

# ARTICLE 2

## ZONING DISTRICTS AND MAP

### CHAPTER 1: DISTRICTS

#### **Section 2.101      Zoning Districts.**

For the purpose of this Ordinance, Quincy Township is hereby divided into districts known as:

NAME	SYMBOL
Agriculture District	A
Lakeside Residential District	R-1
Medium Density Residential District	R-2
Manufactured Housing Park District	MHP
Neighborhood Commercial District	C-1
General Commercial District	C-2
Industrial District	I

#### **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 Supervisor and attested by the Township Clerk, and bearing the seal of the Township under the following words: "This is to certify that this is the Official Zoning Map of the Quincy 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 24.03 (Amendments), or the procedures set forth in the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended (MCLA 125.3101 et seq.), for adoption of a new Official Zoning Map. The Official Zoning Map shall be maintained by the Township Clerk, and shall be the final authority as to the current zoning status of land and water areas and structures in the Township. (Amended 2007)

#### **Section 2.103      Agriculture (A) District.**

The Agriculture Production District is hereby established to conserve and enhance the low density, rural character and agricultural use of substantial portions of the Township. By conserving such rural character, the Township and other public agencies will save money and public expenditures by minimizing scattered demand for urban types and levels of services, utilities, and facilities in otherwise predominately rural areas. The standards in this district are intended to assure that permitted uses peacefully coexist in a low-density setting, while preserving rural features. Preservation of open space, protection of flood prone areas, protection of wetlands, woodlands, and groundwater recharge areas, and preservation of other

natural features is encouraged, consistent with state law. Preservation of traditional agricultural practices, practiced by the Amish, Mennonite, or other established groups, is desired and encouraged.

It is further the intent of this District to achieve the following objectives:

- A. To discourage the encroachment of urban and suburban services into agricultural and rural portions of the Township.
- B. To permit, with limited exceptions, only agricultural land uses and activities.
- C. To create a stable environment for agricultural production and to separate agricultural uses and activities from incompatible residential, commercial, and industrial development.
- D. To permit services and uses that are necessary to support agricultural activities.
- E. To put into action the Township's Master Plan, which contains the goal of protecting agricultural lands and promotes agriculture as an important component of the local economy.

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

The Lakeside Residential (R-1) District is hereby established for the purpose of providing a range of choices of living environments, providing suitable land uses in lakeside areas, protecting lake water quality, prohibiting use of the land that would adversely impact residential areas, discouraging uses that would generate traffic on local streets in excess of normal traffic generated by the residents, and encouraging the provision of public services, such as water and sewer. The intent of the district is to provide for an environment of predominately single family dwellings, in a lakeside setting, along with associated uses and facilities that serve the residents in the district, but not limited to nature preserves, parks and playgrounds.

#### **Section 2.105 Medium Density Residential (R-2) District.**

The Medium Density Residential (R-2) District is hereby established for the purpose of addressing varied housing needs of Township residents by providing locations for single and multiple family housing at higher density than is permitted in the Lakeside Residential (R-1) District. In addressing these housing needs, the Medium Density Residential District should be designed in consideration of the following objectives:

1. Uses in this district should be provided with necessary services and utilities, including public sanitary sewers and wastewater treatment, usable outdoor space, and a well design internal road network
2. Uses in this district should be designed to be compatible with surrounding or nearby housing and agriculture areas.
3. Uses in this district should have direct access to a collector or arterial road.

#### **Section 2.106 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 (formerly known as "mobile home parks") as defined by the Mobile Home Commission Act, P.A. 96 of 1987, as amended (MCLA 125.2301 et seq.), 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 but not limited to educational and cultural 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 community, to provide for standards that ensure adequate light and air to windows and for privacy and open spaces to serve the residents of these districts, to prevent congestion on the public streets, and to reduce hazards to life and property.

### **Section 2.107      Neighborhood Commercial (C-1) District.**

The Neighborhood Commercial (C-1) District is hereby established for the purpose of providing very limited convenience shopping and entertainment opportunities for Lakeside residents at the intersection of Ray Quincy Road and Sebring Road. Neighborhood Commercial areas are intended to provide neighborhood-scale convenience commercial uses, such as restaurants, convenience stores, and bait and tackle shops for lakeside residents and users of recreational facilities around the lake. Neighborhood Commercial developments should be small in scale (5,000 square feet or less) with architectural details that blend with the traditional Midwest small town residential neighborhood and nearby agricultural landscape. 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 2.108      General Commercial (C-2) District.**

The Central Commercial (C-2) District is hereby established for the purpose of promoting the orderly development of the Township's commercial corridor. This District includes a wider range of business and activities than those permitted in the Neighborhood Commercial (C-1) District. This district is intended to provide opportunities for automobile-related businesses and other businesses and services that would be incompatible with the pedestrian-oriented character, scale and mix of permitted uses in the Village of Quincy, or that usually generate large volumes of vehicular traffic or require substantial access for off-street parking and loading. Accordingly, this district should be generally located near major streets and thoroughfares to prevent potential nuisances and conflicts with incompatible uses and districts.

Because of the types of uses permitted in the General Commercial (C-2) District, detailed attention must be focused on relationships with adjacent areas, site layout, building design, and vehicular and pedestrian circulation. Accordingly, development in the General Commercial (C-2) District shall be compatible in design with the overall Township character, designed in coordination with adjoining sites, buffered from or located away from residential and agricultural areas, and served by major roads or thoroughfares.

As stated in the Township's Master Plan, it is the goal of the Township to support the Village of Quincy in becoming the commercial center of the community through the redevelopment of the Village Downtown.

Uses which are more appropriate to the Village's Downtown, such as service businesses and small retail stores, should be directed to the Village.

**Section 2.109      Industrial (I) District.**

The Industrial (I) District is hereby established for the purpose of providing locations for planned industrial development. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Permitted uses should be compatible with nearby residential or agricultural uses.

Accordingly, permitted manufacturing, distribution, warehousing, and industrial uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas.

## **CHAPTER 2: GENERAL REQUIREMENTS AND STANDARDS**

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

In all districts, no structure or land shall be used or occupied, except in conformance with Section 4.02 (Table of Permitted Land Uses by District), and as otherwise provided for in this Ordinance. Special land uses may be permitted in accordance with Section 4.02 (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 Article 16 (Special Land Uses).

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

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

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

All permitted principal and special approval land uses shall comply with any applicable requirements of Article 6 (Design Standards for Specific Uses), and all other applicable provisions of this Ordinance and other Township ordinances. No structure shall be erected, reconstructed, altered or enlarged, nor shall permits or certificates of occupancy be issued, except in conformance with this Ordinance and other Township ordinances.

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

The boundaries of all zoning districts shall be as shown on the Official Zoning Map accompanying and made a part of this Ordinance. Such boundaries shall, to the extent feasible, follow lot or parcel lines, the center-line of roads or alleys or the extension thereof, railroad right-of-way lines or the corporate limits of Quincy Township.

### **Section 2.205 Roads, Streets, Alleys and Railroad Rights-of-Way.**

All roads, streets, alleys and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same district as the property immediately abutting such roads, streets, alleys or railroad rights-of-way. Where the center-line of a road, street or alley serves as a district boundary, the zoning of such road, street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center-line.