



**Carlisle | Wortman**  
ASSOCIATES, INC.

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**TO:** Augusta Township Planning Commission  
**FROM:** Laura K. Kreps, AICP, Township Planner  
**DATE:** April 11, 2024  
**RE:** Planning Commission Agenda Packet for April 17, 2024, Regular Meeting

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Please find a summary of the business items on this month's Planning Commission agenda below. ***Hard copies of this material will NOT be provided via UPS.*** IF YOU ARE NOT ABLE TO ATTEND THE MEETING, please let myself and/or Allan and Kim at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 members).

**\*\*\*NEW LOCATION – LINCOLN SENIOR CENTER – 8970 WHITTAKER (west entrance of Brick Elementary)**

- a. **Township Storage Building.** The Township is in the process of demolishing the existing storage building at the Township Hall property and would like to construct a storage structure on the Fire Department site. The Township's Engineering Consultant will provide a brief presentation to satisfy the first step in the site plan review process – Pre-Application Conference with the Planning Commission.
- b. **Agricultural Zoning District Audit.** The Agricultural Zoning District Audit was introduced at the last meeting. The cover memo distributed with questions to consider as we review the ordinance and document has been included in this packet to guide discussion. The current Zoning District Regulations, zoning map and the Farmland Preservation map provided in the Master Plan demonstrating parcels that participate in the State Farmland Preservation Program. Please come prepared to discuss.
- c. **Election of Officers** – Election of officers is scheduled to be conducted at the first meeting of the year.

As always, please feel free to contact me directly with any questions prior to the meeting.

CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP  
Principal

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal*

**AGENDA**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**

**NEW LOCATION**

\*\*\*Lincoln Senior Center\*\*\*  
8970 Whittaker Road  
(West entrance of Brick Elementary)  
Ypsilanti, MI 48197  
April 17, 2024  
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Woolf, Hall, Spence, Hamill, Witt, Albers
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Planning Commission Meeting Minutes from March 20, 2023 Regular Meeting
6. **Public Hearings**
  - a. None.
7. **Business Items**
  - a. **Pre-Application Conference with Planning Commission** – Augusta Township Storage Building – presentation by M. Devries, Fleis & Vandenbrink
  - b. **Agricultural Zoning District Audit** – Discussion
  - c. **Election of Officers**
8. **Public Comment**
9. **Communications**
10. **Adjournment**

AGENDA  
Augusta Charter Township  
Regular Planning Commission Meeting  
8970 Whittaker Road  
Ypsilanti, MI 48197  
March 20, 2024  
6:30 PM

**1. Call to Order**

The meeting was called to order by Chair Yurk at 6:34p.m.

**2. Pledge of Allegiance**

Chair Yurk led Pledge.

**3. Roll Call and Recognition of Visitors**

In Attendance: Robert Yurk, David Hall, Joyce Witt, Wendy Albers, Thomas Spence.  
Absent: Dan Woolf, Richard Hamlin, JR. Also in attendance were Carlisle Wortman  
Planners Laura Kreps and Diane Mulville-Friel.

**4. Approval of Agenda**

Yurk made the motion, supported by Commissioner Witt to approve the agenda. The agenda was approved unanimously.

**5. Approval of Minutes**

Hall made the motion to approve minutes from October 18, 2023, Regular Planning Commission Meeting, supported by Commissioner Spence. Yes: Hall, Witt and Yurk. No: None. Abstain: Albers and Spence. Motion carried.

**6. Public Hearings**

None.

**7. Business Items**

**a. Renewable Energy Ordinance Discussion** – Commissioner Witt discussed memorandum regarding wind/solar energy. State legislation as opposed to township ordinances.

**b. Agricultural Zoning District Audit Discussion** – ordinance exists but not in the township map. Look at other districts for agricultural zoning. To be discussed further at April's meeting. Current issues with land division and parcel lots; must be careful not to create non-conforming lots. Carlisle Wortman believes the ordinance and maps of the township can be improved.

**c. Change of June 19th, 2024 Regular Meeting Date** – June 19th is a Federal Holiday (Juneteenth). June meeting rescheduled to June 12, 2024. Motion by Trustee Hall, supported by Commissioner Witt to move June 19<sup>th</sup> to June 12<sup>th</sup>. Motion approved unanimously. Senior Center location. Same time; 6:30pm.

**d. Election of Officers** – Discussion to postpone to the April meeting. Every seat is up for a nomination. Chair, vice chair and secretary. Motion to defer election of officers to next April meeting. Motion to Commissioner Spence. Motion supported by Trustee Hall. Motion carries unanimously.

**8. Public Comment**

Francina Canada-Buchanan (Talladay Road) Creo, rezoning and agricultural rezoning.

Amy Shankleton-Novess Grandfather clause if zoning changes. Wind/Solar petition.

Sergio Trevino (Ranger Power) Railsplitter 1 and Railsplitter 2 site plans will be submitted to the Township.

Reynold Lowe Acreage involved with Railsplitter 1 and Railsplitter 2 projects

Dale-Lin Mallonen (Judd Road) Railsplitter 1 and Railsplitter 2 effect on birds/environment; power distribution

Public comment closed at 7:25p.m.

**9. Communications**

Trustee Hall noted BOT exploring avenues tearing down old fire hall, new parking lot, new building adjacent to fire station for storage. Three step process. FNV will provide an update during April 17, 2024, meeting; first step in the process. In May, a preliminary site plan will be presented.

Chairman Yurk shared information regarding recent zoom meetings from County Road Commission; round-a-bout at Willis and Whittaker in addition to repaving on Bemis Road. Pump station will not be moved. No guard rails to protect it. Also, future paving project on Bemis from Stoney Creek to Hitchingham have no impediments or impacts.

**10. Adjournment**

Commissioner Spence motioned to adjourn, supported by Commissioner Albers. Motion carried to close meeting at 7:31p.m.



OWNER: August Charter Township  
8021 Talladay Road  
Whittaker, MI 48190  
(734) 461-6117  
Township Supervisor: Brian Shelby

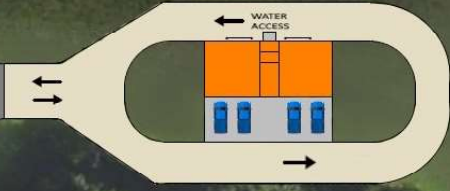
ENGINEER: Fieis & VandenBrink  
4798 Campus Drive  
Kalamazoo, MI 49008  
(269) 385-0011  
Project Manager: Michael DeVries, PE

1. Total size of the project.
  - a. Parcel size: 6 acres
2. A statement of number of residential units, if any.
  - a. No residential units
3. The number and type of non-residential uses.
  - a. Existing building on the site:  
Augusta Township Fire Station
  - b. Retention pond for the parcel was constructed during the fire station development.
4. The size of area to be occupied by each type of use.
  - a. Retention pond: approximately 0.8 acres
  - b. Existing fire station, drives, and parking area: approximately 1.2 acres
  - c. Proposed storage building and associated drives: approximately 0.8 acres
  - d. Area reserved for future development: approximately 0.7 acres
5. The known deviations from ordinance regulations to be sought.
  - a. None
6. The number of acres to be preserved as open or recreational space.
  - a. N/A
7. All known natural or historic features to be preserved or removed.
  - a. N/A

EXISTING RETENTION POND  
BUILT WHEN TOWNSHIP  
FIRE STATION WAS  
CONSTRUCTED  
POND SIZED FOR  
DEVELOPED PARCEL

AUGUSTA CHARTER TOWNSHIP  
FIRE STATION

AREA RESERVED FOR  
FUTURE DEVLOPMENT



# ARTICLE 3

## ZONING DISTRICT REGULATIONS

**3.1 Establishment of Zoning Districts.** For the purposes of this Ordinance, Augusta Charter Township is hereby divided into the following districts:

**Residential Districts**

C	Conservation
AG	Agriculture
AR	Agricultural Residential
RR	Rural Residential
SR-1, 2 & 3	Single-Family Residential
VR	Village Single-Family Residential
MR	Multiple-Family Residential
MHC	Manufactured Housing
VMU	Village Mixed-Use
PUD	Planned Unit Development (where residential uses are involved)

**Non-Residential Districts**

VMU	Village Mixed-Use
LC	Local Commercial
GC	General Commercial
O	Office
LI	Limited Industrial
GI	General Industrial
PUD	Planned Unit Development (where non-residential uses are involved)

**3.2 Official Zoning Map.**

- A. Identification. The zoning districts as provided in Section 3.1 are bounded and defined as shown on the map entitled "Zoning District Map of Augusta Charter Township." The Zoning District Map, along with all notations, references, and other information shown thereon shall accompany and be made a part of this Ordinance.
- B. Authority. Regardless of the existence of purported copies of the Zoning District Map, which may be published, a true and current copy of the Zoning District Map available for public inspection shall be located in and maintained by the Office of the Township Clerk. The Clerk's copy shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building, or structure in the Township.

- C. Interpreting Zoning District Boundaries. Where uncertainty exists with respect to the boundaries of any of the districts indicated on the Zoning District Map, the following rules shall apply:
1. A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline.
  2. A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
  3. A boundary indicated as approximately following a municipal boundary line of a city, village, or township shall be construed as following such line.
  4. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
  5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline.
  6. A boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.
  7. A boundary indicated as parallel to, or an extension of, features in items (1) through (6) preceding shall be so construed.
  8. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
  9. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning District Map or any other circumstances not covered by items (1) through (8) preceding, the Zoning Board of Appeals shall interpret the location of the zoning district boundary.
- D. Amendment. In accordance with the provisions of this Ordinance and Michigan Public Act 110 of 2006, as amended, changes made in district boundaries and other matters portrayed on the Zoning District Map shall be entered on the Zoning District Map after the amendment has been approved by the Township Board and has been published in a newspaper of general circulation in the Township. No changes shall be made to the Zoning District Map except in conformity with the provision of Article 16.

**3.3 Application of Zoning District Regulations.** The regulations herein established within each zoning district shall be the minimum regulations for promoting and

protecting the public health, safety, and general welfare and shall be uniform for each class of land, buildings, structure, or uses throughout each district. Wherever the requirements of this Ordinance are at variance with the requirements of any other adopted rules or regulations, ordinances, deed restrictions, or covenants, the most restrictive or those imposing the higher standards shall govern. Except as hereinafter provided, district regulations shall be applied in the following manner:

- A. No building shall hereafter be erected, altered, or moved, nor shall any building or premises hereafter be used for any purpose other than is permitted in the district in which said building or premises is located, except by appeal as herein described by this Ordinance.
  - 1. Permitted Uses. Uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or are similar to such listed uses. All other uses not listed are prohibited.
  - 2. Accessory Uses and Buildings. Accessory uses and buildings are permitted only if such uses are clearly incidental to the permitted principal uses.
  - 3. Special Land Uses. Special land uses are permitted as listed or if similar in density, intensity, traffic generation or environmental impact to the listed special uses.
- B. No building shall hereafter be erected or altered except by appeal as described by this Ordinance, to:
  - 1. Exceed the height limit specified for the district in which such building is located.
  - 2. Occupy a greater percentage of lot area than is specified for the district in which such building is located.
  - 3. Intrude upon the required front, rear, or side yards, as specified for the district in which such building is located.
  - 4. Accommodate or house a greater number of families than is specified for the district in which such building is located.
  - 5. Provide less living space per dwelling unit than is specified for the district in which such building is located.
- C. No lot area shall be so reduced or diminished that yards and other open spaces shall be smaller than specified, nor shall the density of population be increased in any manner except in conformity with the area regulations, nor shall the area of any lot be reduced below the minimum requirements herein established for the district in which such lot is located.



- D. No part of a yard or other open space required for any building for the purposes of compliance with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.
- E. Every building erected, altered, or moved shall be located on a lot of record as defined herein, and except in the case of approved multiple dwelling, commercial, office and industrial developments, there shall be no more than (1) principal building and its permitted accessory structures located on each lot in any district.
- F. Whenever any street, alley or other public way within Augusta Charter Township shall have been vacated by official governmental action and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley, or public right-of-way shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations as are applicable to lands to which same shall attach, and the same shall be used for the same use as is permitted under this Ordinance for such adjoining lands.
- G. Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations as are applicable to lands to which the same shall attach or be adjacent, and the same shall be used for the same purposes as are permitted under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

**3.4 Intent of Districts.** The intent and purpose of each district is set forth as follows:

- A. C, Conservation. The intent of the Conservation district is to preserve significant natural features and promote public health, safety and welfare. Preservation of open space and wildlife habitat and the protection of flood prone areas, wetlands, woodlands, groundwater recharge areas and other natural features is encouraged, consistent with state law.
- B. AG, Agriculture. The intent of the Agricultural district is to provide a stable environment for agricultural production and discourage the encroachment of urban and suburban uses and services into agricultural and rural portions of the Township, while promoting public health, safety and welfare.
- C. AR, Agricultural Residential. The intent of the Agricultural Residential district is to provide a district in which low-density single-family residential development and agricultural pursuits may occur in close proximity to each other along with other compatible uses often occupying large areas. The predominant use of the Agricultural Residential district shall be considered

residential. The regulations of this district are designed to protect and promote low-density residential land use, while accommodating agricultural activities. These regulations are also designed to exclude uses and buildings which demand substantial public services, such as major thoroughfares, centralized sewer or water facilities, and other public services.

- D. RR, Rural Residential. The intent of the Rural Residential district is to provide a district in which low-density single-family residential development may occur in close proximity to each other along with other compatible uses often occupying large areas. The predominant use of the Rural Residential district shall be considered residential. The regulations of this district are designed to protect and promote low-density residential land use, exclusive of agricultural activities. These regulations are also designed to exclude uses and buildings which demand substantial public services, such as major thoroughfares, centralized sewer or water facilities, and other public services.
- E. SR, Single-Family Residential. The intent of the Single Family Residential districts is to provide districts in which the principal land use is single-family residential, along with those uses which are compatible with a single-family residential environment and are customarily accessory to or supportive of such uses. A reasonable range of lot sizes is envisioned which will provide a variety of desirable and economically feasible housing opportunities for all members of the general public. Certain other private and public uses are also intended for these districts, subject to conditions which will insure their compatibility with the main use and character of these districts.
- F. VR, Village Single-Family Residential. The intent of the Village Single Family Residential district is to promote the development of single-family residential neighborhoods of a density and arrangement similar to that found in a traditional village settlement, along with those uses which are compatible with a single-family residential environment and are customarily accessory to or supportive of such uses. Such districts are intended to be established at or in close proximity to the core of existing or intended village areas of the Township, with access to centralized sewer and water facilities. Certain other private and public uses are also intended for these districts, subject to conditions which will insure their compatibility with the main use and character of these districts.
- G. MR, Multiple Family Residential. The intent of the Multiple-Family Residential district is to provide sites for two-family and multiple-family residential land use, along with those uses which are compatible with a multiple-family residential environment and are customarily accessory to or supportive of such uses. These districts are intended to serve the Township's limited needs for higher density residential land use. Such districts shall serve as zones of transition between non-residential districts

and lower density single-family districts, and shall have access to major thoroughfares and centralized sewer and water facilities. Certain other private and public uses are also intended for these districts, subject to conditions which will insure their compatibility with the main use and character of these districts.

- H. MHC, Manufactured Housing Community. The intent of the Manufactured Housing Community district is to provide districts of such size and location as will encourage the development of quality manufactured housing communities, in areas of the Township having access to major thoroughfares and centralized sewer and water facilities, and otherwise protecting the health, safety and welfare of manufactured housing community residents in Augusta Charter Township.
- I. VMU, Village Mixed-Use. The intent of the Village Mixed-Use district is to promote development of the Township's existing and intended village areas with a density and combination of land uses (both residential and non-residential) similar to that found in a traditional village settlement. Such districts are intended to be established as close as reasonably possible to the intended core of such village areas, with access to centralized sewer and water facilities. Development in the Village Mixed-Use district shall adhere to supplemental regulations to minimize conflict between differing land uses and foster a traditional village development pattern.
- J. LC, Local Commercial. The intent of the Local Commercial district is to provide personal service and convenience shopping facilities aimed at satisfying the needs for such in adjacent and surrounding neighborhoods, rather than addressing the needs of the community or region as a whole. These regulations are meant to discourage strip development, and to encourage stable and desirable development in a clustered or planned pattern.
- K. GC, General Commercial. The intent of the General Commercial district is to provide sites for commercial and business facilities where they can most efficiently and effectively serve the needs for such uses in the Township and adjacent areas. It is intended that such uses have access to major thoroughfares and centralized sewer and water facilities.
- L. O, Office. The intent of the Office district is to provide locations in the Township for professional offices and related uses of a lower-intensity nature than those found in the Township's commercial and industrial districts, developed in a fashion that is compatible with neighboring land uses. Such districts shall serve as zones of transition between commercial/industrial districts and residential areas. It is intended that such uses have access to major thoroughfares and centralized sewer and water facilities.

- M. LI, Limited Industrial. The Limited Industrial district is intended to primarily accommodate research, wholesale and warehouse activities, and light industrial operations whose external, physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The LI Industrial District is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted.
- N. GI, General Industrial. The intent is to provide a district whose location will permit heavy manufacturing types of use. Further, the General Industrial district is intended to provide land for the more large-scale and intense manufacturing, fabricating and assembling uses. While such may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless every possible effort shall be made to minimize such effects.
- O. PUD, Planned Unit Development. The intent of this Zoning district is to authorize the use of the PUD for the purposes of: encouraging the use of the land in accordance with its natural characteristics and adaptability; conserving natural features such as wetlands and woodlots and the expenditure of energy; encouraging innovation in land use design and planning; providing for mixed-use development; providing for usable, functional open space and wildlife corridors; preserving viewsheds; providing enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the citizens of Augusta Charter Township; and bring about a greater compatibility of design and use.

**3.5 Schedule of Use Regulations.** Permitted and special land uses are set forth by zoning district as follows:

- A. C, Conservation.
1. Permitted Uses.
    - a. Public or private conservation area, forest preserve, game refuge, wildlife preserve, or park.
    - b. Agricultural uses in compliance with the Right to Farm Act.
    - c. Keeping of farm animals, subject to Section 5.19(B).
    - d. Single-family dwelling, detached.
    - e. Family Day Care Home.
    - f. Foster Family Home.

- g. Foster Family Group Home.
  - h. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
  - i. Home occupations, subject to Section 5.17.
  - j. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
  - k. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Structures or roads associated with the protection and conservation of open space, natural resources and wildlife.
  - b. Private kennel, subject to Section 5.19(A)(2).
  - c. Game yard or hunting preserve.
  - d. Group Day Care Home, subject to section 6.8.
  - e. Gravel, sand or mineral extraction, subject to Section 6.14.
  - f. Oil or gas extraction.
  - g. Private airport, subject to Section 6.21.
  - h. Wireless communication facilities, subject to Section 6.24.
- B. AG, Agriculture.
- 1. Permitted Uses.
    - a. Agricultural uses in compliance with the Right to Farm Act.
    - b. Keeping of farm animals, subject to Section 5.19(B).
    - c. Public or private conservation area, forest preserve, game refuge, wildlife preserve, or park.
    - d. Single-family dwelling, detached.

- e. Family Day Care Home.
  - f. Foster Family Home.
  - g. Foster Family Group Home.
  - h. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
  - i. Home occupations, subject to Section 5.17.
  - j. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
  - k. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Farm implement sales or repair, fertilizer sales, feed or seed sales.
  - b. Intensive livestock operation.
  - c. Livestock auction yard.
  - d. Slaughter house.
  - e. Temporary housing for seasonal labor.
  - f. Private kennel, subject to Section 5.19(A)(2).
  - g. Veterinary clinic for domestic pets and farm animals.
  - h. Commercial kennel or animal shelter, subject to Section 5.19(A)(3).
  - i. Commercial, non-farm related nursery or greenhouse.
  - j. Campground, subject to Section 6.7.
  - k. Country club.
  - l. Golf course or driving range.

- m. Church.
  - n. Cemetery.
  - o. Bed and Breakfast Establishments, Subject to Section 6.6.
  - p. Commercial outdoor recreation, subject to Section 6.12.
  - q. Gravel, sand or mineral extraction, subject to Section 6.16.
  - r. Oil or gas extraction.
  - s. Recreational vehicle storage, subject to Section 6.26.
  - t. Private elementary, middle, or secondary school; college or university.
  - u. Group Day Care Home, subject to section 6.8.
  - v. Governmental/municipal buildings.
  - w. Private airport, subject to Section 6.23.
  - x. Domestic radios, television, broadcast station, receiving or broadcasting towers, excluding wireless/cellular towers/facilities.
  - y. Wireless communication facilities, subject to Section 6.27.
- C. AR, Agricultural Residential.
- 1. Permitted Uses.
    - a. Agricultural uses in compliance with the Right to Farm Act.
    - b. Keeping of farm animals, subject to Section 5.19(B).
    - c. Public or private conservation area, forest preserve, game refuge, wildlife preserve, or park.
    - d. Single-family dwelling, detached.
    - e. Family Day Care Home.
    - f. Foster Family Home.
    - g. Foster Family Group Home.

- h. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
  - i. Home occupations, subject to Section 5.17.
  - j. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
  - k. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Farm implement sales or repair, fertilizer sales, feed or seed sales.
  - b. Livestock auction yard.
  - c. Veterinary clinic for domestic pets and farm animals.
  - d. Commercial kennel or animal shelter, subject to Section 5.19(A)(3).
  - e. Private kennel, subject to Section 5.19(A)(2).
  - f. Commercial, non-farm related nursery or greenhouse.
  - g. Campground, subject to Section 6.7.
  - h. Country club.
  - i. Golf course or driving range.
  - j. Church.
  - k. Cemetery.
  - l. Bed and Breakfast Establishments, Subject to Section 6.6.
  - m. Commercial outdoor recreation, subject to Section 6.12.
  - n. Gravel, sand or mineral extraction, subject to Section 6.16.
  - o. Oil or gas extraction.



- p. Recreational vehicle storage, subject to Section 6.26.
  - q. Private elementary, middle, or secondary school; college or university.
  - r. Group Day Care Home, subject to Section 6.8.
  - s. Governmental/municipal buildings.
  - t. Private airport, subject to Section 6.23.
  - u. Domestic radios, television, broadcast station, receiving or broadcasting towers, excluding wireless/cellular towers/facilities.
  - v. Wireless communication facilities, subject to Section 6.27.
  - w. Large Solar Energy Systems.
- D. RR, Rural Residential.
- 1. Permitted Uses.
    - a. Single-family dwelling, detached.
    - b. Agricultural uses in compliance with the Right to Farm Act.
    - c. Public or private conservation area, forest preserve, game refuge, wildlife preserve, or park.
    - d. Family Day Care Home.
    - e. Foster Family Home.
    - f. Foster Family Group Home.
    - g. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
    - h. Home occupations, subject to Section 5.17.
    - i. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility

companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.

- j. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.

2. Special Uses.

- a. Group Day Care Home, subject to Section 6.8.
- b. Commercial stable, subject to Section 6.13.
- c. Private kennel, subject to Section 5.19(A)(2).
- d. Country club.
- e. Golf course or driving range.
- f. Church.
- g. Cemetery.
- h. Bed and Breakfast Establishments, Subject to Section 6.6.
- i. Commercial outdoor recreation, subject to Section 6.12.
- j. Gravel, sand or mineral extraction, subject to Section 6.16.
- k. Oil or gas extraction.
- l. Governmental/municipal buildings.
- m. Private elementary, middle, or secondary school; college or university.
- n. Domestic radios, television, broadcast station, receiving or broadcasting towers, excluding wireless/cellular towers/facilities.
- o. Wireless communication facilities, subject to Section 6.27.

E. SR, Single-Family Residential.

1. Permitted Uses.

- a. Single-family dwelling, detached.
- b. Public or private parks and recreation activities and conservation areas.

- c. Family Day Care Home.
  - d. Foster Family Home.
  - e. Foster Family Group Home.
  - f. Adult Foster Care Family Home and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
  - g. Home occupations, subject to Section 5.17.
  - h. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
  - i. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Group Day Care Home, subject to Section 6.8.
  - b. Church.
  - c. Country club.
  - d. Golf course.
  - e. Bed and Breakfast Establishments, Subject to Section 6.6.
  - f. Governmental/municipal buildings not requiring outdoor storage.
  - g. Professional office for doctors, dentists, lawyers, architects, engineers, or other similar professions, not exceeding 4,000 square feet in gross floor area.
  - h. Private elementary, middle, or secondary school; college or university.
  - i. Community swimming pool.
  - j. Libraries, museums or similar non-commercial cultural facilities.

- F. VR, Village Single-Family Residential.
1. Permitted Uses.
    - a. Single-family dwelling, detached.
    - b. Public or private parks and recreation activities and conservation areas.
    - c. Family Day Care Home.
    - d. Foster Family Home.
    - e. Foster Family Group Home.
    - f. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
    - g. Home occupations, subject to Section 5.17.
    - h. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
    - i. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
  2. Special Uses.
    - a. Group Day Care Home, subject to Section 6.8.
    - b. Child Day Care Center, subject to Section 6.9.
    - c. Church.
    - d. Governmental/municipal buildings not requiring outdoor storage.
    - e. Professional office for doctors, dentists, lawyers, architects, engineers, or other similar professions, not exceeding 3,000 square feet in gross floor area.
    - f. Private elementary, middle, or secondary school; college or university.

- g. Community swimming pool.
  - h. Libraries, museums or similar non-commercial cultural facilities.
- G. MR, Multiple-Family Residential.
- 1. Permitted Uses.
    - a. Multiple-family dwelling.
    - b. Public or private parks and recreation activities and conservation areas.
    - c. Family Day Care Home.
    - d. Foster Family Home.
    - e. Foster Family Group Home.
    - f. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions. Subject to Section 6.2.
    - g. Governmental/municipal buildings not requiring outdoor storage.
    - h. Police, fire or emergency medical station.
    - i. Home occupations, subject to Section 5.17.
    - j. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.
    - k. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
  - 2. Special Uses.
    - a. Group Day Care Home, subject to Section 6.8.
    - b. Child Day Care Center, subject to Section 6.9.
    - c. Church.

- d. Golf course.
  - e. Funeral home.
  - f. Professional office for doctors, dentists, lawyers, architects, engineers, or other similar professions, not exceeding 5,000 square feet in gross floor area.
  - g. Private elementary, middle, or secondary school; college or university.
  - h. Community swimming pool.
  - i. Libraries, museums or similar non-commercial cultural facilities.
- H. MHC, Manufactured Housing Community.
- 1. Permitted Uses.
    - a. Manufactured Housing Community developments subject to all minimum requirements and standards as established in the Mobile Home Commission Act, Act 96 of 1987 as amended, and all rules promulgated pursuant to Act 96, as may be amended, and further subject to 3.7(C).
    - b. Recreational facilities for the residents of manufactured housing communities.
    - c. Accessory buildings required for normal operation of the mobile home development. Such uses as stores, mechanical dispensers, equipment storage, and coin operated laundry facilities, subject to Section 3.7(C).
    - d. Administration building for conducting the operation and maintenance of Manufactured Housing Community developments.
    - e. Family Day Care Home.
    - f. Foster Family Home.
    - g. Foster Family Group Home.
    - h. Adult Foster Care Family Home, and Foster Family Group Homes, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released

from or assigned to adult correctional institutions. Subject to Section 6.2.

- i. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.

2. Special Uses.

- a. Group Day Care Home, subject to Section 6.8.
- b. Child Day Care Center, subject to Section 6.9.

I. VMU, Village Mixed-Use.

1. Permitted Uses.

- a. Single-family dwelling, detached.
- b. Public or private parks and recreation activities and conservation areas.
- c. Governmental/municipal buildings not requiring outdoor storage.
- d. Police, fire or emergency medical station.
- e. Post offices.
- f. Family Day Care Home.
- g. Foster Family Home.
- h. Foster Family Group Home.
- i. Adult Foster Care Family Home, and Foster Family Group Home, excluding an adult foster care facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions. Subject to Section 6.2.
- j. Home occupations, subject to Section 5.17.
- k. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, but not including buildings of public utility

companies when located in an existing right-of-way or a utility easement, subject to Section 5.18.

- I. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.

2. Special Uses.

- a. Multiple-family dwelling.
- b. Convenience shopping or personal service establishment.
- c. Art or music studio.
- d. Professional office.
- e. Restaurant, Sit-Down or Carry-Out.
- f. Theater.
- g. Group Day Care Home, subject to Section 6.8.
- h. Child Day Care Center, subject to Section 6.9.
- i. Church.
- j. Funeral home.
- k. Private elementary, middle, or secondary school; college or university.
- l. Community swimming pool.
- m. Libraries, museums or similar non-commercial cultural facilities.
- n. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
- o. Feed Mill.
- p. Seasonal agricultural product sales.

J. LC, Local Commercial.

1. Permitted Uses.



- a. Retail uses of up to 10,000 square feet in gross floor area, including but not limited to, convenience stores, bakeries, butchers, specialty grocers, pharmacies, etc.
  - b. Financial or business service establishment, including but not limited to, banks, credit unions, insurance offices, etc.
  - c. Personal service establishment.
  - d. Dry cleaning drop-off center.
  - e. Laundromat.
  - f. Professional office for doctors, dentists, lawyers, architects, engineers, or other similar professions.
  - g. Governmental/municipal buildings not requiring outdoor storage.
  - h. Police, fire or emergency medical station.
  - i. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, subject to Section 5.18.
  - j. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Assembly Uses.
  - b. Automobile Service Station, subject to Section 6.4.
  - c. Automobile Convenience Mart, subject to Section 6.4.
  - d. Child Day Care Center, subject to Section 6.9.
  - e. Funeral home.
  - f. Commercial indoor recreation, subject to Section 6.11.
  - g. Commercial outdoor recreation, subject to Section 6.12.
  - h. Restaurant, Sit-Down or Carry-Out.
  - i. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.

K. GC, General Commercial.

1. Permitted Uses.

- a. All uses permitted by right in the LC district.
- b. Retail uses of up to 35,000 square feet in gross floor area, including but not limited to, supermarkets, pharmacies, etc.
- c. Restaurant, Sit-Down or Carry-Out.
- d. Child Day Care Center, subject to Section 6.9.
- e. Health and fitness club.
- f. Funeral home.
- g. Theater, excluding drive-in theater.
- h. Public or private college.
- i. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, subject to Section 5.18.
- j. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.

2. Special Uses.

- a. All special uses permitted in the LC district, excepting those that are permitted by right in the GC district.
- b. Retail uses of more than 35,000 square feet in gross floor area, including but not limited to, supermarkets, pharmacies, discount stores, membership warehouses, etc.
- c. Automobile Service Stations, Convenience Marts, and Repair Establishments, subject to Section 6.4.
- d. Automobile Wash Establishment, subject to Section 6.5.
- e. Automobile or RV Sales Establishment, subject to Section 6.22.
- f. Assembly or dance hall.
- g. Bar or lounge.

- h. Governmental/municipal buildings with outdoor storage.
  - i. Motel or hotel, subject to Section 6.21.
  - j. Equipment and/or vehicle rental.
  - k. Drive-in/drive-thru business associated with permitted use, subject to Section 6.15.
  - l. Open air business, subject to Section 6.22.
  - m. Outdoors sale and display of products, subject to Section 6.22.
  - n. Veterinary clinic for household pets only.
  - o. Transient, temporary amusements, subject to Section 6.27.
  - p. Domestic radio, television broadcast station, receiving or broadcasting towers, excluding wireless / cellular towers / facilities.
  - q. Wireless Communication Facilities, subject to Section 1331.
  - r. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
- L. O, Office.
- 1. Permitted Uses.
    - a. Administrative or professional office, including, but not limited to, doctors, lawyers, dentists, engineers, architects, tax or financial consultants, realtors, insurance agents, or brokers.
    - b. Medical or dental office, excluding veterinarian establishments and medical facilities permitting overnight patients.
    - c. Office of local, state or federal governmental agency.
    - d. Office of non-profit organizations, including, but not limited to, labor unions; civic, social or fraternal associations; or political or religious organizations, excluding those requiring large meeting or assembly halls.
    - e. Data processing or computer center, including sales, service and maintenance of electronic data processing equipment.

- f. Police, fire or emergency medical station.
  - g. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, subject to Section 5.18.
  - h. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. Laboratory and office for industrial, scientific, or business research, development and testing, including limited manufacturing operations incidental to these uses equal to no more than twenty-five (25%) percent of the total usable floor area.
  - b. Prototype development and testing facility, including limited manufacturing operations incidental to these uses equal to no more than twenty-five (25%) percent of the total usable floor area.
  - c. Motel or hotel, subject to Section 6.21.
  - d. Child Day Care Center, located, designed and intended to serve only those employees of other uses permitted in the Office district (not the general public), subject to Section 6.9.
  - e. Commercial support service, located, designed and intended to serve the needs of other businesses permitted in the Office district (not the general public), including, but not limited to, restaurant or cafeteria facility (not including drive-in facilities), barber or beauty shop, banking, news stand, photocopying shop, photographic studio, etc.
  - f. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
- M. LI, Light Industrial.
- 1. Permitted Uses.
    - a. All uses permitted by right in the O district.
    - b. The manufacture, assembly, compounding, processing, packaging or treatment of previously prepared materials, or repair of products, including, but not limited to:

- i. Textile goods;
  - ii. Apparel or leather goods;
  - iii. Sporting goods;
  - iv. Light sheet metal products, including heating or ventilating equipment, siding, and the like;
  - v. Blacksmith shop or welding shop.
  - vi. Electric or neon signs;
  - vii. Furniture or fixtures;
  - viii. Glass products (using purchased glass);
  - ix. Converted paper or paper products;
  - x. Printing or publishing;
  - xi. Jewelry, silverware or plated ware;
  - xii. Office or artists supplies and materials;
  - xiii. Professional or scientific instruments, photographic and optical equipment and supplies;
- c. Wholesale or warehouse establishment.
  - d. Contractor establishment, equipment and material storage yard, subject to Section 6.14.
  - e. Self storage facility, subject to Section 6.26.
  - f. Scientific research facility or testing laboratory.
  - g. Automobile Repair Establishment, subject to Section 6.4.
  - h. Truck or Heavy Equipment Sales Establishment, subject to Section 6.22.
  - i. Equipment and/or vehicle rental.
  - j. Agricultural wholesale or retail facility, including bulk storage of commodities in elevators or other transfer structures.
  - k. Police, fire or emergency medical station.

- l. Municipal equipment or material storage yard.
  - m. Radio TV broadcasting, transmitting or receiving towers.
  - n. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, subject to Section 6.18.
  - o. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
2. Special Uses.
- a. All special uses permitted in the O district, except those that are permitted by right in the LI district.
  - b. Cartage, trucking or distribution center.
  - c. Bulk storage of refined petroleum products above or below ground.
  - d. Building material or lumber supply (sales and/or storage).
  - e. Private airport.
  - f. Central dry cleaning plant.
  - g. Recycling collection center.
  - h. Commercial outdoor storage, subject to Section 6.14.
  - i. Fabrication of metal products, excepting heavy machinery and transportation equipment.
  - j. Junk yard or salvage operation, subject to Section 6.19.
  - k. Lumber mill or saw mill.
  - l. Manufacture of monuments, cut stone, stone or clay products.
  - m. Municipal water or waste water treatment facility.
  - n. Radio, television, telephone, transmitter tower.
  - o. Recreational vehicle storage, subject to Section 6.26.
  - p. Sales, leasing, or storage of contractor's equipment or supplies.

- q. Vehicle Repair Establishment, including automobiles, trucks, farm and construction equipment, subject to Sections 6.4 or 6.18, as appropriate.
  - r. Wireless Communication Facility, subject to Section 6.27.
  - s. Retail sales of goods assembled on the premises, provided the building floor area devoted to retail sales comprises no more than twenty-five (25%) percent of principal building usable floor area and the outdoor sales area comprises no more than twenty-five (25%) percent of the minimum required lot area.
  - t. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
  - u. Large Solar Energy Systems.
- N. GI, General Industrial.
- 1. Permitted Uses.
    - a. All permitted uses in the LI and O District.
    - b. Any manufacturing or other industrial-type or related use including but not limited to the following:
      - i. The manufacturing, fabrication and assembling of motor vehicle equipment and parts, farm machinery and equipment, heavy industrial machinery and equipment;
      - ii. Production, manufacturing, processing and packaging of such products as cereals, dog foods, soft drinks, and distillation of grains and fruits;
      - iii. Drop forges, heavy stamping, fabricating, assembly and other manufacturing processes, except tanneries, slaughter houses, stock yards, oil refineries, or soap factories;
      - iv. Lumber mill or saw mill;
      - v. Manufacturing or processing of wood, concrete, cinder block and brick;
      - vi. Manufacture of major appliances;

- vii. Pressing, stamping or forming of major sheet metal parts;
    - viii. Manufacture of iron, aluminum, bronze and other castings;
  - c. Cartage, trucking or distribution center.
  - d. Certain uses, which, by their nature, would be dangerous in a community with large residential areas, are prohibited.
  - e. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures, subject to Section 5.18.
  - f. Accessory buildings, structures or uses customarily incidental to those uses listed above, subject to Section 5.6.
- 2. Special Uses.
  - a. Special uses in the LI and O Zoning District, except those that are permitted by right in the GI district.
  - b. Production, processing or packaging of such products as cosmetics, toiletries, and pharmaceuticals.
  - c. Sanitary landfill or waste incinerator.
  - d. Hazardous waste or waste incineration facilities, subject to Section 6.17.
  - e. Materials recycling facility.
  - f. Commercial composting.
  - g. Large Solar Energy Systems.
- O. PUD, Planned Unit Development.
  - 1. Permitted Uses.
    - a. All uses permitted in any other zoning district, subject to the provisions of Article 12.
  - 2. Special Uses.
    - a. Any special uses would be negotiated, subject to the provisions of Article 12.



**3.6 Schedule of Dimensional Regulations.**

District	Minimum Lot Area <sup>1</sup>	Min. Lot Width <sup>2</sup>	Minimum Yard Setback <sup>3</sup>			Max. Bldg. Height <sup>4,5</sup>		Maximum Lot Coverage <sup>6</sup>	Additional Regulations
			Front Yard <sup>7</sup>	Side Yard <sup>8</sup>	Rear Yard	Feet	Stories		
C, Conservation	10 acres	300 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AG, Agriculture	2.5 acres	200 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AR, Agricultural Residential	43,560 s.f.	150 ft.	50 ft.	30 ft.	35 ft.	35 ft.	2½	15%	See §3.7(A)
RR, Rural Residential	43,560 s.f.	150 ft.	40 ft.	20 ft.	40 ft.	35 ft.	2½	15%	See §3.7(A)
SR-3, Single-Family Res.	21,780 s.f.	100 ft.	35 ft.	15 ft.	30 ft.	35 ft.	2½	20%	See §3.7(A)
SR-2, Single-Family Res.	17,000 s.f.	90 ft.	30 ft.	12.5 ft.	25 ft.	35 ft.	2½	20%	See §3.7(A)
SR-1, Single-Family Res.	13,000 s.f.	80 ft.	25 ft.	10 ft.	20 ft.	35 ft.	2½	25%	See §3.7(A)
VR, Village Single-Family Res.	9,000 s.f.	70 ft.	25 ft.	7.5 ft.	20 ft.	35 ft.	2½	30%	See §3.7(A)
MR, Multiple-Family Res.	See §3.7(B)	200 ft.	35 ft.	20 ft.	40 ft.	45 ft. <sup>9</sup>	3	30%	See §3.7(B)
MHC, Manufactured Housing	–	–	–	–	–	– <sup>9</sup>	–	–	See §3.7(C)
VMU, Village Mixed-Use	9,000 s.f.	60 ft.	15 ft.	7.5 ft.	15 ft.	35 ft.	2½	50%	See §3.7(A) & (D)
LC, Local Commercial	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	35 ft.	2	30%	–
GC, General Commercial	2 acres	150 ft.	35 ft.	30 ft.	30 ft.	35 ft.	2	30%	–
O, Office	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	45 ft.	3	30%	–
LI, Limited Industrial	1 acre	200 ft.	50 ft.	25 ft.	50 ft.	40 ft.	2	40%	–
GI, General Industrial	2 acres	200 ft.	75 ft.	50 ft.	75 ft.	50 ft.	2	50%	–
PUD, Planned Unit Development	–	–	–	–	–	–	–	–	See Article 12

<sup>1</sup> Net Lot Area, as defined in Section 2.2, shall be used to determine compliance with Minimum Lot Area requirements.

<sup>2</sup> Lot width shall be measured at the Minimum Front Yard Setback line to determine compliance with Minimum Lot Width requirements.

<sup>3</sup> See Section 3.7(E) for permitted yard encroachments.

<sup>4</sup> Building Height shall be measured in accordance with the definition for Building Height provided in Section 2.2.

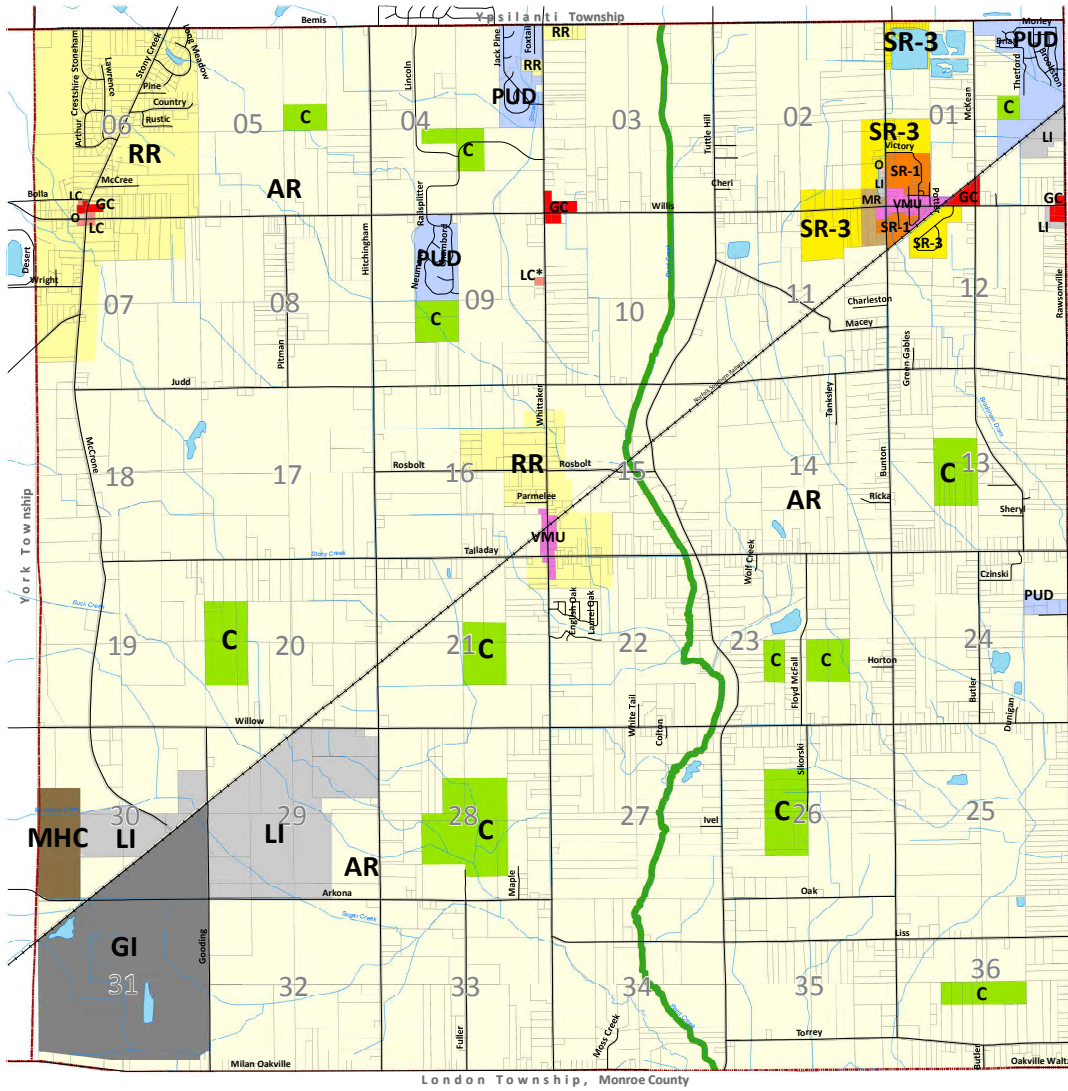
<sup>5</sup> See Section 3.7(F) for exemptions from Maximum Building Height standards.

<sup>6</sup> Lot coverage shall be measured as the percentage of Net Lot Area covered by Building Area, as defined in Section 2.2.




















<sup>7</sup> Minimum Front Yard Setback shall be measured from the Front Lot Line, as defined in Section 2.2.

<sup>8</sup> Corner lots shall maintain the Minimum Front Yard Setback from all lot lines fronting on a public or private road.

<sup>9</sup> Detached accessory buildings (clubhouses, maintenance buildings, etc.) in the MR and MHC districts shall not exceed 25 feet in height.



**Legend**

-  PAINT CREEK OVERLAY (100' SETBACK)
-  C CONSERVATION (10 ac.)
-  AG AGRICULTURE (2.5 ac.)
-  AR AGRICULTURAL/ RESIDENTIAL (1 ac.)
-  RR RURAL RESIDENTIAL (1 ac.)
-  SR-3 SINGLE FAMILY RESIDENTIAL (21,780 s.f.)
-  SR-2 SINGLE FAMILY RESIDENTIAL (17,000 s.f.)
-  SR-1 SINGLE FAMILY RESIDENTIAL (13,000 s.f.)
-  VR VILLAGE SINGLE FAMILY RESIDENTIAL (9,000 s.f.)
-  MR MULTIPLE FAMILY RESIDENTIAL
-  MHC MOBILE HOUSING COMMUNITY
-  VMU VILLAGE MIXED USE
-  LC LOCAL COMMERCIAL
-  GC GENERAL COMMERCIAL
-  O OFFICE
-  LI LIMITED INDUSTRIAL
-  GI GENERAL INDUSTRIAL
-  PUD PLANNED UNIT DEVELOPMENT
-  \* SUBJECT TO CONDITIONAL REZONING AGREEMENT

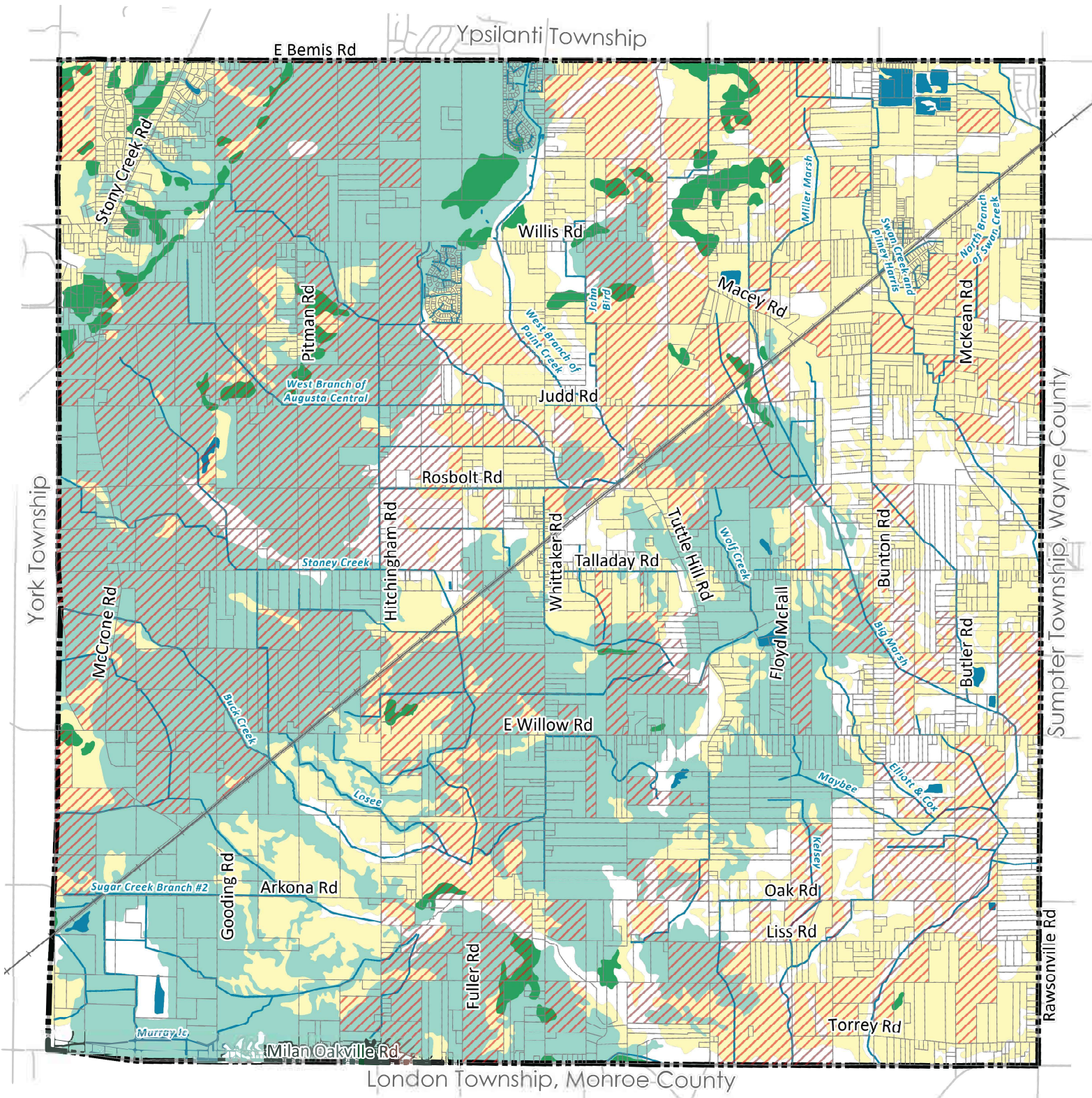
**ZONING DISTRICTS MAP**

AUGUSTA TOWNSHIP  
Washtenaw County, Michigan



9-25-2018  
Carlisle/Wortman Associates, Inc.  
Community Planners & Landscape Architects





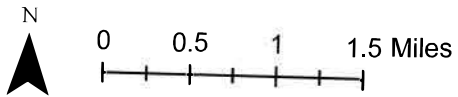
# Farmland Classification

## Soil Groups

- Prime Farmland
- Prime Farmland if Drained
- Farmland of Local Importance

- Agriculture Parcels
- Watercourses
- Lakes and Ponds

Augusta Township  
Washtenaw County, Michigan



Source: Augusta Twp and Washtenaw Cty Data  
June, 2022  
Carlisle/Wortman Associates, Inc  
Ann Arbor, Michigan

