

# **ARTICLE EIGHT (8)**

## **Secondary Coastal Growth District**

### **Sec. 8.01 Purpose:**

The SCG Secondary Coastal 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. There is a natural affinity for human beings to be drawn to the coastal environments that this District offers in the way of dune formations, Lake Michigan access, and splendid panoramic views. To fully deny access or use of these areas would be overly restrictive to the respective landowners and as such, this District provides regulatory guidelines that allow for the use of these land parcels in a manner that minimizes disturbance to these highly sensitive environmental ecosystems while acknowledging the potential for development. This District is void of any public water and sewer services. The intent of this District is to preserve the overall existing natural features and character of the area through lot size and related regulations thereby meeting the goals and policies of the Moran Township Master Plan.

The real estate value of shoreline property cannot be understated as can be seen throughout the State. As current or future pressure for development of parcels within the SCG District may be inevitable, one must not lose sight of the fact that it is the Lake Michigan shoreline and its associated features that help to make Moran Township a unique community. Further, it is the lake environment and its associated natural features that play a critical role in the economic well-being of the Township through tourists coming to the area to experience the breathless vistas and abounding beauty. This District establishes a mechanism for limited development while not substantially sacrificing the natural character of the District as has been done in other areas of the Township and State. It is critical that any development in this area follows the land use guidelines presented in the Moran Township Master Plan.

### **Sec. 8.02 Use Permitted by Right:**

The following uses and structures are permitted in the SCG 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. Standard single-family dwelling unit.
- c. Family Daycare
- d. State licensed residential facility.
- e. Regular subdivisions, performance subdivisions, site condominiums, and cluster developments.

- f. 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. 8.03 Permitted Accessory Uses:**

The following are permitted accessory uses.

- a. Accessory uses or structures, clearly incidental to any of the above permitted uses.
- b. Agricultural or horticultural activities for the sole use of permitted single-family residences.

### **Sec. 8.04 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. Public and non-commercial boat docks and launching ramps so long as no electrical, sanitary pump-out, or fueling facilities are provided.
- b. Public recreational facilities of a non-commercial nature, including hiking and skiing trails, bikeways, rustic campgrounds and similar recreational facilities of low impact, low density use.
- c. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.

- d. 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. 8.05 Site Development Standards:**

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

- a. Minimum Lot Area:

No building or structure shall be established on any parcel less than two and half (2.5) acres in size.

- b. Minimum Lot Width:

The minimum lot width shall be: two hundred (200) feet.

- c. Maximum Lot Coverage:

The maximum lot coverage shall not exceed five (5) percent of the total area. For lots that meet the definition of “Lot of Record” and qualify for the Substandard Lots setback reduction in Section 18.12 of this Ordinance, the maximum lot coverage may be increased to twenty (20) percent of the total area.

- d. Yard and Setback Requirements:

1. Front Yard: Sixty (60) feet.
2. Side Yard: Fifty (50) feet.
3. Rear Yard: Twenty-five (25) feet, except in the case of lake lots where the rear yard shall not be less than one hundred (100) feet of which one half (1/2) shall be retained as a greenbelt. (See Section 17.02).

- 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:

Single-family detached dwelling: Every 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.

**Sec. 8.06 Other Requirements:**

- a. Environmental standards as detailed in Article 17, Section 17.02 for Class One Land. Compliance with other Land Classifications may be required.
- b. Subject to the Performance Requirements listed in Article 16.