured from the edge of the easement.
- (4) *Setback from Lake Access Easement:* When a lake access easement runs along the side-lot line, the side-yard setback shall be measured from the easement.
- (5) *Setback from Waterbody:* In no instance shall any structures, other than docks, seawalls, retaining walls, sidewalks, and low decks and patios, be permitted within the required waterbody setback. The minimum waterbody setback from the ordinary high-water level shall be determined as follows:
- a. *Adjacent Buildings:* When there are buildings on both adjacent lots, the shoreline setback shall be a straight line drawn between the adjacent dwellings, including attached decks that are more than eighteen (18) inches above the adjacent grade.

GRAPHIC

- b. *Large Setbacks:* When buildings on adjacent lots are set back more than fifty (50) feet, the minimum waterbody setback shall be fifty (50) feet.

GRAPHIC

- c. *Vacant Lots:* When one (1) or both of the adjacent lots are vacant, the next adjacent lots shall be used. When two (2) lots in both directions are vacant, the minimum waterbody setback shall be fifty (50) feet.

GRAPHIC

- d. *Minimum Setback:* Never less than 20 feet.

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- e. *Show Buildings:* Site plans, plot plans, and surveys used to secure a zoning permit or shall show the location of buildings on adjacent lots.
 - f. *Point or Peninsula:* For lots at the end of a point or peninsula, the minimum waterbody setback shall be the distance equal to the average waterbody setback of the two (2) closest lots.
- (6) *Setback Projections:* Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, and wetland setbacks but shall at least than five (5) feet from any lot line and at least twenty (20) feet from waterbodies, as outlined in the table below.

Table x.25(A)(6)- Setback Projections					
Projection	Front-Yard	Side-Yard	Rear-Yard	Waterfront-Yard	Wetland
Awnings, canopies	3 feet	3 feet	5 feet	-	3 feet
Bay windows, garden windows	3 feet	2 feet	3 feet	2 feet	3 feet
Roof overhangs	3 feet	3 feet	3 feet	3 feet	3 feet
Unroofed porches, decks, patios, and steps	5 feet	5 feet	10 feet	-	-

Unroofed porches, decks, patios, and steps that are within 18 inches of the natural adjacent grade	5 feet	5 feet	10 feet	10 feet	-
Window air conditioning units	2 feet	2feet	2 feet	2 feet	2 feet
Window wells	3 feet	3 feet	3 feet	3 feet	-

(B) **Height & Coverage:** Structures and lots shall only be created and modified in a manner that is consistent with the height and coverage outlined below.

District	Height ¹	Lot Coverage ²	Impervious Coverage ³
(1) PI Public Institutional	30 feet	10 percent	50 percent
(2) PR Public Recreation	25 feet	5 percent	20 percent

GRAPHICS

- (1) **Height Description:** The vertical distance measured from the finished grade to the highest roof surface or the average height between the drip edge and the peak for the highest roof surface for sloped roofs. See **DEFINITION ARTICLE** for a more-detailed description.
- (2) **Lot Coverage Description:** The horizontal area of the lot that is covered by roofed surfaces, including porches, arbors, breezeways, and patio roofs. See **DEFINITION ARTICLE** for a more-detailed description.
- (3) **Impervious Coverage Description:** Any surface that cannot be effectively and easily penetrated by water. See **DEFINITION ARTICLE** for a more-detailed description.

End of Article xx.

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