

DISTRICT REGULATIONS

**ARTICLE 4
DISTRICT REGULATIONS**

Section 4.0 Table of Permitted Uses and Special Land Uses

| Greenbush Township Zoning Districts | |
|--|---------------------------------------|
| R-1 | Low Density Residential District |
| R-2 | Tourist (Resort) Residential District |
| R-3 | Multiple Family District |
| R-4 | Mobile Home District |
| F | Forestry District |
| C | Commercial District |
| EI | Extractive Industry District |
| I | Industrial District |

| USE CATEGORIES |
|--|
| Accommodation/Food Services |
| Agriculture/Forest Products |
| Arts/Entertainment/Recreation |
| Commercial/Retail/Business/Service |
| Communications |
| Construction/Special Trades |
| Educational Services/Religion |
| Human Care/Social Assistance |
| Manufacturing/Industrial/Mining/Waste Mgmt. |
| Miscellaneous |
| Public Facilities |
| Residential Uses |
| Transportation/Warehouses/Wholesale/Storage/Shipping |
| Utilities/Energy |

| TABLE OF PERMITTED USES & SPECIAL LAND USES | | | | | | | | |
|--|------------|------------|------------|------------|----------|----------|-----------|----------|
| P = Permitted by right | | | | | | | | |
| S = Permitted with a Special Use Permit | | | | | | | | |
| *Uses with Supplemental Development Regulations (Article 7) | | | | | | | | |
| ACCOMMODATION AND FOOD SERVICES | R-1 | R-2 | R-3 | R-4 | F | C | EI | I |
| <i>Bakeries (goods produced & sold on-site)</i> | | | | | | P | | |
| <i>Bed & Breakfasts*</i> | | S | S | | S | | | |
| <i>Cabin Courts</i> | | S | S | | S | P | | |
| <i>Caterers/Food Service Contractors</i> | | | | | | P | | |
| <i>Coffee Shops</i> | | | | | | P | | |
| <i>Convention Centers/Conference Centers/Banquet Halls</i> | | | | | | P | | |
| <i>Drinking Establishments/Taverns</i> | | | | | | P | | |
| <i>Hotels & Motels (attached or detached units)</i> | | S | | | | P | | |
| <i>Microbreweries (serving directly to the public)</i> | | | | | | P | | |
| <i>Resorts; Vacation Lodges & Farms</i> | | S | S | | S | | | |
| <i>Restaurants without Drive-Through</i> | | | | | | P | | |
| <i>Restaurants with Drive-Through (Drive-In or Eat in Car)*</i> | | | | | | P | | |
| <i>Rooming & Boarding Houses*</i> | | | P | | S | P | | |

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|--|------------|------------|------------|------------|------------|----------|-----------|----------|
| P = Permitted by right | R-1 | R-2 | R-3 | R-4 | F | C | EI | I |
| S = Permitted with a Special Use Permit | | | | | | | | |
| *Uses with Supplemental Development Regulations (Article 7) | | | | | | | | |
| AGRICULTURE/FOREST PRODUCTS | | | | | | | | |
| <i>Agricultural Equipment Dealers/Repair</i> | | | | | S | P | | P |
| <i>Agricultural products processing and storage (excluding concentrated animal feeding operations)</i> | | | | | P | | | P |
| <i>Agricultural Tourism Uses (no zoning permit required)</i> | | | | | | | | |
| <i>Bakeries selling goods grown primarily on-site</i> | | | | | P | | | |
| <i>Educational tours, classes, lectures, and seminars</i> | | | | | P | | | |
| <i>Family-oriented animated barns (haunted houses)</i> | | | | | P | | | |
| <i>Gift shops for agriculturally-related products, crafts</i> | | | | | P | | | |
| <i>Historical agricultural exhibits</i> | | | | | P | | | |
| <i>Organized meeting space (weddings, birthdays, corporate picnics)</i> | | | | | S | | | |
| <i>Petting farms, animal display, and pony rides</i> | | | | | P | | | |
| <i>Picnic areas (including rest rooms)</i> | | | | | P | | | |
| <i>Playgrounds, wagon/sleigh rides, nature trails</i> | | | | | P | | | |
| <i>Restaurants related to the agricultural use of the site</i> | | | | | S | | | |
| <i>Seasonal Outdoor Mazes of agricultural origin</i> | | | | | P | | | |
| <i>Small-scale entertainment (concert, car show, art fair)</i> | | | | | S | | | |
| <i>Animal Shelter/Kennels*</i> | | | | | S | | | |
| <i>Biofuel Production Facilities on Farms*</i> | | | | | P S | | | |
| <i>Boarding Stables; Riding Arenas</i> | | | | | P | | | |
| <i>Bulk seed, feed, fertilizer and nursery stock outlet and distribution centers (including wholesale)</i> | | | | | S | | | P |
| <i>Cider Mills</i> | | | | | P | | | |
| <i>Farms and agricultural operations</i> | | | | | P | | | |
| <i>Farm Product Sales (Fruit/Vegetable Market – products not raised on property)</i> | | | | | S | | | |
| <i>Feedlots (large scale commercial)</i> | | | | | S | | | |
| <i>Firewood Sales</i> | | | | | P | | | |
| <i>Forest Products Processing (Saw Mills, Veneer Mills, Planing Mills & related operations)</i> | | | | | S | | P | P |
| <i>Forestry/forest management (including forest harvesting and temporary log storage yards)</i> | | | | | P | | | |
| <i>Game Preserves</i> | | | | | P | | | |
| <i>Grain Elevators</i> | | | | | S | | | P |
| <i>Greenhouses/Nurseries/ Landscaping</i> | | | | | P | P | | |
| <i>Lumber Yards</i> | | | | | | P | | P |
| <i>Meat Packing Plants</i> | | | | | | | | P |
| <i>Roadside Stands (products raised on property)</i> | | | | | P | | | |
| <i>Slaughter Houses</i> | | | | | S | | | |
| <i>U-Pick Operations</i> | | | | | P | | | |
| <i>Veterinary Clinic</i> | | | | | P | P | | |
| <i>Veterinary Hospital</i> | | | | | S | S | | |
| <i>Wineries/Distilleries/Breweries</i> | | | | | S | P | | P |

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|--|------------|------------|------------|------------|----------|----------|-----------|----------|
| P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Development Regulations (Article 7) | R-1 | R-2 | R-3 | R-4 | F | C | EI | I |
| ARTS, ENTERTAINMENT, AND RECREATION | | | | | | | | |
| <i>Amusement Arcades</i> | | | | | | P | | |
| <i>Archery Ranges (& as accessory use to a business)</i> | | | | | P | P | | |
| <i>Art Studios</i> | | | | | | P | | |
| <i>Billiards Halls</i> | | | | | | P | | |
| <i>Bowling Centers</i> | | | | | | P | | |
| <i>Campgrounds*</i> | | | | | P | | | |
| <i>Fitness & Recreational Sports Centers (ex: spas, health clubs, racquetball)</i> | | | | | | P | | |
| <i>Golf Courses*</i> | S | | | S | P | | | |
| <i>Museums & Galleries</i> | | | | | | P | | |
| <i>Nature Areas, Parks, Playgrounds, Rec Area*</i> | P | S | P | P | P | P | | |
| <i>Outdoor Performance Facilities</i> | | | | | | S | | |
| <i>Outdoor Amusement Facilities (commercial: ex – go karts; miniature golf)*</i> | | | | | | P | | |
| <i>Ponds¹</i> | S | S | S | | S | | | |
| <i>Private Clubs; Lodges; Sportsmen’s Associations</i> | | | | | P | P | | |
| <i>RV Parks*</i> | | | | | P | | | |
| <i>Skating Rinks (indoor)</i> | | | | | | P | | |
| <i>Swimming Pool Clubs</i> | | | | | | P | | |
| <i>Theaters/Performing Arts Facilities</i> | | | | | | P | | |
| <i>Theaters (Drive-In)</i> | | | | | | S | | |
| <i>Tours</i> | | | | | S | S | | |
| <i>Zoos</i> | | | | | S | S | | |

¹ Ponds greater than five hundred (500) square feet or greater than two and one-half (2 1/2) feet deep. All ponds regardless of size must meet the set-back requirements of the district in which they are located and meet county and state regulations where applicable.

DISTRICT REGULATIONS

TABLE OF PERMITTED USES & SPECIAL LAND USES

| | R-1 | R-2 | R-3 | R-4 | F | C | EI | I |
|---|-----|-----|-----|-----|---|---|----|---|
| P = Permitted by right | | | | | | | | |
| S = Permitted with a Special Use Permit | | | | | | | | |
| *Uses with Supplemental Development Regulations (Article 7) | | | | | | | | |
| COMMERCIAL/RETAIL | | | | | | | | |
| Auto Body/Paint/Interior & Glass; Auto Repair; Oil Change* | | | | | | P | | |
| Automotive Equipment Rental/Leasing | | | | | | P | | |
| Boat Repair & Storage | | | | | | P | | |
| Building & Garden Equipment & Supplies Dealers | | | | | | P | | |
| Car Washes* | | | | | | P | | |
| Cash Advance Stores | | | | | | P | | |
| Cemeteries | S | S | S | S | S | | | |
| Clothing & Clothing Accessories Stores | | | | | | P | | |
| Commercial/Industrial Equipment Rental & Leasing | | | | | | P | | |
| Commercial Equipment Repair & Maintenance | | | | | | P | | |
| Convenience Stores | | | | | | P | | |
| Crematoriums | | | | | | | | S |
| Drive-Through Establishments* | | | | | | P | | S |
| Dry Cleaning & Laundry Services (cleaning equipment is used to service only the premises at which it is located) | | | | | | P | | |
| Electronic & Precision Equipment Repair & Maintenance | | | | | | P | | |
| Electronics & Appliance Stores | | | | | | P | | |
| Extermination & Pest Control Services | | | | | | P | | |
| Financial Institutions | | | | | | P | | |
| Florists | | | | | | P | | |
| Food & Beverage Stores | | | | | | P | | |
| Funeral Homes & Mortuaries | | | | | | P | | |
| Furniture & Home Furnishings Stores; Antique Stores | | | | | | P | | |
| Furniture Refinishing | | | | | | P | | P |
| Gas Station* | | | | | | S | | |
| General Merchandise Stores | | | | | | P | | |
| General Rental Centers | | | | | | P | | |
| Hardware Stores | | | | | | P | | |
| Health & Personal Care Stores | | | | | | P | | |
| Home Improvement Centers (lumber stored in enclosed structure) | | | | | | P | | |
| Interior Designers/Showrooms | | | | | | P | | |
| Medical Equipment Sales | | | | | | P | | |
| Medical Laboratories | | | | | | P | | |
| Medical Marijuana Primary Caregiver Facilities* | P | P | P | P | P | | | |
| Movie Rental Stores | | | | | | P | | |
| Office Supply Stores | | | | | | P | | |
| Outdoor Sales of automobiles, boats, trucks, motorcycles, ATVs, marine craft, farm implements, contractor's equipment, and manufactured homes | | | | | | P | | |
| Outdoor Vendors (Food Trucks) | | | | | | P | | |
| Pawn Shops/Resale Shops | | | | | | P | | |
| Personal Services (beauty shops, tailoring, massage) | | | | | | P | | |

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| COMMERCIAL/RETAIL CONTINUED | | | | | | | | |
| <i>Pet and Pet Care Stores (except Veterinary & Animal Shelters)</i> | | | | | | P | | |
| <i>Pharmacies/Medical & Optical Supplies</i> | | | | | | P | | |
| <i>Photofinishing/Photographers</i> | | | | | | P | | |
| <i>Printing/Binding/Publishing of Printed Materials</i> | | | | | | P | | P |
| <i>Professional Cleaning Services</i> | | | | | | P | | |
| <i>Professional Offices</i> | | | | | | P | | |
| <i>Real Estate Sales Office</i> | | | | | | P | | |
| <i>Retail Uses with Outdoor Storage</i> | | | | | | P | | |
| <i>Seasonal Use Sales*</i> | | | | | P | P | | |
| <i>Septic Services</i> | | | | | P | | P | P |
| <i>Sexually Oriented Businesses*</i> | | | | | | | | S |
| <i>Shopping Center – Multiple Businesses</i> | | | | | | S | | |
| <i>Small Engine Repair</i> | | | | | | P | | P |
| <i>Small-Scale Craft Making</i> | | | | | | P | | |
| <i>Sporting Goods, Hobby, Book & Music Stores</i> | | | | | | P | | |
| <i>Studios for dance, physical exercise and music</i> | | | | | | P | | |
| COMMUNICATIONS | | | | | | | | |
| <i>Television/Radio Broadcasting Stations</i> | | | | | | P | P | P |
| <i>Wireless Communications Equipment & Support Structures (see section 7.26*)</i> | | | | | PS | | PS | PS |
| CONSTRUCTION | | | | | | | | |
| <i>Special trade contractors (ex: electrical, plumbing, heating – indoor storage of materials/equipment)</i> | | | | | | P | P | P |
| <i>Storage Facilities for Building Materials - Sand, Gravel, Stone, Lumber/Contractor's Equipment (with outdoor storage)</i> | | | | | | | | S |
| EDUCATIONAL SERVICES/RELIGION | | | | | | | | |
| <i>Colleges/Universities/Other Institutions of Higher/Specialized Learning (public and private)</i> | | | | | S | S | S | S |
| <i>Public or private schools</i> | P | P | P | | P | P | | |
| <i>Religious Institutions</i> | S | S | S | S | S | P | | |
| <i>Trade Schools</i> | | | | | S | P | S | S |
| HUMAN CARE AND SOCIAL ASSISTANCE | | | | | | | | |
| <i>Child Care Services (see following)</i> | | | | | | | | |
| <i>Family Child Care Home (6 or less)</i> | P | P | P | P | P | | | |
| <i>Group Child Care Home (7 -12)</i> | | S | S | | S | | | |
| <i>Child Care Center /Nursery School(not in home)</i> | | | S | | S | P | | |
| <i>Health Care /Dental /Optical Clinics</i> | | | | | | P | | |
| <i>Hospitals</i> | | | | | | P | | |
| <i>Assisted Living Home Nursing/Convalescent Home *</i> | | S | S | S | P | P | | |
| <i>Residential Human Care and Treatment Facility</i> | | | | | S | S | | |
| <i>State-Licensed Residential Facilities (Adult Foster Care - 6 or less adults)</i> | P | P | P | P | P | | | |

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| MANUFACTURING/INDUSTRIAL/MINING/WASTE MANAGEMENT | | | | | | | | |
| <i>Blast Furnace, Steel Furnace, Blooming or Rolling Mill</i> | | | | | | | | S |
| <i>Central Dry Cleaning Plants (not dealing directly with customers)</i> | | | | | | | | P |
| <i>Ceramic Products using Gas- or Electrically-Fired Kilns, and or Glass Products</i> | | | | | | | P | P |
| <i>Computer, Electronic, & Appliance Product Mfg</i> | | | | | | | | P |
| <i>Concrete, Cement, Gypsum, Plaster of Paris, Corrosive Acid or Alkali Mfg</i> | | | | | | | P | P |
| <i>Food/beverage processing</i> | | | | | | | | P |
| <i>Food/beverage bottling & packaging</i> | | | | | | P | | P |
| <i>Furniture & Related Product Mfg</i> | | | | | | P | | P |
| <i>Incinerator Plant (non-pyrolysis)</i> | | | | | | | | S |
| <i>Incinerator Plant (pyrolysis type)</i> | | | | | | | | S |
| <i>Junkyards/salvage yards/scrap yards/motor vehicle impoundment and wrecking yards*</i> | | | | | | | | P |
| <i>Laboratories</i> | | | | | | | | P |
| <i>Leather & Allied Product Mfg</i> | | | | | | | | P |
| <i>Machine Shops</i> | | | | | | P | | P |
| <i>Metal Plating/Buffering/Polishing/Cutting/Slitting/Shearing</i> | | | | | | | | S |
| <i>Mineral Processing Facilities & Operations</i> | | | | | | | | P⁺ S⁺ |
| <i>Miscellaneous Mfg (from previously prepared materials including agricultural, building, natural, synthetic, biological, and ceramic materials)</i> | | | | | | | | P |
| <i>Oil Refinery and Gas Processing Facilities</i> | | | | | | | | S |
| <i>Petroleum Products, Gas Products, Paint & Chemical Bulk Storage & Distribution</i> | | | | | | | | S |
| <i>Plastics Mfg (when cooling towers are not required)</i> | | | | | | | | P |
| <i>Portable and temporary hot and cold mix asphalt plants, ready-mix concrete plants, and similar uses.</i> | | | | | | | P | P |
| <i>Recycling facilities/Resource Recovery Facilities/Transfer Stations/Waste Collection</i> | | | | | | | | P |
| <i>Research/Design/Experimental Product Development (within a completely enclosed building)</i> | | | | | | | | P |
| <i>Resource Extraction*</i> | S | S | S | S | S | S | P | S |
| <i>Sanitary Landfills</i> | | | | | | | | S |
| <i>Sign Painting & Mfg</i> | | | | | | P | | P |
| <i>Smelting Industries</i> | | | | | | | | S |
| <i>Solar Panels, Wind Generators, and Alternative Energy Systems Mfg</i> | | | | | | | | P |
| <i>Textile & Apparel Mfg</i> | | | | | | | | P |
| <i>Tool & Die Shops</i> | | | | | | | | P |
| <i>Wood Product Mfg (not mills)</i> | | | | | | | P | P |

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| MISCELLANEOUS | | | | | | | | |
| <i>Accessory Buildings & Uses</i> | P | P | P | P | P | P | P | P |
| <i>Planned Unit Developments*</i> | S | S | S | S | S | S | S | S |
| <i>Gazebo</i> | P | P | P | P | P | P | P | P |
| <i>Deck²</i> | P | P | P | P | P | P | P | P |
| <i>Parking Lots</i> | | | | | | P | | |
| PUBLIC FACILITIES | | | | | | | | |
| <i>Auditoriums</i> | | | | | | P | | |
| <i>Community Centers (public)</i> | S | S | S | | P | P | | |
| <i>Government Offices</i> | S | S | S | | P | P | | |
| <i>Libraries</i> | S | S | S | | P | P | | |
| <i>Police/Fire Stations</i> | S | S | S | | P | P | | |
| <i>Post Office</i> | S | S | S | | P | P | | |
| <i>Public Works Facilities with Outdoor Storage</i> | | | | | S | S | | S |
| RESIDENTIAL USES | | | | | | | | |
| <i>Home Occupations*</i> | P | P | P | P | P | P | P | P |
| <i>Cottage Industries*</i> | S | S | | S | S | S | S | S |
| <i>Living Quarters in conjunction w/ permitted business use</i> | | | | | | P | | P |
| <i>Manufactured Housing Community (& accessory uses such as laundry, office building, & community building)*</i> | S | S | | P | | | | |
| <i>One-Family Dwelling (year round & seasonal)</i> | P | P | P | P | P | | | |
| <i>Secondary Dwelling Units*</i> | | | | | S | | | |
| <i>Multiple-Family Dwelling Units*</i> | | | P | | | | | |
| <i>Townhouses</i> | | P | P | | | | | |
| <i>Condominiums(connected)</i> | | S | P | | | | | |
| <i>Two-Family Dwelling (duplex)</i> | | S | P | | | | | |
| TRANSPORTATION SERVICES/WAREHOUSING/WHOLESALE TRADE/ STORAGE/SHIPPING | | | | | | | | |
| <i>Airports, Landing Fields, Heliports, Aviation Support, Aviation Development, & other aviation functions</i> | | | | | S | S | S | S |
| <i>Bus Garages</i> | | | | | | P | | P |
| <i>Couriers/Parcel Packing/Shipping/ Delivery Establishments</i> | | | | | | P | | P |
| <i>Freight Terminals/Trucking Facilities</i> | | | | | | | | S |
| <i>Mail Order Establishments</i> | | | | | | P | | P |
| <i>Rail yards</i> | | | | | | | | P |
| <i>Scenic & Sightseeing Transportation/Ground Passenger Transportation</i> | | | | | | P | | P |
| <i>Truck Washes*</i> | | | | | | P | | P |
| <i>Warehousing & Storage*</i> | | | | | | P | | P |
| <i>Wholesale Trade</i> | | | | | | P | | P |
| UTILITIES/ENERGY | | | | | | | | |
| <i>Heating & Electric Power Generating Plants</i> | | | | | | | | P |
| <i>Public Utility Facilities (without storage yards)</i> | | | | | P | P | | P |
| <i>Public Utility Facilities (with storage yards)</i> | | | | | | | | P |
| <i>Wind Energy Facilities and Anemometer Towers (Commercial)</i> | | | | | S | | S | S |
| <i>Wind Energy Systems (small on-site)</i> | | | | | S | | S | S |

²Decks as regulated in Sect. 3.23

DISTRICT REGULATIONS

Section 4.1 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Greenbush Township Zoning Map" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance. The official Zoning Map shall be located in Greenbush Township Office and shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date. The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Zoning Administrator and Planning Commission Chair.

Section 4.2 Zoning District Boundaries

The boundaries of these districts are hereby established as shown on the "Greenbush Township Zoning Map", which accompanies this Ordinance, and which with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following township limits shall be construed as following township limits.
- D. Boundaries indicated as following shore lines shall be construed to follow such shorelines, and in the event of a change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
- F. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.
- G. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, or upon its own motion, by the Zoning Board of Appeals.

DISTRICT REGULATIONS

Section 4.3 Zoning of Annexed Areas

Whenever any area is annexed to Greenbush Township, one of the following conditions will apply:

- A. Land that is zoned previous to annexation shall be classified as being in whichever district of this Ordinance most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the Township Board and the Board shall approve same by resolution.
- B. Land not zoned prior to annexation shall be automatically classified as an R District until a Zoning Map for said area has been adopted by the Township Board. The Planning Commission shall recommend the appropriate zoning districts for such area within three (3) months after the matter is referred to it by the Township Board.

Section 4.4 Zoning of Vacated or Filled Areas

- A. **Vacated Areas:** Whenever any street, highway or other public right-of-way within Greenbush Township shall have been abandoned by official government action and when such right-of-way lands attach to and become part of the land adjoining said right-of-way, such right-of-way property shall automatically acquire and be subject to the provisions of the zoning district of the abutting property without further governmental action. In the case of an abandoned right-of-way which also served as a district boundary, the centerline of such abandoned right-of-way shall remain the boundary line and the lands on either side of said centerline shall become attached to their respective adjoining properties without further governmental action.
- B. **Filled Areas:** Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained.

DISTRICT REGULATIONS

Section 4.5 (R-1) Low Density Residential District

R-1

A. Intent

This residential district is designed to provide for one-family dwelling sites and the residentially-related uses. This district is designed to accommodate a series of support uses typically regarded as part of the structure of low to medium density neighborhoods. These support uses contribute to neighborhood amenity by providing cultural, religious or educational services to residents. The uses permitted by right and as Special Uses are intended to promote a compatible arrangement of land uses for homes keeping neighborhoods quiet and free of unrelated traffic influences.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in **§4.0**: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Standards

| R-1 Low Density Residential District | |
|---|--|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft |
| Maximum Height of Principle Structure | 30 ft. <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | 1,050 sq. ft. <i>Minimum floor area shall apply to permanent dwelling units only.</i> |
| Maximum Lot Coverage | 35% <i>This provision shall not apply to structures four (4) feet in height or less.</i> |
| Setbacks | |
| Minimum front yard | 25 ft |
| Minimum rear yard | 35 ft |
| Minimum side yard | One side 5 ft with total of 15 ft <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i> |

DISTRICT REGULATIONS

Section 4.6 (R-2) Tourist or Resort Residential District

R-2

A. Intent

This District is designed to provide for a mix of residential uses along with tourist facilities, primarily overnight accommodations and recreation activities. Limited services and commercial uses serving local residents and tourists are allowed in the district, but should be sited and designed so as to not detract from the residential and lodging atmosphere of the area.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in §4.0: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Standards

| R-2 Tourist or Resort Residential | |
|--|--|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft |
| Maximum Height of Principle Structure | 30 ft. <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | 1,050 sq. ft. <i>Minimum floor area shall apply to permanent dwelling units only.</i> |
| Maximum Lot Coverage | n/a <i>This provision shall not apply to structures four (4) feet in height or less.</i> |
| Setbacks | |
| Minimum front yard | 25 ft |
| Minimum rear yard | 35 ft |
| Minimum side yard | One side 5 ft with total of 15 ft <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i> |

Add D in old ordinance

DISTRICT REGULATIONS

Section 4.7 (R-3) Multiple Family District

A. Intent

R-3

The R-3 Multiple Family Residential District is designed to provide a location within the Township for dwelling units containing a mixture of densities and housing types. Those structures which offer an alternative to single-family detached housing (while still adhering to the low- to medium-density character of the community) will be permitted in this zone.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in §4.0: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review, Article 6: Special Land Uses, and Article 7: Supplemental Development Regulations.**

C. Development Standards

| R-3 Multiple Family District | |
|--|--|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft |
| Maximum Height of Principle Structure | 30 ft. <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | 1,050 sq. ft. <i>Minimum floor area shall apply to permanent dwelling units only.</i> |
| Maximum Lot Coverage | n/a <i>This provision shall not apply to structures four (4) feet in height or less.</i> |
| Setbacks | |
| Minimum front yard | 25 ft |
| Minimum rear yard | 35 ft |
| Minimum side yard | One side 5 ft with total of 15 ft <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i> Multiple-Family Dwelling Units: 1. Multiple-family dwellings may be erected on a minimum lot size of 12,000 square feet, provided the development complies with District Health Department codes. The net density (not including street right-of-way) shall be limited to not more than twelve (12) dwelling units per acre. 2. Multiple-family dwelling developments shall be considered as one (1) building occupying one (1) lot. When more than one multiple-family dwelling building up to two (2) stories occupies one (1) lot, the two or more structures must be separated by a. at least twenty (20) feet when end-to-end; or b. fifty (50) feet when face-to-face or back-to-back for structures up to two (2) stories. |

Add D in old ordinance

DISTRICT REGULATIONS

Section 4.8 (R-4) Mobile Home Park District

R-4

A. Intent

For the preservation of the interests of the various types of residential developments which should be permitted in every community and for the protection of residents of any mobile home type development, these regulations are considered as minimum standards to be applied to all mobile home park developments in the Township.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in §4.0: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Standards

| R-4 Mobile Home Park District | |
|--|--|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft |
| Maximum Height of Principle Structure | 30 ft. <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | 980 sq. ft. <i>Minimum floor area shall apply to permanent dwelling units only.</i> |
| Maximum Lot Coverage | 35% <i>This provision shall not apply to structures four (4) feet in height or less.</i> |
| Setbacks | |
| Minimum front yard | 25 ft |
| Minimum rear yard | 35 ft |
| Minimum side yard | One side 5 ft with total of 15 ft <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i> |

DISTRICT REGULATIONS

Section 4.9 (F) Forestry District

A. Intent

F

The Forestry District is designed to promote the use of wooded and rural areas in a manner that will retain the basic attractiveness of natural resources and provide enjoyment for both visitors and the community at large. The intent of the district is to hold rural areas for resource purposes and to allow multiple uses of farm-forest lands. The intent is designed to serve farm and agricultural uses in areas which are rural and farm in character.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in §4.0: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Standards

| F Forestry District | |
|---|--|
| Minimum Lot Area | 5 acres |
| Minimum Lot Width | 300 ft |
| Maximum Height of Principle Structure | 30 ft. |
| | <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | 1,050 sq. ft. |
| | <i>Minimum floor area shall apply to permanent dwelling units only.</i> |
| Maximum Lot Coverage | n/a |
| | <i>This provision shall not apply to structures four (4) feet in height or less.</i> |
| Setbacks | |
| Minimum front yard | 50 ft |
| Minimum rear yard | 35 ft |
| Minimum side yard | 20 ft |
| | <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i> |

DISTRICT REGULATIONS

Section 4.10 (C) Commercial District

A. Intent

C

The C Commercial District is designed to provide for the construction or continued use of land for general community-wide commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of the overall community.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in **§4.0: Table of Permitted and Special Land Uses**) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Regulations

| B-2 Commercial District | |
|---|--|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft. |
| Maximum Height of Principle Structure | 30 ft. <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | n/a |
| Maximum Lot Coverage | n/a |
| Setbacks | |
| Minimum front yard | 30 ft. (Highway) <i>Parking lots may be permitted in the front yard provided that there is at least a ten (10) foot buffer area between the road right-of-way and the off-street parking lot. If parking and loading spaces are confined to a rear or side yard, the required front setback may be reduced to twenty (20) feet, provided a reasonable sense of consistency is established with abutting properties.</i> |
| Minimum rear yard | n/a <i>1. On the exterior rear yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |
| Minimum side yard | n/a <i>1. Side yards may be omitted if walls abutting a side yard are of fireproof construction and wholly without openings or as otherwise specified in an applicable code. 2. On the exterior side yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |

DISTRICT REGULATIONS

Section 4.11 (EI) Extractive Industry District

A. Intent

EI

Activities dependent upon natural resources can often operate more efficiently in close proximity to raw material supply sources. The processing of these raw materials usually produces excessive pollutants and hence these types of activities are ideally separated from other land uses in the area. Consequently, this district is established to allow extractive industries to function without hindrance from less intensive uses and at the same time protect surrounding areas from the negative effects of extractive operations.

B. Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in §4.0: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

C. Development Standards

| EI Extractive Industry District | |
|--|---|
| Minimum Lot Area | 12,000 sq. ft. |
| Minimum Lot Width | 100 ft. |
| Maximum Height of Principle Structure | n/a <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | n/a |
| Maximum Lot Coverage | n/a |
| Setbacks | |
| Minimum front yard | n/a |
| Minimum rear yard | n/a 1. <i>On the exterior rear yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |
| Minimum side yard | n/a 1. <i>Side yards may be omitted if walls abutting a side yard are of fireproof construction and wholly without openings or as otherwise specified in an applicable code.</i> 2. <i>On the exterior side yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |

DISTRICT REGULATIONS

Section 4.12 (I) Industrial District

A. Intent

I

The Industrial District is designed to provide areas for industrial sites occupied by manufacturing plants, assembling and fabrication activities including large-scale or specialized industrial operations whose external physical affects will be felt to some degree by surrounding districts, laboratories, distribution warehouses and similar uses. The regulations contained in this district are intended to maintain aesthetic values in the district and protect investments of the community and industries occupying the improved sites. To these ends, development is limited to uses that can be carried out in an unobtrusive manner and maintain a compatibility with surrounding areas.

Uses Permitted by Right & Special Land Uses

Permitted and Special Land Uses shall be limited to the following table (also listed in **§4.0**: Table of Permitted and Special Land Uses) and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review**, **Article 6: Special Land Uses**, and **Article 7: Supplemental Development Regulations**.

B. Development Regulations

In addition to all of the requirements in Article 5, the proposed user shall guarantee that:

1. No use shall constitute a nuisance to adjacent premises, nor defeat the purpose of this ordinance.
2. No use shall discharge any produced dust, odorous matter, noxious, corrosive or toxic fumes, or physical vibrations, or heat or glare, or intolerable noise beyond the premises on which it is located.
3. Every premise within the Industrial District having a common boundary line with a District other than Industrial shall provide and maintain a screening evergreen hedge and/or approved fence or screen of no less than six (6) feet in height.
4. The application shall include a statement of the effects of the operation in terms of the following issues: traffic, water, air, noise, glare, fire and safety hazards, emission of dangerous or obnoxious matter, and on the proposed treatment of any such conditions to maintain the same within the limitations of this Ordinance. It shall show the plans for the disposal of sewage and all industrial wastes. It shall specify the fuels to be used, including plans for smoke control. No deviation shall be made without prior approval. All of the above factors shall comply with minimum state and federal pollution control standards.

DISTRICT REGULATIONS

| | |
|---|---|
| I Industrial District | |
| Minimum Lot Area | 12,000 ft. sq. |
| Minimum Lot Width | 100 ft. |
| Maximum Height of Principle Structure | n/a Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). <i>These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i> |
| Minimum Floor Area (per dwelling unit) | n/a |
| Maximum Lot Coverage | n/a |
| Setbacks | |
| Minimum front yard | n/a |
| Minimum rear yard | n/a 1. <i>On the exterior rear yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |
| Minimum side yard | n/a 1. <i>Side yards may be omitted if walls abutting a side yard are of fireproof construction and wholly without openings or as otherwise specified in an applicable code.</i> 2. <i>On the exterior side yard which borders a residential district, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential district.</i> |