

**ARTICLE 7****PUBLIC INSTITUTIONAL & PUBLIC RECREATIONAL DISTRICTS****§7.05 - INTENT & PURPOSE**

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The intent and purpose of this Article is to:

- (A) Establish the intent and purposes of the Public Institutional (PI) and Public Recreational (PR) Districts;
- (B) Preserve the Township's rural character and protect visual corridors along public streets;
- (C) Ensure adequate space on properties for uses, structures, and other improvements;
- (D) Encourage appropriate use of the Township's institutional and public recreational areas;
- (E) Ensure compatibility between public institutional and public recreational uses and developments and surrounding properties, uses, and the community; and
- (F) Establish use and developmental standards for the Public Institutional (PI) and Public Recreation (PR) Districts.

**§7.10 - DISTRICT INTENT & PURPOSE**

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(A) **Public Institutional (PI) District:** The intent and purpose of the Public Institutional (PI) District is to:

- (1) *Public Uses:* Provide opportunities for government, civic, and public facilities and services that provide services to the Township and region.

(B) **Public Recreation (PR) District:** The intent and purpose of the Public Recreation (PR) District is to:

- (1) *Recreation:* Provide opportunities for the preservation, creation, and enhancement of passive and active recreational areas and uses that are compatible with the natural character of the land; and
- (2) *Preservation:* Protect and enhance natural areas, natural resources, natural amenities, habitats, and undeveloped areas by limiting development and uses that may undermine the quantity and quality of these areas and resources.

§7.15 - SCHEDULE OF USES

Land and structures shall only be used for the uses specified below, unless otherwise permitted in this Ordinance.

(A) **Description:** Uses, as denoted in the Schedule of Uses, are described below.

- (1) "P" identifies uses that are permitted.
- (2) "S" identifies special land uses.
- (3) "PA" identifies permitted accessory uses.
- (4) "SA" identifies accessory special land uses.
- (5) "-" identifies uses that are not permitted. Uses that are not listed are also not permitted.

(B) **Schedule of Uses:** Uses are grouped into major categories. Only those uses listed under each category are permitted.

Table 7.15(B): Schedule of Uses			
(1) Agriculture, Fishing, & Hunting	Zoning District		Specific Standards
	PI	PR	
a. Commercial stable	-	P	§13.20(B)
b. Conservation area and game refuge	-	P	
c. Winery	-	S	§13.20(C)
(2) Arts, Entertainment, & Recreation	Zoning District		Specific Standards
	PI	PR	
a. Campground	P	P	§13.40(B)
b. Driving range	-	S	§13.40(D)
c. Golf course or country club	-	S	§13.40(C)
d. Marina or yacht club	-	S	§13.40(F)
e. Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	-	P	§13.65(E)
f. Outdoor shooting range	-	S	§13.40(A)
g. Public park or playground	P	P	§13.65(E)
h. Watercraft access ramp	S	S	
(3) Food Service	Zoning District		Specific Standards
	PI	PR	
a. Entrepreneurial kitchen	PA	PA	§13.45(E)
b. Food cart	P	P	§13.45(D)
c. Sit down restaurant or other establishment that serves food and drink for on-site consumption	S	S	§13.45(B)
d. Sit down restaurant or other establishment that serves food and drink for onsite consumption, including an outdoor dining area	S	S	§13.45(C)
(4) Institutional	Zoning District		Specific Standards
	PI	PR	
a. Cemetery	P	P	§13.60(B)
b. Government office	P	P	??
c. Library	P	P	
d. Police or fire station	P	P	§13.60(A)
e. Polling place	P	P	
f. Public administration building or assembly hall	P	P	§13.60(A)

<b>Table 7.15(B): Schedule of Uses, <i>continued</i></b>				
<b>(4) Institutional, <i>continued</i></b>		<b>Zoning District</b>		<b>Specific Standards</b>
		<b>PI</b>	<b>PR</b>	
g.	School	P	P	§13.60(D)
<b>(5) Other</b>		<b>Zoning District</b>		<b>Specific Standards</b>
		<b>PI</b>	<b>PR</b>	
a.	Community well	S	S	§17.15(B)
b.	Community sewage system	S	S	§17.20(B)
c.	Observatory, radio or optical telescope	P	P	
d.	Recycling collection or transfer station	P	P	
e.	Sewage or water treatment plan	P	-	§13.65(F)
f.	MET Tower	P		§13.65(A)
g.	Sign	PA	PA	Article 21
h.	Solar energy system	PA	PA	§16.80
i.	Utility substation	S	S	§13.65(B)
j.	WECS, micro	PA	PA	§16.75
k.	WECS, small	PA	PA	§16.75
l.	Wireless communication facility	S	S	§13.65(A)
m.	Wireless communication facility, minor colocation	PA	PA	§13.65(A)
n.	Wireless communication facility, major colocation	SA	SA	§13.65(A)

**(C) Interpretation:** For specific uses that are not listed, the Director of Planning and Zoning shall determine if that use is substantially similar in character and impact to any of the uses listed in the Schedule of Uses

- (1) *Similar Use:* If a specific use that is not listed is determined to be substantially similar in character and impact to a use in the Schedule of Uses, it shall then be subject to the same use and development standards as that similar, listed use.
- (2) *No Similar Use:* If a specific use that is not listed is determined to not be substantially similar in character and impact to any of the uses in the Schedule of Uses, it shall not be permitted.

## §7.20 - LOT STANDARDS

Lots shall only be created or altered in a manner that complies with the minimum lot area, lot width, lot frontage, and other standards outlined below, unless otherwise permitted in this Ordinance.

<b>Table 7.20: Lot Standards</b>				
<b>District</b>		<b>Minimum Lot Area<sup>(A)</sup></b>	<b>Minimum Lot Width<sup>(B)</sup></b>	<b>Minimum Lot Frontage<sup>(C)</sup></b>
(A)	PI Public Institutional	None	None	None
(B)	PR Public Recreation	5 acres	300 feet	300 feet

**(A) Lot Area:** The lot area is measured as the total horizontal area within the lot lines of a lot, excluding any street right-of-way or easement, shared driveway easement, other permanent access easement, bottomland, and wetland within the lot. See [Article 35](#) of this Ordinance for the complete description.

- (B) **Lot Width:** The lot width is measured as the horizontal distance between the side lot lines at a distance equal to the front-yard setback. See [Article 35](#) of this Ordinance for the complete description.
- (C) **Lot Frontage:** The lot frontage is measured as the horizontal length of the front-lot line. See [Article 35](#) of this Ordinance for the complete description.

§7.25 - DEVELOPMENTAL STANDARDS

Structures and lots shall only be created and modified in a manner that complies with the developmental standards below, unless otherwise permitted in this Ordinance.

- (A) **Setbacks:** Structures shall only be created and modified in a manner that complies with the minimum setbacks outlined below.

**Table 7.25(A): Minimum Setbacks<sup>(1)</sup>**

District		Front-yard <sup>(2,4)</sup>	Side-yard <sup>(4)</sup>	Rear-yard <sup>(4)</sup>	Waterbody <sup>(4)</sup>	Wetland <sup>(4)</sup>	Building-to-Building <sup>(4)</sup>
(1) PI	Public Institutional	35-80 feet	15 feet	30 feet	50 feet	25 feet	10 feet
(2) PR	Public Recreation	35-80 feet	15 feet	30 feet	50 feet	25 feet	10 feet

**GRAPHICS**

- (1) **Setback Description:** Setbacks are the minimum required distance, measured horizontally, from a structure to the lot lines and other features or improvements. See [Article 35](#) of this Ordinance for the complete description.
- (2) **Front-yard Setbacks:** The following shall apply to front-yard setbacks.
  - a. **How Measured:** The front-yard setback shall be measured from the right-of-way or access easement.
  - b. **Corner or Double-frontage Lots:** Corner and double frontage lots shall have a front-yard setback along each front-lot line.
  - c. **Distance:** Front-yard setbacks shall at least thirty-five (35) feet from all streets and shall be at least eighty (80) feet from major and minor thoroughfares, including, but not limited to, the following streets:
    1. Dexter-Pinckney Road;
    2. Dexter-Townhall Road;
    3. Lima Center Road;
    4. McGregor Road;
    5. North Territorial Road;
    6. Quigley Road;
    7. Riker Road;

8. Stinchfield Woods Road;
9. Toma Road; and
10. Waterloo Road.

- (3) *Access Easements:* Setbacks from easements, including access easements and lake access easements, shall be measured from the edge of the easement.
- (4) *Setback Projections:* Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, wetland, and building-to-building setbacks, as outlined in the table below.

<b>Projection</b>	<b>Front-Yard</b>	<b>Side-Yard</b>	<b>Rear-Yard</b>	<b>Waterfront-Yard</b>	<b>Wetland</b>	<b>Building-to Building</b>
a. Awnings or canopies	3 feet	3 feet	5 feet	-	3 feet	1 foot
b. Bay or garden windows	3 feet	2 feet	3 feet	2 feet	3 feet	-
c. Roof Overhangs	3 feet	3 feet	3 feet	3 feet	3 feet	1 foot
d. Unroofed porches, decks, patios, and steps <sup>(a)</sup>	5 feet	5 feet	10 feet	-	-	2 feet
e. Ground-level, unroofed porches, decks, patios, and steps <sup>(b)</sup>	5 feet	5 feet	10 feet	10 feet	-	10 feet
f. Window air conditioning units	2 feet	2 feet	2 feet	2 feet	2 feet	2 feet
g. Window Wells	4 feet	4 feet	4 feet	4 feet	-	-

- a. *Low Porch, Deck, Patio, or Steps:* This shall apply to unroofed porches, decks, patios, and steps with a finished floor that is within six (6) feet of the natural adjacent grade. The railing shall have a maximum height of three (3) feet from the finished floor and have a maximum opacity of fifty (50) percent.
- b. *Ground-level Porch, Deck, Patio, or Steps:* This shall apply to unroofed porches, decks, patios, and steps with a finished floor that is within eighteen (18) inches of the natural adjacent grade at all points. The railing shall have a maximum height of three (3) feet from the finished floor and have a maximum opacity of fifty (50) percent.

- (B) **Height & Coverage:** Structures and lots shall only be created and modified in a manner that is consistent with the height and coverage outlined below.

Table 7.25(B): Maximum Height & Coverages				
District		Height <sup>(1)</sup>	Building Coverage <sup>(3)</sup>	Impervious Coverage <sup>(4)</sup>
(1)	PI Public Institutional	30 feet <sup>(2)</sup>	10 percent	50 percent
(2)	PR Public Recreation	25 feet <sup>(2)</sup>	5 percent	20 percent

#### GRAPHICS

- (1) **Height Description:** The vertical distance measured from the finished grade to the highest roof surface or the average height between the drip edge and the peak for the highest roof surface for sloped roofs. See [Article 35](#) of this Ordinance for the complete description.
- (2) **Height Projection:** Some structures or portions of structures may extend above the maximum height in Table 7.25(B) above; see [§12.20\(B\)](#) of this Ordinance.
- (3) **Building Coverage Description:** The horizontal area of the lot that is covered by buildings, including breezeways, arbors, and roofed porches, patios, and decks. See [Article 35](#) of this Ordinance for the complete description.
- (4) **Impervious Coverage Description:** The horizontal area of the lot that is covered by buildings, including overhangs, and other impervious surfaces that cannot be effectively and easily penetrated by water. See [Article 35](#) of this Ordinance for the complete description.

*End of Article 7.*

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