

**St. Clair Township, Michigan**  
**Zoning Ordinance**

**Table of Contents**

<u>Article/Section</u>	<u>Page</u>	
1.0	<b>TITLE, ENABLING AUTHORITY, PURPOSE, INTERPRETATION, SEVERABILITY, RIGHTS AND REPEAL.....</b>	1-1
1.1	Title.....	1-1
1.2	Enabling Authority .....	1-1
1.3	Purpose .....	1-1
1.4	Interpretation .....	1-1
1.5	Validity and Severability Clause .....	1-1
1.6	Vested Right.....	1-1
1.7	Conflicting Revisions Repealed.....	1-1
2.0	<b>DEFINITIONS.....</b>	2-1
2.1	Rules Applying to Text .....	2-1
2.2	Meanings.....	2-1
3.0	<b>ADMINISTRATION AND ENFORCEMENT.....</b>	3-1
3.1	Enforcement .....	3-1
3.2	Duties of Zoning Administrator .....	3-1
3.3	Permits .....	3-2
3.4	Certificates of Occupancy .....	3-3
3.5	Performance Guarantees .....	3-4
3.6	Zoning Amendments .....	3-4
3.7	Fees .....	3-6
3.8	Records.....	3-6
4.0	<b>ZONING DISTRICT REGULATIONS.....</b>	4-1
4.1	District Established.....	4-1
4.2	Zoning District Map .....	4-1
4.3	Application of District Regulations.....	4-2
4.4	Intent of Districts.....	4-3
4.5	Schedule of Use Regulations .....	4-5
	4.5.1. Rural .....	4-5
	4.5.2. RS-1 Suburban Residential.....	4-5
	4.5.3. RS-2 Suburban Residential.....	4-5
	4.5.4. RM Multi-Family.....	4-5
	4.5.5. Mobile Home .....	4-5
	4.5.6. PUD Planned Unit Development .....	4-5
	4.5.7. CR Commercial Recreation.....	4-5
	4.5.8. B-1 Neighborhood Business.....	4-5
	4.5.9. B-2 General Business.....	4-5
	4.5.10. I-L Light Industrial .....	4-5
	4.5.11. I-L Heavy Industrial.....	4-5
4.6	Schedule of District .....	4-18

Table of Contents  
(continued)

<u>Article/Section</u>		
5.0	<b>PLANNING COMMISSION</b> .....	5-1
5.1	Authority .....	5-1
5.2	Site Plan Review .....	5-1
5.3	Special Use Approval Review .....	5-5
5.4	Special Approval Uses .....	5-7
5.5	Planned Unit Development.....	5-365.6
Condominium Development Standards .....		5-40
5.7	Subdivision Plat Approval.....	5-42
5.8	Open Space Preservation .....	5-42
5.9	Range Road Corridor Overlay.....	5-46
6.0	<b>GENERAL PROVISIONS</b> .....	6-1
6.1	Purpose .....	6-1
6.2	Accessory Buildings and Uses .....	6-1
6.3	One Lot, One Building .....	6-3
6.4	Substandard Dwellings.....	6-4
6.5	Street Access .....	6-4
6.6	Moved Structures .....	6-4
6.7	Dwellings in Non-Residential Districts.....	6-4
6.8	Single Family Dwellings & Certain Mobile Homes .....	6-4
6.9	Home Occupations.....	6-5
6.10	Swimming Pools.....	6-7
6.11	Waterfront Lots.....	6-7
6.12	Livestock or Farm Animals .....	6-8
6.13	Visibility .....	6
6.14	Signs ..	6-8
6.15	Area, Height and Use Exceptions Permitted.....	6-10
6.16	Temporary Construction Trailers and Storage Trailers .....	6-12
7.0	<b>SITE REGULATIONS</b> .....	7-1
7.1	Flood Prevention Regulations .....	7-1
7.2	Buffer Strip Requirements .....	7-2
7.3	Landscape Design Standards .....	7-3
7.4	Maintenance .....	7-3
7.5	Exterior Lighting .....	7-3
7.6	Waste Receptacles .....	7-3
7.7	Drains and Drainage .....	7-4
7.8	Building Grades .....	7-5
7.9	Fences, Walls and Screens.....	7-5
7.10	Ponds and Retention.....	7-6
7.11	Reserved for Future Use .....	7-7
7.12	Intersection Visibility.....	7-7
8.0	<b>OFF-STREET PARKING AND LOADING REQUIREMENTS</b> .....	8-1
8.1	Parking Requirements.....	8-1
8.2	Table of Off-Street Parking Requirements .....	8-2
8.3	Zoning Requirements .....	8-4
8.4	Parking Lot Layout, Construction and Maintenance.....	8-5
8.5	Truck and Equipment Parking .....	8-6

Table of Contents  
(continued)

<u>Article/Section</u>		<u>Page</u>
8.6	Handicap Requirements .....	8-7
8.7	Restrictions .....	8-8
8.8	Variances .....	8-8
9.0	<b>ENVIRONMENTAL PERFORMANCE</b> .....	9-1
9.1	Purpose .....	9-1
9.2	Smoke .....	9-1
9.3	Dust, Dirt, and Fly Ash .....	9-1
9.4	Glare and Radioactive Materials .....	9-1
9.5	Fire and Explosive Hazards .....	9-1
9.6	Odors .....	9-1
9.7	Noise .....	9-2
9.8	Waste and Rubbish Dumping .....	9-2
9.9	Excavations or Holes .....	9-2
9.10	Removal of Soil, Sand or Other Material .....	9-2
9.11	Restoring Unsafe Buildings .....	9-3
9.12	Structural Damage .....	9-3
10.0	<b>NON-CONFORMING LOTS, USES, STRUCTURES</b> .....	10-1
10.1	Applicability .....	10-1
10.2	Lawfully Existing Nonconforming Lots .....	10-1
10.3	Nonconforming Uses, Buildings and Structures Jointly or Individually .....	10-2
10.4	Definition and Classification of Nonconforming Uses, Buildings or Structures .....	10-2
10.5	Procedure for Obtaining Class A Designation Conditions .....	10-3
10.6	Revocation of Class A Designation .....	10-3
10.7	Regulations Pertaining to Class A Nonconforming Uses and Structures .....	10-3
10.8	Regulations Pertaining to Class B Nonconforming Uses and Structures .....	10-4
10.9	Record of Nonconformity .....	10-5
10.10	Nonconforming Characteristics of Use .....	10-5
10.11	Certificate of Occupancy .....	10-6
11.0	<b>ZONING BOARD OF APPEALS</b> .....	11-1
11.1	Creation and Purpose .....	11-1
11.2	Procedure .....	11-2
11.3	Standards .....	11-3