



AGENDA

ZONING COMMITTEE

April 16, 2026

10 AM – 12 PM

Community Room

1. Call to Order
2. Old Business
 - a. Regulated Use Table
 - b. Front Yard Setback Definition
 - c. Establish a minimum lot size
 - d. Review of remaining dimensional requirements
3. Next Meeting
 - a. To Be Determined
4. Adjournment

REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
RESIDENTIAL												
Accessory Buildings	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*
Accessory Dwelling Units (ADUs)	S	S	S									
Boarding Houses (Upper Floors)				S		P						
Co-Living Units (Below Grade)						S						
Co-Living Units (Upper Floors Only)				P		P	P					
Cottage Courts		P	P	P								
REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
RESIDENTIAL												
Duplex (2 Units)	P*	P*	P*	P*								
Triplex (3 Units)		S*	P*	P*								
Quadplex (4 Units)			S*	P*								
Dwellings 5 to 12 Units			P	P								
Dwellings 13 or More Units			S	P								
Live/Work Units			P		P		P	P				
Residential above 1 st Floor Commercial					P	P	P	P				
Seasonal Rental (Upper Floors)						P						
Short Term Rental (Upper Floors)					P	P	P					
Single Family Dwelling	P	P	P	P				P				
State Licensed Residential Facilities	P	P	P	P								
COMMERCIAL												
Alcohol-Related Business	<i>(Licensed by the Michigan Liquor Control Commission)</i>											
<i>Brandy Manufacturer</i>									P			
<i>Brewer</i>					S	S	S		P			
<i>Brewpub</i>					S	P	P					
<i>Distiller</i>									P			
<i>Micro-brewer</i>					S	P	P					
<i>Mixed-spirit Drink Manufacturing</i>									P			
<i>Small Distiller</i>					S	S	S		P			
<i>Small Wine Maker</i>						S	S		P			
<i>Tasting Room</i>					P	P	P					
Animal Clinic/Hospitals									S*			
Bakery/Confectionery			S		S	P	P		P			
Bar/Tavern					S	P	P					
Bed & Breakfast	P*	P*	P*	P*	P*			P*				
Childcare Facilities		S	S	P	P		P	P		P	P	P
Convalescent/Nursing Home							S			S	P	
Drive-In/Drive-thru							P					
Dry Cleaning						S	S		P			
Food Market		S	S	S	S	P	P					
Funeral Home							P					
Health/Fitness Facility			S	S	P	P	P	P	P	P	P	P
Greenhouse							P		P			

REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
Home Businesses	p*	p*	p*	p*	p*	p*						
REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
COMMERCIAL												
Hotel/Motel						P	P					
Medical Marihuana							S					
Mortuaries							S				P	
Nursing and Convalescent Facilities				P			P					
Open-Air Business					S	S	S		S			
Outdoor Entertainment					S	S	S			S		S
Personal Services			S		P	P	P	P	S	S	P	
Pharmacy, no drive-through						P	P				P	
Pharmacy, drive-through							P					
Plant Nursery							S		S			
Private Clubs and Lodges			S		S	S	P	S	S			
Professional Offices					P	P	P	P	P	P	P	P
Radio & Television Facilities							S		P			P
Restaurants					S	P	P	S				
Retail, General			S		P	P	P	P	S		S	
Sales & Rental Facilities, Outdoor							S	S	P	S		
Sexually Oriented Businesses									P			
Studio			S		P	P	P	P	P			
Urgent Care Facility					S		P	S			P	
Vehicle Fueling Stations							S					
Vehicle Repair Services							S		P			
Vehicle Sales & Rental							S		P			
Veterinary Services (w/o boarding)							P		P			
Wholesale Establishment							S		P			
INDUSTRIAL												
Alternate Energy Sources									P			
Distribution Centers									S			
Energy Facilities									P			
Equipment Rental Establishments									P			
Indoor Storage Facilities									P			
Manufacturing Facilities									P			
Milling Facilities									P			
Research/Development							S		P		P	P
Recycling Facilities									P			
Renewable Energy Facilities									P			
Transportation Facilities									P			
REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
INDUSTRIAL												
Utility and Public Service	S	S	S	S	S	S	S	S	P	S	S	P
Warehouse & Distribution Facilities									P			

REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H	C
Wireless Communication Equipment									P	S	S	S
PUBLIC (City, County, State and Federal)												
Administration Facilities									P	P	P	P
Air Ambulance Landing											S	
Assisted Living							S			S	S	
Athletic Facilities										P		P
Cemeteries										P		
Classrooms/ Lecture Halls										P	P	P
Federal Buildings						P		P		P		
Hospital/Medical Facilities										P	P	
Jail										P		
Library										P		
Marina										P		
Municipal Buildings										P		
Museum						P				P		
Parks/Recreation Facilities										P		
Public Services (Critical, Essential, Supporting)	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions										P	P	P
Schools (Public/Private)										P		

FRONT YARD SETBACK OPTIONS

Option 1:

The average front yard setbacks on the same side of the block or twenty-five feet (25'), whichever is less.

Option 2:

The average front yard setback of three abutting structures on each side of the subject parcel, however, not to exceed twenty-five feet (25').

Option 3:

The location of the front yard setback shall be located inside an area determined by the average front yard setback of three abutting structures on each side of the subject parcel, plus ten feet (10').

Option 4:

The average front yard setback of three abutting structures on each side of the subject parcel, but no less than ten feet (10').