

ARTICLE NINE (9)

Primary Coastal Growth District

Sec. 9.01 Purpose:

The PCG Primary Coastal Growth District is established to provide opportunities for land development along certain areas of the Township's Lake Michigan shoreline in a manner that allows for increased land use density along the lakeshore. The intent of this District is to provide for higher density coastal development without sacrificing the health, safety, and welfare of Township residents, visitors, and natural character. Development should be sited in locations that preserve the view of the Mackinaw Bridge.

If a zoning ordinance is to be realistic and effective the Ordinance must respond to the needs of the community it serves while, at the same time, avoid being overly restrictive and recognize land values and land development pressures. While the Township is committed to the preservation of its many natural resources including its shoreline, the Township also recognizes the value of these lands from an economic standpoint to the landowner and the draw these lands present to potential homebuyers. Accordingly, the PCG District provides for the continued use of these areas in a way that meets the goals and objectives of the Moran Township Master Plan.

Sec. 9.02 Use Permitted by Right:

The following uses and structures are permitted in the PCG 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. Regular subdivisions, performance subdivisions, and site condominiums.
- d. Boutiques or establishments operated expressly for the sale of art, antiques, collectibles, and similar merchandise.
- e. Planned Unit Developments (PUDs).
- f. Golf courses (standard).
- g. Clustered developments.
- h. Family and group daycares.

- i. State licensed residential facility.
- j. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- k. 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. 9.03 Permitted Accessory Uses:

The following are permitted accessory uses.

- a. Accessory uses or structures, clearly incidental to any of the above permitted uses.
- b. Any structural or mechanical use customarily incidental to the permitted principal use.

Sec. 9.04 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 private recreation facilities, including commercial and non-commercial parks, playgrounds, camps, hiking and skiing trails, bikeways, campgrounds, centers, parkways and similar recreational facilities.
- b. 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. 9.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the PCG Primary Coastal 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 (100) 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 twenty-five (25) feet.
2. Side Yard: Fifteen (15) feet, except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
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 or two-family 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. 9.06 Other Requirements:

- a. The location and heights of all structures on a lot shall be such as to avoid any screening of the views of the Mackinac Bridge from motorists along U.S. Route 2. When a property contains a view of the Mackinac Bridge, the property owner shall submit to the Planning Commission sufficient plan and profile drawings, as prepared by a licensed architect, to clearly illustrate that the proposed development will in no way screen parts or all the views to the Mackinac Bridge from the entire length of U.S. Route 2 within this District.
- b. Exterior materials shall be stone, brick or wood of dark, non-reflective colors that blend into the landscape. White and other highly reflective colors and materials shall not be utilized. Windows shall be recessed or oriented as to not reflect large expanses of glare that may be seen from the Mackinac Bridge, U.S. Route 2, and Lakes Huron & Michigan. Landscaping materials shall be utilized to break up the outline and reflectiveness of structures and accessory uses.
- c. Subject to the Performance Requirements listed in Article 16.