

Chapter 5

Zoning Districts

501. Division of the Township

For the purposes of this Ordinance, Jonesfield Township, Saginaw County, Michigan, is divided into the following zoning districts:

- A-1 Agricultural
- A-2 Agricultural and Rural Residential
- R-1 Low Density Residential
- R-2 Medium Density Residential
- B-1 Community Business
- B-2 Intensive Business
- M-1 Limited Manufacturing

502. Official Zoning Map

The boundaries of these zoning districts are hereby defined and established on a map entitled, "Zoning District Map of Jonesfield Township," which accompanies this Ordinance. This map, with all explanatory matter thereon, is hereby made a part of this Ordinance. The official Zoning District Map shall be kept and maintained by the Township Clerk.

503. Interpretation of Zoning District Boundaries

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

- a. Boundaries that appear to follow the centerline of a street or highway shall be interpreted to follow that centerline.
- b. Boundaries that appear to follow a Township boundary line shall be interpreted to follow that boundary line.
- c. Boundaries that appear to follow the exterior property lines of a platted subdivision shall be interpreted to follow those property lines.
- d. Boundaries that appear to follow platted property lines shall be interpreted to follow those property lines.
- e. Boundaries that appear to follow the exterior property lines of a Planned Unit Development shall be interpreted to follow those exterior property lines.

- f. Boundaries that appear 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.
- g. Boundaries that appear 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 to be inadequate for the purpose of interpreting the location of a zoning district boundary in any case, or if a property owner wishes to dispute the Zoning Administrator's interpretation of the location of a district boundary, the Zoning Board of Appeals may interpret the Zoning Map under the provisions of Chapter 9.

504. District Regulations

The following charts identify the intent and purpose, uses permitted by right, uses permitted by special use permit, and the dimensional requirements for each zoning district of Jonesfield Township as described in Section 501.

Section 504.1

A-1 General Agriculture Zoning District Regulations

Intent and Purpose:

1. To preserve and promote the use of land for food and fiber production, and for related uses.

Permitted Uses	Special Uses Subject to Review and Approval as Specified in Chapter 6
<ol style="list-style-type: none"> 1. Forestry 2. Farms and general farming operations, including field crops, fruit orchards, truck farming, horticulture, aviaries, hatcheries, apiaries, sod farms, and vineyards. 3. Raising and keeping large farm animals and livestock, subject to requirements of Section 308. 4. Plant nurseries & greenhouses. 5. Raising & keeping small animals. 6. Single family dwellings. 7. Roadside stands for sale of produce grown by owner. 8. Public utility transformer stations. 9. Conservation areas. 10. Public parks & recreation areas 11. Cemeteries. 12. State licensed residential facilities. 13. Family child care homes. 14. Ponds, subject to requirements of Section 309. 15. Accessory uses and structures. 	<ol style="list-style-type: none"> 1. Production of fur-bearing animals 2. Grain & seed elevators 3. Wholesale agricultural product storage 4. Riding stables 5. Livestock auction yards 6. Accessory occupations 7. Two-family homes 8. Second living quarters for family member 9. Housing for seasonal labor 10. Veterinary clinics 11. Kennels 12. Correctional institutions 13. Religious, social, and educational institutions 14. Institutions for handicapped persons & substance abuse treatment 15. Aircraft landing strips 16. Group child care & child care centers 17. Communication towers 18. Natural resource extraction: sand, gravel & topsoil removal. 19. Motorized vehicle race tracks 20. RV parks and campgrounds 21. Golf courses and country clubs 22. Driving ranges and miniature golf. 23. Shooting clubs and ranges. 24. Wind turbine generators 25. Crematories 26. Sewage treatment facility
<p>Minimum Lot Size Area: 43,560 square feet (one acre)</p> <p>Width:</p> <ol style="list-style-type: none"> 1. 150 feet continuous frontage at the front lot line. 	<p>Minimum Setbacks (Main bldg / accessory bldg) Front: 40 feet / 40 feet Side: 15 feet each side / 15 feet Rear: 40 feet / 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 25 feet Agricultural operations: 85 feet <i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwelling..</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.2

A-2 Agricultural and Rural Residential Zoning District Regulations

Intent and Purpose:

1. To encourage low-density residential development on individual lots.
2. To permit a controlled mixture of residential and agricultural uses in a rural environment.

<p>Permitted Uses</p> <ol style="list-style-type: none"> 1. Forestry 2. Farms and general farming operations, including field crops, fruit orchards, truck farming, horticulture, aviaries, hatcheries, and apiaries. 3. Raising and keeping large farm animals and livestock, subject to requirements of Section 308. 4. Plant nurseries & greenhouses. 5. Raising & keeping small animals. 6. Single family dwellings. 7. Roadside stands for sale of produce grown by owner. 8. Public utility transformer stations. 9. Conservation areas. 10. Parks & recreation areas 11. Cemeteries. 12. State licensed residential facilities. 13. Family child care homes. 14. Ponds, subject to requirements of Section 309. 15. Accessory uses and structures. 	<p>Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> 1. Production of fur-bearing animals 2. Grain & seed elevators 3. Wholesale agricultural product storage 4. Riding stables 5. Livestock auction yards 6. Accessory occupations 7. Two-family homes 8. Model homes 9. Housing for seasonal labor 10. Second living quarters for family member 11. Mobile home parks 12. Veterinary clinics 13. Kennels 14. Golf courses & country clubs 15. Driving ranges & miniature golf 16. Child care centers & group child care 17. Sewage treatment facility 18. Shooting clubs and ranges 19. Motorized vehicle race tracks 20. Temporary outdoor uses 21. RV parks and campgrounds 22. Wind turbine generators 23. Crematories 24. Natural resources extraction: sand, gravel & topsoil removal.
<p>Minimum Lot Size Area: 43,560 square feet (one acre). Width: <ol style="list-style-type: none"> 1. 150 feet continuous frontage at the front lot line. </p>	<p>Minimum Setbacks (Main Bldg/Accessory bldg) Front: 40 feet / 40 feet Side: 15 feet each side / 15 feet Rear: 40 feet / 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 25 feet Agricultural operations: 85 feet <i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwelling.</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.3

R-1 Low Density Residential Zoning District Regulations

Intent and Purpose:

1. To permit the development of residences at low densities on individual lots.
2. To permit the development of additional uses that are related to residential areas.

<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> 1. Single family dwellings. 2. Two-family dwellings (duplexes) 3. State licensed residential facilities. 4. Family child care homes. 5. Child care centers 6. Cemeteries 7. Public parks & playgrounds 8. Accessory uses and structures. 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> 1. Model homes 2. Golf courses 3. Religious, social, and educational institutions, including schools & churches. 4. Private clubs 5. Public or private meeting halls 6. Second living quarters for family member
<p>Minimum Lot Size Area: 43,560 square feet (one acre)</p> <p>Width: 150 feet continuous frontage at the front lot line.</p>	<p>Minimum Setbacks (Main Bldg/Accessory bldg) Front: 40 feet / 40 feet Side: 15 feet each side / 15 feet Rear: 40 feet / 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 25 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwellings; 850 square feet per unit for duplexes (two-family).</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.4

R-2 Medium Density Residential Zoning District Regulations	
<p>Intent and Purpose:</p> <ol style="list-style-type: none"> To permit residential development at medium densities in locations where appropriate public infrastructure is available or may become available. To permit the development of additional uses that are related to residential areas. 	
<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> Single family dwellings. Two-family dwellings (duplexes) State licensed residential facilities. Family child care homes. Child care centers Cemeteries Public parks & playgrounds Accessory uses and structures. 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> Multi-family housing (apartments) Planned unit residential developments Site condominium developments Model homes Golf courses Religious, social, and educational institutions, including schools & churches. Private clubs Public or private meeting halls Second living quarters for family member
<p>Minimum Lot Size Area and Width:</p> <ol style="list-style-type: none"> 43,560 square feet (one acre) and 150 feet continuous frontage at the front lot line without public water and sewer; or 15,000 square feet and 100 feet continuous frontage at the front lot line with public water <i>and</i> sewer. 	<p>Minimum Setbacks (Main Bldg/Accessory bldg) Front: 30 feet / 30 feet Side: 10 feet each side / 10 feet Rear: 30 feet / 5 feet</p> <p>Maximum building height (see note below): Principal building: 2.5 stories, 35 feet Accessory building: 25 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: 1000 square feet for single-family dwellings; 850 square feet per unit for duplexes (two-family).</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.5

<p>B-1 Community Business Zoning District Regulations</p> <p>Intent and Purpose:</p> <ol style="list-style-type: none"> To provide for commercial activities to meet the day-to-day convenience shopping and service needs of Township residents. To provide for business areas to serve the needs of highway travelers. 	
<p>Permitted Uses</p> <ol style="list-style-type: none"> General retail businesses, including retail food. Offices and professional services. Personal service establishments. Restaurants, including clubs & drinking establishments, but excluding drive-in and drive-thru restaurants Institutions for human care. Commercial schools Veterinary clinics Commercial indoor recreation and amusements. Accessory uses and structures. 	<p>Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> Auto service stations Car washes Automobile repair facility, including body shops. Vehicle sales facilities. Outdoor uses, including open-air businesses & temporary outdoor uses. Hotels & motels. Warehouses & storage buildings Wholesale businesses Self-serve storage buildings (“mini-warehouses”). Lumber yards & home improvement center yards. Child care centers Religious, social & educational institutions Funeral homes & mortuaries Bulk fuel dealers Drive-in & drive-thru businesses
<p>Minimum Lot Size Area and Width:</p> <ol style="list-style-type: none"> 43,560 square feet (one acre) and 150 feet continuous frontage at the front lot line without public water and sewer; or 15,000 square feet and 100 feet continuous frontage at the front lot line with public water <i>and</i> sewer. 	<p>Minimum Setbacks (Main Bldg/Accessory Bldg) Front: 25 feet / 25 feet Side: 10 feet each side if detached; may be attached to another business with approved firewall construction between; 20 feet if abutting a residential district (both main & accessory bldg). Rear: 20 feet / 20 feet</p> <p>Maximum building height (see note below): Principal building: 3.0 stories, 40 feet Accessory building: 25 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: No minimum</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.6

B-2 Intensive Business Zoning District Regulations

Intent and Purpose:

1. It is the intent of this district to permit the continuation of a limited number of businesses under the B-2 zoning district regulations that existing under a prior ordinance.

<p style="text-align: center;">Permitted Uses</p> <ol style="list-style-type: none"> 1. General retail businesses, including retail food. 2. Offices and professional services. 3. Personal service establishments. 4. Business services 5. Restaurants, including clubs & drinking establishments, but excluding drive-in and drive-thru restaurants 6. Auto service stations, including truck stops. 7. Car washes 8. Vehicle repair facility, including body shops. 9. Vehicle sales facilities. 10. Hotels & motels 11. Wholesale businesses 12. Institutions for human care. 13. Commercial schools 14. Veterinary clinics 15. Commercial indoor recreation and amusements. 16. Government & public safety buildings. 17. Funeral homes & mortuaries 18. Building supply yards 19. Shopping centers 20. Greenhouses & plant nurseries 21. Public or private meeting halls 22. Accessory uses and structures. 	<p style="text-align: center;">Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> 1. Outdoor uses, including open-air businesses & temporary outdoor uses. 2. Warehouses & storage buildings 3. Self-serve storage buildings (“mini-warehouses”). 4. Child care centers 5. Religious, social & educational institutions 6. Bulk fuel dealers 7. Drive-in & drive-thru businesses 8. Small-scale manufacturing or processing with main building under 5,000 square feet, such as tool & die or machine shops. 9. Truck terminals 10. Multi-family housing (apartments) 11. Grain & seed elevators 12. Commercial outdoor recreation
<p>Minimum Lot Size Area and Width: No minimum</p>	<p>Minimum Setbacks (Main Bldg/Accessory Bldg) Front: 25 feet / 25 feet Side: 10 feet each side if detached; may be attached to another business with approved firewall construction between; 20 feet if abutting a residential district (both main & accessory bldg). Rear: 20 feet / 20 feet</p> <p>Maximum building height (see note below): Principal building: 3.0 stories, 40 feet Accessory building: 25 feet</p> <p><i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: No minimum</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>

Section 504.7

<p>M-1 Limited Manufacturing Zoning District Regulations</p> <p>Intent and Purpose:</p> <ol style="list-style-type: none"> To provide areas in the Township for light industrial uses with few nuisance characteristics. To permit manufacturing, production, processing, assembly, packaging, and treatment of products from previously prepared materials. To allow the development of compatible, non-retail commercial and service establishments. To protect industrial areas from incompatible uses. 	
<p>Permitted Uses</p> <ol style="list-style-type: none"> Manufacturing, production, processing, assembly, packaging of products. Warehouses & storage buildings. Truck terminals. Contractors' establishments. Restaurants, taverns, and other eating & drinking establishments, but not including drive-in & drive-thru establishments. Public utility installations & buildings. Laboratories. Commercial schools Accessory uses and structures. 	<p>Special Uses Subject to Review and Approval as Specified in Chapter 6</p> <ol style="list-style-type: none"> Retail & wholesale businesses Drive-in & drive-thru businesses Junkyards Natural resources extraction: sand, gravel, clay and topsoil removal Sewage treatment & disposal facilities Adult entertainment businesses.
<p>Minimum Lot Size Area and Width:</p> <ol style="list-style-type: none"> 43,560 square feet (one acre) and 150 feet continuous frontage at the front lot line without public water and sewer; or 15,000 square feet and 100 feet continuous frontage at the front lot line with public water <i>and</i> sewer. 	<p>Minimum Setbacks (Both main bldg & any accessory bldg) Front: 40 feet Side: 10% of lot frontage on each side Rear: 50 feet if the use is adjacent to an A-1, A-2, R-1 or R-2 parcel; 20 feet if adjacent to B-1 or M-1 parcel.</p> <p>Maximum building height (see note below): Principal building: 3.5 stories, 45 feet Accessory building: 2.5 stories, 35 feet <i>Note:</i> Permitted non-residential structures may increase maximum height if front, side, and rear setbacks are increased one (1) foot for each one (1) foot increase in building height.</p>
<p>Minimum Floor Area: No minimum</p>	<p>Off-Street Parking Requirements: See Chapter 7</p>
<p>Screening/Buffering Requirement: See Chapter 3, Sec. 305 (3).</p>	<p>Sign Regulations: See Chapter 8</p>
<p>Other District Requirements: Industrial uses may not be within 100 feet of a residential district.</p>	