

# ARTICLE THIRTEEN (13)

## Visual Corridor and Recreation Coastal District

### **Sec. 13.01 Purpose:**

The VCRC District is intended to maintain the strong positive visual image of Moran Township as the "welcome mat" to the thousands of tourists and residents crossing the Mackinac Bridge from the Lower Peninsula. This area provides unique shoreline environments for aquatic and wildlife species and beautiful panoramic vistas from the bridge.

Though not designated as an "open space" zone, the VCRC District's foundation has a strong open space/recreation character, but also recognizes the District's inherent economic land value due to its natural features, proximity to St. Ignace and Mackinac Bridge, and existing and anticipated public utility services. The purposes of this District are to provide opportunities for land development and conserve the natural character and economic well-being of the Township.

### **Sec. 13.02 Use Permitted by Right:**

The following uses and structures are permitted in the VCRC District as a matter of the 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 recreational facilities of a non-commercial nature, including parks, playgrounds, camps, hiking and skiing trails, bikeways, rustic campgrounds and similar recreational facilities.
- c. Public buildings and public service installations, including federal, state or municipal, administrative or public service buildings, public service facilities and uses related to serving recreational or environmental needs.
- d. Forestry and silvicultural practices.
- e. Standard single-family dwelling unit.
- f. Golf courses (standard).
- g. Family daycare.
- h. State licensed residential facility.

- i. 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. 13.03 Permitted Accessory Uses:**

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

**Sec. 13.04 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. Planned unit developments (PUDs)
- b. Theaters, restaurants (standard), bars, clubs and other similar entertainment facilities, where the patrons are seated within a building or in outdoor areas designed for seating.
- c. Performance subdivision and site condominiums.
- d. Motels, hotels, resort facilities, and similar uses.
- e. Regular subdivisions, performance subdivisions, and site condominiums.
- 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. 13.05 Site Development Standards:**

The following maximum and minimum standards apply to all uses and structures in the VCRC District.

a. Minimum Lot Area:

No building or structure shall be established on any parcel having less than five (5) acres of lot area.

b. Minimum Lot Width:

The minimum lot width shall be four hundred (400) feet.

c. Maximum Lot Coverage:

The maximum lot coverage shall not exceed twenty-five (25) percent.

d. Yard and Setback Requirements:

1. Front Yard: The required front yard shall not be less than seventy-five (75) feet.
2. Side Yard: Fifty (50) 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: One hundred (100) feet.

e. Maximum Height Requirements:

No structure shall exceed a maximum height of thirty-five (20) feet. Accessory buildings and structures shall not exceed a height of twenty (15) feet.

f. Minimum Building Floor Area:

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

### **Sec. 13.06 Other Requirements:**

- a. The location and heights of all structures on a lot shall be such as to avoid any screening of views of the Mackinac Bridge from motorists along U.S. Route 2. 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. Parking
  - 1. Landscaped parking islands of minimum equal dimensions to the adjacent car stalls shall be situated so as to provide for no more than eight (8) car stalls next to each other.
  - 2. No more than sixty four (64) car stalls may be located within a single parking lot.
  - 3. Parking lots of thirty three (33) car stalls or more shall be separated from other such lots by a minimum of thirty linear feet of landscaped driveway void of parking stalls.
  - 4. Berms and plant materials shall be used to screen all parking lots that are visible from U.S. Route 2, the Mackinac Bridge, and Lakes Huron & Michigan.
- c. 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 such as to not reflect large expanses of glare that may be seen from the Mackinac Bridge, US Route 2 and Lakes Huron and Michigan. Landscaping materials shall be utilized to break up the outline and reflectiveness of structures and accessory uses.
- d. Subject to the Performance Requirements listed in Article 16.