

TABLE OF CONTENTS

ARTICLE 1 – GENERAL PROVISIONS	Page 1-1
Section 100 – Purpose	
Section 101 – Citation	Page 1-2
Section 102 – Authority	
Section 103 – Applicability	
Section 104 – Consistency with Master Plan	
Section 105 – Coordination with Other Regulations	
Section 106 – Development Approvals	Page 1-3
Section 107 – Consultant Review	
ARTICLE 2 – DEFINITIONS	Page 2-1
Section 200 – Rules Applying to the Text	
Section 201 – General Definitions	Page 2-1
Section 203 – Adult Business Definitions	Page 2-24
ARTICLE 3 - ZONING	Page 3-1
Section 300 – Purpose	
Division 1 – Introduction	Page 3-1
Section 301 – General Requirements	Page 3-2
Section 302 – Establishment of Districts	
Section 303 – Official Zoning Map	Page 3-3
Section 304 – Zoning District Boundaries	
Section 305 – Newly Annexed Territory	Page 3-4
Section 306 – Lands Not Zoned	
Division 2 – Base Zoning Districts	Page 3-5
Section 310 – Reserved	
Section 311 – Use Regulations	Page 3-5
Section 312 – Dimensional Regulations	Page 3-7
Section 313 – R-1 (One Family Residential)	Page 3-9
Section 314 – R-2 (One and Two Family Residential)	Page 3-11
Section 315 – R-3 (Multiple Family Residential)	Page 3-13
Section 316 – R-R (Rural Residential)	Page 3-15
Section 317 – R-M (Mobile Home Residential)	Page 3-17
Section 318 – C-L (Local Commercial)	Page 3-19
Section 319 – C-O (Office Commercial)	Page 3-21
Section 320 – C-G (General Commercial)	Page 3-23
Section 321 – C-H (Highway Commercial)	Page 3-27
Section 322 – C-P (Planned Shopping Center)	Page 3-30
Section 323 – I-G (General Mixed Use Industrial Business)	Page 3-33
Section 324 – I-L (Limited Mixed Use Industrial Business)	Page 3-38
Section 325 – A-1 (Agricultural)	Page 3-42
Section 330 – P-R (Park or Recreation)	Page 3-45
Section 331 – GTC (Grand Traverse Commons)	Page 3-47
Division 3 – Overlay Zones	Page 3-48
Section 341 – Airport Overlay Zone	

TABLE OF CONTENTS

ARTICLE 4 – PROCEDURES	Page 4-1
Division 1 – General	Page 4-1
Section 401 – Procedural Requirements	
Section 402 – Categories of Development Approvals	
Section 403 – Completeness Review	Page 4-2
Section 404 – Expiration of Application	Page 4-3
Section 405 – Performance Guarantee	
Section 406 – Notice Provisions	Page 4-4
Section 407 – Public Hearing	Page 4-5
Section 408 – Revocation of Development Approval	
Division 2 – Conceptual Reviews	Page 4-7
Section 410 – Conceptual Reviews by Planning Commission	
Division 3 – Quasi-Judicial and Legislative Approvals	Page 4-9
Section 411 – Quasi-Judicial Public Hearings	
Section 412 – Legislative Hearings	
Division 4 – Administrative Development Approvals	Page 4-11
Section 414 – Development Approval	
Section 415 – Grading and Land Disturbance	
Section 416 – Land Use Permits	
Section 417 – Certificate of Occupancy	Page 4-13
Section 418 – Temporary Certificate of Occupancy	
Division 5 – Zoning Procedures	Page 4-14
Section 421 – Zoning Ordinance Amendments	Page 4-14
Section 422 – Conditional Rezoning	Page 4-18
Section 423 – Special Use Permits	Page 4-22
Section 424 – Site Plans	Page 4-28
Section 425 – Planned Developments	Page 4-33
Section 426 – Planned Unit Developments	Page 4-40
Section 427 – Planned Unit Residential Developments	Page 4-45
Section 428 – Open Space Preservation Option	Page 4-49
Section 429 – Condominium Developments	Page 4-52
Division 6 – Interpretations, Appeals and Variances	Page 4-58
Section 451 – Generally	
Section 452 – Interpretations by the Zoning Board of Appeals	
Section 453 – Appeals to the Zoning Board of Appeals	Page 4-59
Section 454 – Variances	Page 4-60
Division 7 – Enforcement, Violations, and Penalties	Page 4-63
Section 461 – Types of Violations	
Section 462 – Civil Enforcement	
Section 463 – Violation of Conditions	
Section 464 – Reserved	
Section 465 – Completion of Site Improvements	Page 4-64

TABLE OF CONTENTS

ARTICLE 5 – DEVELOPMENT STANDARDS	Page 5-1
Division 1 – General	Page 5-1
Section 500 – Purpose	
Section 501 – Applicability	
Section 502 – Development Plan / Data Requirements	
Division 2 – Design Standards	Page 5-1
Section 505 – Purpose	
Section 510 – Lots	Page 5-1
Section 511 – Driveways for Single and Two Family Properties	Page 5-2
Section 512 – Service Drives	
Section 513 – Commercial and Industrial Joint Driveways	Page 5-3
Section 514 – Commercial and Industrial Joint Alleys	
Section 515 – Fences and Walls	Page 5-4
Section 516 – Dumpster Enclosures	Page 5-5
Section 517 – Lighting	Page 5-6
Section 521 – Street Design and Transportation	Page 5-9
Section 522 – Pedestrian Circulation and Non-Motorized Transportation	Page 5-13
Section 523 – Stormwater Management	Page 5-14
Section 524 – Sanitation Requirements	Page 5-15
Section 525 – Groundwater Protection	
Section 530 – Greenspace Areas, Generally	Page 5-16
Section 531 – Landscaping and Buffering	Page 5-21
Section 532 – Parking Area Landscaping	Page 5-23
Section 533 – Site Grading and Steep Slopes	Page 5-25
Section 534 – Wetlands	
Section 535 – Supplemental Shoreline Regulations	
Division 3 – Improvements – Operation and Maintenance	Page 5-27
Section 540 – Generally	
Section 541 – Dedication of Land or Easement	
Section 542 – Transfer of Easement	
Section 543 – Homeowners Association	
Section 544 – Condominiums	
Section 545 – Easement to Waterfront	Page 5-28
Division 4 – Parking and Loading Standards	Page 5-29
Section 550 – Purpose	
Section 551 – Parking	
Section 552 – Loading	Page 5-38
ARTICLE 6 – GENERAL USE REGULATIONS	Page 6-1
Section 600 – Purpose	
Section 609 – Temporary School Facility	
Section 610 – Use of Structure for Temporary Dwelling	
Section 611 – Accessory Uses and Structures	
Section 612 – Home Occupations	Page 6-2

TABLE OF CONTENTS

Section 613 – Outdoor Storage	
Section 614 – Height Exceptions	Page 6-4
Section 615 – Limited Residential Uses in Commercial Districts	
Section 616 – Limited Residential Uses in Mixed-Use Industrial and Office Districts	Page 6-5
Section 617 – Manufactured Homes in Residential Districts	
Section 618 – Traffic Impact Reports	Page 6-6
Section 630 – Signs	Page 6-9
Section 640 – Sexually Oriented Businesses	Page 6-21
Section 650 – Right to Farm Act	Page 6-22
ARTICLE 7 – SUPPLEMENTAL USE REGULATIONS	Page 7-1
Section 700 – Purpose	
Section 701 – General	
Section 707 – Adult Foster Care, Family Home (<7)	Page 7-1
Section 708 – Adult Foster Care, Small Group Home (<12)	
Section 709 – Adult Foster Care, Large Group Home (13-20)	
Section 710 – Adult Care Facility (>21)	
Section 712 – Automobile Laundries	Page 7-2
Section 714 – Bed and Breakfast	
Section 716 – Boarding Residences	
Section 717 – Chickens, Keeping Of	Page 7-3
Section 718 – Child Care, Family Home (<7)	
Section 719 – Child Care, Small Group Home (7-12)	Page 7-3
Section 720 – Child Care Center	Page 7-4
Section 725 - Commercial District Housing Developments	
Section 730 – Drive – in and Drive –through uses	Page 7-5
Section 736 – Drive-in Theaters, Race Tracks, Golf Driving Ranges, etc.	Page 7-6
Section 737 – Essential Service Facilities	Page 7-7
Section 740 – Farm Equipment Dealers, Contractors Motorized Equipment, and Truck Tractor Sales and Service	Page 7-8
Section 741 – Farm Market	
Section 744 – Fuel / Chemical / Hazardous Waste / Other Flammable Substances	
Section 748 – Gasoline Service Stations or Outdoor Sales	Page 7-9
Section 749 – Golf Courses and Country Clubs	Page 7-9
Section 752 – Horses, Keeping Of	Page 7-10
Section 753 – Institutional Use	
Section 754 – Junk Yards	
Section 756 – Kennels	Page 7-11
Section 757 – Medical Marihuana Cultivation Facility	
Section 758 – Medical Marihuana Residential Cultivation	
Section 760 – Mobile Home Park Developments	Page 7-12
Section 764 – Mortuary, Funeral Home	
Section 765 – Outdoor Sales	Page 7-13
Section 766 – Outdoor Sales - Temporary	
Section 768 - Passenger Terminal	
Section 770 - Personal Wind Energy Conversion Systems (PWECS)	
Section 772 – Recreational Field Complex	Page 7-14
Section 773 – Private Swimming Pools	

TABLE OF CONTENTS

Section 774 - Sand or Gravel Pits, Quarries	
Section 776 - Second Hand Stores	Page 7-15
Section 777 – Supplemental Setbacks for Planned Unit, Mobile Home Developments	Page 7-16
Section 778 - Travel Trailer Parks, Campgrounds, and Recreational Vehicle Parks	Page 7-16
Section 779 – Waterfront Stairways and Landings	Page 7-17
Section 780 - Wind Energy Conversion Systems (WECS)	
Section 792 – Wireless Communications Facilities and Antennae	Page 7-19
ARTICLE 8 – NONCONFORMITY/VESTED RIGHTS	Page 8-1
Section 800 – Purpose	
Section 801 – Generally	
Section 811 – Nonconforming Uses	Page 8-2
Section 812 – Nonconforming Sites	Page 8-3
Section 813 – Nonconforming Structures	Page 8-4
Section 814 – Nonconforming Lots	Page 8-5
Section 815 – Termination of Nonconformities	
ARTICLE 9 – SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED	Page 9-1
Section 950 – Generally	
Section 951 – Conceptual Reviews	
Section 952 – Administrative Development Approvals	
Section 953 – Zoning Ordinance Amendments	
Section 954 – Conditional Rezoning Amendments	
Section 955 – Special Use Permits	
Section 956 – Site Plans	Page 9-2
Section 957 – Planned Unit Developments	Page 9-5
Section 958 – Planned Unit Residential Developments	
Section 959 – Open Space Development Option	
Section 960 – Group Housing	
ARTICLE 10 – ADMINISTRATION	Page 10-1
Section 1010 – Authority	
Section 1020 – Planning Commission	
Section 1030 – Zoning Board of Appeals	Page 10-2
Section 1040 – Administrative Officials	
ARTICLE 11 – LEGAL STATUS	Page 11-1
Section 1100 – Validity and Severability	
Section 1110 – Conflict with Other Laws	
Section 1120 – Repeal of Existing Zoning Regulations	
Section 1130 – Effective Date	
Section 1140 – Period of Effectiveness	