

# **ARTICLE TEN (10)**

## **Secondary Inland Growth District**

### **Sec. 10.01 Purpose:**

The SIG Secondary Inland Growth District is established to provide opportunities for land development in a manner that protects and generally preserves the overall existing character of Moran Township. Soil and natural conditions vary throughout this District including wetlands, woodlands, coastal dunes, and lake front areas. These areas are considered to be suitable primarily for rural residential development and provisions contained within this District support a continuation of its rural character as these sections of the Township lack traditional suburban facilities including public sewer, water, and extensive roadway facilities. Further, such facilities are not anticipated for these areas in the near future.

The natural character of Moran Township, as established by the expansive areas of wetlands, woodlands, shoreline, streams, lakes and similar environmental elements, is held in high esteem by the residents of Moran Township and are critical in establishing the local atmosphere which makes the Township an attractive place to live. While development is permitted in this District, this development does not take priority over the natural resources of the District and development shall be based upon the conservation of these areas and the maintenance of the health, safety and welfare of area residents.

It should be understood that, although the rural character and natural resource features of these areas are important, these regulations are not intended solely to preserve such characteristics. The most important factor is that these regulations will permit a present use of land that will not prematurely preempt more appropriate future uses. The District serves to encourage the orderly transition of land from agricultural or undeveloped use, to low-density residential and prohibits uses incompatible with this objective. This designation implements the goals and policies of the Master Plan by allowing for development that is consistent with the Master Plan's Future Growth Area land use classification.

### **Sec. 10.02 Use Permitted by Right:**

The following uses and structures are permitted in the SIG District as a matter of right.

- a. Public conservation areas and structures for the development, protection, and conservation of open space, watersheds, water, soil, forests, and wildlife resources.
- b. Public and private recreation facilities, including commercial and non-commercial parks, playgrounds, camps, hiking and skiing trails, bikeways, campgrounds, centers, parkways and similar recreational facilities.
- c. Public building and public service installations including federal, state or municipal, administrative or public service buildings, and public service facilities and users.
- d. Standard single-family dwelling unit.

- e. Educational institutions including public or private elementary and secondary schools, nursery schools, and daycare centers.
- f. Religious institutions including churches, convents, parsonages, and other housing for religious personnel.
- g. Regular subdivisions, performance subdivisions, and site condominiums.
- h. Boutiques or establishments operated expressly for the sale of art, antiques, collectibles, and similar merchandise.
- i. Planned Unit Developments (PUD) only if they meet the procedures and requirements listed in Section 21.08.
- j. Golf courses (standard).
- k. Clustered developments.
- l. Family daycare.
- m. State licensed residential facility.
- n. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- o. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met.
  - 1. It is located no closer than 1,500 feet to any of the following:
    - a. Another licensed group daycare home
    - b. A foster care home licensed under the Adult Foster Care Facility Licensing Act. P.A. 218 of 1979
    - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 368 of 1979
    - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
  - 2. Has appropriate fencing for the safety of the children in the group daycare home as determined by the local unit of government.
  - 3. Maintains the property consistent with visible characteristics of the neighborhood.
  - 4. Meets all applicable sign regulations.
  - 5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

**Sec. 10.03 Permitted Accessory Uses:**

Any structural or mechanical use customarily incidental to the permitted principal use.

**Sec. 10.04 Uses Permitted by Special Use Permit:**

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Small office establishments with 4 or less parking spaces, which perform services on the premises, including, but not limited to:
  - 1. Financial Institutions.
  - 2. Insurance offices.
  - 3. Real Estate offices
  - 4. Offices for attorneys, accountants, architects, engineers, and similar professionals.
  - 5. Photographic studios
  - 6. Other office establishments similar to and compatible with the above establishments.
- b. Small professional service establishments with 4 or less parking spaces providing human health care, on an out-patient basis.
- c. Miscellaneous small business service establishments with 4 or less parking spaces.
  - 1. Consumer credit reporting agencies.
  - 2. Mailing list and stenographic services.
  - 3. Business management consulting services.
  - 4. Duplicating services.
  - 5. Other establishments similar to and compatible with the above establishments.
- d. Multi-family dwellings (apartments and standard condominiums).

- e. Telecommunication tower meeting the requirements listed in Section 21.18 of this ordinance on parcels of land twenty (20) acres and greater.
- f. Soil, sand, or gravel removal, including quarries and other mining operations, in accordance with the requirements and procedures of Article 15, Transitional Use District.

**Sec. 10.05 Site Development Standards:**

The following maximum and minimum standards apply to all uses and structures in the SIG Secondary Inland Growth District.

a. Minimum Lot Area:

No building or structure shall be established on any parcel less than one (1) acre.

b. Minimum Lot Width:

The minimum lot width shall be: one hundred and fifty (150) feet.

c. Maximum Lot Coverage:

Twenty (20) percent of total lot area.

d. Yard and Setback Requirements:

1. Front Yard: The required front yard shall not be less than thirty (30) feet or equal to the established setback line.
2. Side Yard: Fifteen (15) feet.
3. Rear Yard: Thirty (30) feet.

e. Maximum Height Requirements:

No structure shall exceed a maximum height of thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) feet.

f. Minimum Building Floor Area:

1. Every single-family dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifty (750) square feet, exclusive of basements, garages, porches, and breezeways.

2. Multiple-Family Dwelling: The minimum gross living space in a multiple-family dwelling shall be provided in accordance with the following schedule:

Efficiency	350 square feet
One-bedroom unit	650 square feet
Two-bedroom unit	800 square feet
Three-bedroom unit	1,000 square feet

**Sec. 10.06 Other Requirements:**

- a. Subject to the Performance Requirements listed in Article 16.