Paw Paw Township Zoning Ordinance

Final Draft – May, 2019



Table of Contents

•	introduction and User Guide			
•	Articl	e 1.00 - Title	, Purpose and Scope	
	0	Section 1.01		1
		Section 1.02	·	1
	0	Section 1.03	Scope	1
•	Articl	e 2.00 – Rule	es of Text Interpretation and Definitions	
	0	Section 2.01	Rules of Text Interpretation	2
	0	Section 2.02	Definitions of Terms	3
•	Articl	e 3.00 – Esta	blishment of Zoning Districts	
	0	Section 3.01	Zoning Districts	26
	0	Section 3.02	Zoning Map and Use District Boundaries	26
	0	Section 3.03	Areas Not Included Within a District	27
	0	Section 3.04	Annexation	27
	0	Section 3.05	Permissive Zoning Concept	28
	0	Section 3.06	Permitted Uses	28
	0	Section 3.07	Special Land Uses	28
•	Articl	e 4.00 – Use	s Allowed by District	
	0	Section 4.01	Uses Allowed by District	29
	0		Table of Uses Allowed by District	29
•	Articl	e 5.00 – Dist	rict Standards	
	0	Section 5.01	CSV Conservation (Open Space) District	34
	0	Section 5.02	AGR Agricultural (Farmland Protection) District	38
	0	Section 5.03	ARR Agricultural-Rural Residential District	43
	0	Section 5.04	LDR Low Density Residential District	47
	0	Section 5.05	WFR Waterfront Area District	49

	0	Section 5.06	VE Village Edge Medium-High Density Mixed Use District	52
	0	Section 5.07	MHR Mobile Home Residential District	55
		Section 5.08	NCC Neighborhood Convenience Commercial	33
	Ŭ	300000000000000000000000000000000000000	District	58
	0	Section 5.09	G-PUD Gateway Planned Unit Development	30
	O .	300000000000000000000000000000000000000	District	62
	0	Section 5.10	GC General Commercial District	77
	0	Section 5.11	HSC Highway Service Commercial District	81
	0	Section 5.12	HCI Heavy Commercial and Industrial District	83
•	Article	e 6.00 – Sche	dule of Regulations	
	0	Section 6.01	Table of Dimensions	86
	0	Section 6.02	Notes to Table of Dimensions	91
•	Article	e 7.00 – Spec	ial Land Uses	
	0	Section 7.01	Special Land Uses	92
	0	Section 7.02	Procedures and Requirements	92
	0	Section 7.03	Criteria for Review	95
•	Article	e 8.00 – Use S	Standards	
	0	Section 8.01	Accessory Uses and Accessory Buildings/Structures	98
	0	Section 8.02	Bed and Breakfast Inns	99
	0	Section 8.03	Boarding Houses	100
	0	Section 8.04	Campgrounds	100
	0	Section 8.05	Clustered Land Developments	101
	0	Section 8.06	Child Care Facilities	103
	0	Section 8.07	Commercial Medical Marihuana Facilities	105
	0	Section 8.08	Earth Removal, Quarrying, Gravel Processing,	
			Mining and Related Commercial Mineral	
			Extraction Business	106
	0	Section 8.09	Farm Markets	113
	0	Section 8.10	Festivals, Concerts, Flea Markets and Outdoor	
			Historical, Cultural and Entertainment Activities	
			of a Rural Nature	113
	0	Section 8.11	Foster Care (Large Group) Facilities	114

0	Section 8.12	Guest Houses	114
0	Section 8.13	Kennels	115
0	Section 8.14	Major Home Occupations	117
0	Section 8.15	Micro-Breweries, Wineries, Cideries and Distilleries	118
0	Section 8.16	Mini/Self Storage Facilities	119
0	Section 8.17	Minor Home Occupations	120
0	Section 8.18	Motor Vehicle Sales	121
0	Section 8.19	Multiple Family Dwellings	121
0	Section 8.20	Open Air Businesses	122
0	Section 8.21	Open Space Preservation Developments	123
0	Section 8.22	Outdoor Recreational Facilities	136
0	Section 8.23	Outdoor Sales or Activities	137
0	Section 8.24	Planned Unit Developments	137
0	Section 8.25	Roadside Stands	148
0	Section 8.26	Solar Panels	148
0	Section 8.27	Solar Farms	150
0	Section 8.28	Special Events Facilities	153
0	Section 8.29	Wind Energy Systems (WES)	154
0	Section 8.30	Wireless Communications Facilities	155
Artic	le 9.00 – Supp	plemental Regulations	
Artic	le 9.00 – Supp Section 9.01	olemental Regulations Access Management	160
			160 162
0	Section 9.01	Access Management	
0	Section 9.01 Section 9.02	Access Management Division of Land	162
0 0	Section 9.01 Section 9.02 Section 9.03	Access Management Division of Land Dwellings	162 162
0 0	Section 9.01 Section 9.02 Section 9.03 Section 9.04	Access Management Division of Land Dwellings Essential Services	162 162 163
0 0 0	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05	Access Management Division of Land Dwellings Essential Services Fences and Walls	162162163163
0 0 0 0	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff	162 162 163 163 163
0 0 0 0 0	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility	162 162 163 163 163 164
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals	162 163 163 163 164 165
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships	162 163 163 163 164 165 165
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements	162 163 163 163 164 165 165
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10 Section 9.11	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements Non-Public Waterfront Access Lots	162 163 163 163 164 165 165 167
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10 Section 9.11 Section 9.12	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements Non-Public Waterfront Access Lots Off-Street Parking and Loading	162 163 163 163 164 165 165 167 167
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10 Section 9.11 Section 9.12 Section 9.13	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements Non-Public Waterfront Access Lots Off-Street Parking and Loading Outdoor Lighting	162 163 163 163 164 165 165 167 167 169 172
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10 Section 9.11 Section 9.12 Section 9.13 Section 9.14	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements Non-Public Waterfront Access Lots Off-Street Parking and Loading Outdoor Lighting Permits	162 163 163 163 164 165 167 167 169 172
	Section 9.01 Section 9.02 Section 9.03 Section 9.04 Section 9.05 Section 9.06 Section 9.07 Section 9.08 Section 9.09 Section 9.10 Section 9.11 Section 9.12 Section 9.13 Section 9.14 Section 9.15	Access Management Division of Land Dwellings Essential Services Fences and Walls Grades and Runoff Intersection Visibility Keeping of Animals Lot-Building Relationships Lot Requirements Non-Public Waterfront Access Lots Off-Street Parking and Loading Outdoor Lighting Permits Private Roads	162 163 163 163 164 165 167 167 169 172 175

	0	Section 9.19	Swimming Pools	186
	0	Section 9.20	Temporary Buildings for Nonresidential Use	186
	0	Section 9.21	Waterfront Regulations	186
	0	Section 9.22	Water Supply and Wastewater Disposal	188
	0	Section 9.23	Yard Encroachments	188
•	Articl	e 10.00 – No	nconformities	
	0	Section 10.01	Intent	190
	0	Section 10.02	General Requirements	191
	0	Section 10.03	Nonconforming Uses or Buildings/Structures	193
	0	Section 10.04	Nonconforming Single Family & Two-Family	
			Dwellings	194
	0	Section 10.05	Nonconforming Lots of Record	194
•	Articl	e 11.00 – Gei	neral Procedures and Related Standards	
	0	Section 11.01	Purpose	196
	0	Section 11.02	Site Plan Review Process	196
	0	Section 11.03	Appeals, Interpretations and Variances	213
	0	Section 11.04	Amendments	219
	0	Section 11.05	Conditional Rezoning	222
	0	Section 11.06	Fees	229
	0	Section 11.07	Violations and Penalties	229
	0	Section 11.08	Records	231
	0	Section 11.09	Public Notice	231
	A .11	42.00		
•	Artici	e 12.00 – Adi	ministrative Organization	
	0	Section 12.01	Overview	232
	0	Section 12.02	Township Board of Trustees	232
	0	Section 12.03	Township Planning Commission	233
	0	Section 12.04	Township Zoning Board of Appeals	235
	0		Township Zoning Administrator	237
•	Articl	e 13.00 – Sev	verability, Repeal, Effective Date, Adoption	
	0	Section 13.01	Severability	239

0	Section 13.02	Repealer and Savings	239
0	Section 13.03	Effective Date	239
0	Section 13.04	Adoption	239

