

Chapter 11

ZONING PLAN

INTRODUCTION

This Chapter opens with a general description of a zoning plan. It is followed by a brief explanation of the relationship between this Joint Comprehensive Plan and the zoning ordinances of the City of Saugatuck, Saugatuck Township, and the City of the Village of Douglas. The intent and key dimensional standards of the zoning districts in each zoning ordinance are briefly described.

WHAT IS A ZONING PLAN?

A “zoning plan” is another term for a “zone plan” which is used in the Michigan planning and zoning enabling acts. Section 1(a) of the Township Planning Act, PA 168 of 1959, as amended, requires that the comprehensive plan prepared under that act serve as the basis for the zoning plan. Section 7 of the Township Zoning Act, PA 184 of 1943, as amended, requires a zoning plan be prepared as the basis for the zoning ordinance. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. It must be based on an inventory of conditions pertinent to zoning in the township and the purposes for which zoning may be adopted (as described in Section 3 of the Township Zoning Act). Section 6 of the Municipal Planning Act, PA 285 of 1931, as amended, calls for a plan that includes a zoning plan for the control of height, area, bulk, location and use of buildings and premises in the City or Village. Section 1 of the City and Village Zoning Act, PA 207 of 1921, as amended, requires that land development regulations and zoning districts created through the act be made in accordance with a plan. This Plan fulfills that purpose for the City, Village and Township.

RELATIONSHIP TO JOINT COMPREHENSIVE PLAN

This Joint Comprehensive Plan sets forth the vision, goals and policies for growth and development in the City of Saugatuck, Saugatuck Township, and the City of the Village of Douglas for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure in the Tri-Communities over this period, and will be periodically reviewed and updated at least once each five years. This chapter presenting the Zoning Plan, along with the rest of the relevant parts of this Comprehensive Plan, is intended to guide the implementation of and future changes to the zoning ordinances of each jurisdiction. Existing permitted uses of land, including density, setbacks and other related standards are as established in each zoning ordinance.

DISTRICTS AND DIMENSIONAL STANDARDS

Following are the general purposes and characteristics of zoning within the City of Saugatuck, Saugatuck Township, and the City of the Village of Douglas. The specific purposes of each jurisdiction’s individual zoning districts and permitted land uses are listed in the specific district provisions of their respective zoning ordinances. The Section references indicate where detailed ordinance language for each district is located within each zoning ordinance.

CITY OF SAUGATUCK

Commercial Districts

The following zoning districts are considered “commercial districts.”

Section 155.023	LI-1 Blue Star District
Section 155.024	C-1 City Center Commercial District
Section 155.035	C-4 Resort District
Section 155.036	C-2 Water Street Commercial District
Section 155.037	C-2 Water Street East District
Section 155.038	C-2 Water Street North District
Section 155.039	C-2 Water Street South District

The basic purpose of these districts is to provide opportunities for regulated commercial or office activities serving both local and tourist markets. Minimum lot sizes range from one-quarter acre to one acre in size in the LI-1 Blue Star District, which serves as a transitional zone between residential and commercial districts. The C-1 City Center Commercial District is designed to promote and preserve the Central Business District character of the city and permits intense retail and commercial uses. The C-4 Resort District provides compatible zoning for existing and future hotels, motels, and bed and breakfasts. The C-2 Water Street Commercial Districts provide an area for waterfront retail and commercial land use, provide for a less intense commercial use than the City Center District and promote visual access to the Kalamazoo River.

Residential Districts

The following zoning districts are considered “residential districts.”

Section 155.025	C-4 City Center Residential District
Section 155.026	R-1 Community Residential District
Section 155.029	R-2 Lake Street District
Section 155.030	R-1 Maple Street (MS) District
Section 155.032	R-1 Park Street North District
Section 155.033	R-1 Park Street South District
Section 155.034	R-1 Park Street West District
Section 155.039	R-3 Multi-Family Residential District

The principal purpose of these districts is to provide for a range of residential dwelling types at various densities within individual zones tailored for specific uses. Minimum lot sizes range from 8,712 square feet to 21,780 square feet. The C-4 City Center District is a transitional zone intended to serve as a buffer between the high intensity City Center Commercial District and the low intensity Community Residential zone. It is not intended to be static but rather to adjust with the development needs of the community. The R-1 Community Residential District is designed to protect and promote low density single-family residential uses and development in the city. The objective of the R-2 Lake Street District is to enhance low density single-family land use and promote visual access to the Kalamazoo River. The R-1 Maple Street District promotes single-family residential land use in a low density setting and preserves the rural character of the district and its natural resources. The R-1 Park Street North and South Districts are designed to preserve and protect residential water front land uses along Kalamazoo Lake and River, while the R-1 Park Street West District protects the natural environmental features of the area such as dunes and open spaces through the encouragement of larger lots. Density in this District is intended to be less dense than other residential districts in the city to preserve the character of the land in the District.

Cultural/Community District

The following zoning district is considered a “cultural district.”

Section 155.028 Cultural/Community District

The purpose of this district is to provide for development of cultural and community facilities. The range of uses provided for by this district is intended to further enhance the social, cultural and economic synergy of the City’s downtown area. Any development in this district must include Community Center and Cultural/Performing Arts components.

Conservation and Recreation District

The following zoning district is considered a “conservation and recreation district.”

Section 155.027 Conservation and Recreation District

This District is designed to maximize preservation of existing environments by permitting only low density residential uses. It is a restrictive zone, intended to permit development after in-depth review in order to protect and enhance the natural resources, amenities natural habitats of wildlife, public recreation areas and to protect public health, safety and welfare. The purpose of this District is to provide a natural undeveloped area for the benefit of public recreation and utilization by large numbers of residents and visitors. The minimum lot size for single family residences is 2 acres; however, the maximum lot coverage is 15%.

At the time this Plan was being formulated, the City Planning Commission was going to prepare a special subarea plan for the Oxbow Peninsula. Some changes to this Plan and to the City Zoning Ordinance may be necessary at the conclusion of the preparation of that Plan.

Mixed Use District

The following zoning district is considered a “mixed use district.”

Section 155.031 Neighborhood Marine District

The purpose of the Neighborhood Marine District is to promote utilization of the waterfront property with mixed residential and commercial land uses. The goal of the District is to encourage larger lot development in order to preserve and protect visual access to the waterfront. Land uses in the District that emphasize water access and usage are desired after appropriate review. The minimum lot area within this district is 17,424 square feet.

Table 11-1
City of Saugatuck
Zoning District Regulations

	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front Setback	Side Setback	Rear Setback	Maximum Building Height
R4 City Center Res.	8,712 s.f.	66 ft.	25%	25 ft.	7 ft.	10 ft.	28 ft.
R1 Community Residential	8,712 s.f.	66 ft.	25%	25 ft.	7 ft.	10 ft.	28 ft.
R2 Lake Street	8,712 s.f.	66 ft.	25%	25 ft.	10 ft.	25 ft.	28 ft.
R1 Maple Street	15,000 s.f.	80 ft.	25%	50 ft.	10 ft.	10 ft.	28 ft.
R1 Park Street North	8,712	66 ft.	25%	50 ft.	10 ft.	10 ft.	28 ft.
R1 Park Street South	15,000 s.f.	100 ft.	25%	50 ft.	10 ft.	10 ft.	28 ft.
R1 Park Street West	21,780	100 ft.	25%	50 ft.	10 ft.	25 ft.	28 ft.
R3 Multi-Family Residential	15,000 s.f.	80 ft.	25%	50 ft.	10 ft.	10 ft.	28 ft.
LI-1 Blue Star	1 acre	150 ft.	25%	50 ft.	15 ft.	25 ft.	35 ft.
C1 City Center Commercial	N/A	66 ft.	N/A	0 ft.	0 ft.	0 ft.	28 ft.
C4 Resort	15,000 s.f.	66 ft.	50%	15 ft.	10 ft.	10 ft.	28 ft.
C2 Water Street	N/A	132 ft.	N/A	0 ft.	0 ft.	15 ft.	28 ft.
C2 Water Street East	N/A	66 ft.	N/A	0 ft.	7 ft.	10 ft.	28 ft.
C2 Water Street North	N/A	66 ft.	N/A	0 ft.	0 ft.	0 ft.	28 ft.
C2 Water Street South	N/A	132 ft.	N/A	0 ft.	10 ft.	15 ft.	28 ft.
Conservation & Recreation	2 acres	200 ft.	15%	100 ft.	50 ft.	50 ft.	28 ft.
Cultural/Community	50,000 s.f.	198 ft.	60%	25 ft.	East-10 ft. West-0 ft.	0 ft.	28 ft.
Neighborhood Marine	17,424 s.f.	132 ft.	35%	25 ft.	10 ft.	15 ft.	28 ft.

s.f. = square feet, ft. = feet

SAUGATUCK TOWNSHIP

Rural Districts

The following zoning districts are considered "rural districts."

Section 40-136

A-1 Agricultural Zoned District

Section 40-181

A-2 Rural Open Space Zoned District

The A-1 Agricultural Zoned District is that area of the township where farming, dairying, forestry operations and other similar rural-type land uses exist and should be preserved

and/or encouraged. Large vacant areas, fallow land and wooded areas are included. The A-2 Rural Open Space Zoned District is that area of the township where crop farming and forestry operations and other similar rural uses exist and should be preserved and/or encouraged, while providing opportunities for residential development at overall densities which reflect a more rural living environment than may be provided in other residentially zoned districts in the township. The minimum lot area for parcels in both districts with dwelling units or non-farming units is 2 ½ acres.

Residential Districts

The following zoning districts are considered “residential districts.”

Section 40-226	R-1 Residential Zoned District
Section 40-271	R-2 Riverside Residential Zoned District
Section 40-316	R-3 Lakeshore Residential Zoned District
Section 40-328	R-3B Lakeshore Transition Zoned District

The R-1 Residential Zoned District is that area of the township where predominantly single- and two-family dwellings, together with a minimum of other residentially related facilities and activities primarily of service to the residents in the area, should be preserved and/or encouraged. The R-2 Riverside Residential Zoned District is that area of the township bordering the Kalamazoo River and its tributaries where controls are placed upon the use and development of areas adjacent to such river and its tributaries within the township and upon construction activity within such river and its tributaries. The R-3 Lakeshore Residential Zoned District is that area of the township where controls are placed upon the use and development of areas adjacent to the shoreline of Lake Michigan so as to preserve the shoreline as a natural resource to prevent and/or control erosion and to maintain the aesthetic qualities of the area. The new R-3B Lakeshore Transition Zoned District accommodates moderate densities of new residential growth and requires development to incorporate significant elements of preserved open space. Minimum lot sizes range from half an acre to one and a half acres within the Township's residential districts.

Commercial Districts

The following zoning districts are considered “commercial districts.”

Section 40-366	C-1 General Commercial Zoned District
Section 40-416	C-2 Local Commercial Zoned District
Section 40-466	C-3 Interchange Commercial Zoned District

The C-1 General Commercial Zoned District was established to accommodate businesses desiring to take advantage of the area's seasonal traffic patterns. It provides diverse corridor locations for businesses that cater directly to tourism and peak travel associated with an increased summertime population. The C-2 Local Commercial Zoned District was established to provide areas in which the Principal Uses of the land are devoted to businesses serving the day-to-day needs of the local, nontransient population. This district allows a wide range of service and retail uses, but is not designed to support large commercial operations or those specifically oriented toward the tourist or regional trade. The C-3 Interchange Commercial District is located near the freeway interchanges along major arterials. It was established to provide areas for specialized sales, service and hospitality businesses that cater to highway travelers. The C-3 Districts primarily serve regional markets and are vehicle oriented in terms of their dependence upon high visibility and proximity to automobile traffic. Minimum lot sizes range from 65,000 square feet to 120,000 square feet.

The Township Planning Commission will review the current area zoned commercial on north Blue Star Highway with an eye to possibly making the following changes:

- dropping the uniform 500' width of the commercial district to instead conform with parcel boundaries of properties that front on Blue Star Highway;
- possibly adjusting the range of commercial uses permitted so as to not unintentionally promote duplication of businesses and services already adequately being provided in the City or Village.
- possibly adjusting provisions that permit mixed commercial and residential use to provide a wider range of mixed uses and encourage more residential and less commercial use than present zoning permits.

Industrial District

The following zoning district is considered an "industrial district."

Section 40-521

I-1 Industrial Zoned District

The I-1 Industrial Zoned District is designed to accommodate those manufacturing, assembling and fabricating businesses and related commercial activities or uses which are not likely to cause adverse effects or nuisance to adjoining properties. The minimum lot size for the I-1 district is 30,000 square feet.

Table 11-2
**Saugatuck Township
Zoning District Regulations**

	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front Setback	Side Setback	Rear Setback	Maximum Building Height
A-1 Agricultural	2 ½ acres	165 ft.	30%	40-50 ft.	10-15 ft.	30-50 ft.	35 ft.
A-2 Rural Open Space	2 ½ - 5 acres	150 ft.	30%	40-50 ft.	10-15 ft.	30-50 ft.	35 ft.
R-1 Residential	20,000 – 40,000 s.f.	100-125 ft.	25%	40-50 ft.	10-15 ft.	30-50 ft.	35 ft.
R-2 Riverside Residential	30,000 – 65,000 s.f.	100-150 ft.	25%	40-50 ft.	10-15 ft.	30 ft/75 ft. from River	35 ft.
R-3 Lakeshore Residential	20,000 s.f.	100 ft.	25%	40-50 ft.	10-15 ft.	30 ft.	35 ft.
R-3B Lakeshore Transition Residential	30,000 – 65,000 s.f.	100-150 ft.	25%	40-50 ft.	10-15 ft.	30-50 ft.	35 ft.
C-1 General Commercial	85,000 s.f.	250 ft.	40%	70 ft.	20 ft.	20-50 ft.	35 ft.
C-2 Local Commercial	65,000 s.f.	200 ft.	40%	70 ft.	20 ft.	20-50 ft.	35 ft.
C-3 Interchange Commercial	120,000 s.f.	300 ft.	40%	70 ft.	30 ft.	30-50 ft.	35 ft.
I-1 Industrial	30,000 s.f.	100 ft.	50%	75 ft.	15 ft.	25 ft.	35 ft.

s.f. = square feet, ft. = feet

CITY OF THE VILLAGE OF DOUGLAS

Residential Districts

The following zoning districts are considered “residential districts.”

Section 4.01	R-1 Residential District
Section 5.01	R-2 Residential District
Section 6.01	R-3 Neighborhood Conservation District
Section 7.01	R-4 Harbor Residential District
Section 8.01	R-5 Multiple Family District
Section 9.01	R-6 Mobile Home Park District

The principal purpose of these districts is to provide for a range of residential dwelling types at various densities within individual zones tailored for specific uses. Minimum lot sizes range from 7,920 square feet to 20,000 square feet. Generally, where public sewer service is provided, the minimum lot size is 7,920 square feet; otherwise, minimum lot sizes range from 15,000 square feet to 20,000 square feet. The general intent of these districts is to provide opportunities for new residential development in a manner consistent with existing residential uses in the area, and which makes efficient use of Village sewer and water service, and that preserves the traditional character of the Village.

Commercial Districts

The following zoning districts are considered “commercial districts.”

Section 10.01	C-1 Village Commercial District
Section 10.10	C-1A Village Center Commercial District
Section 11.01	C-2 General Commercial District
Section 11.10	C-2A Special Commercial District

The C-1 Village Commercial District is intended to provide for retail and service establishments on Center Street west of Blue Star Highway and is designed to promote automobile-oriented shopping with on-site parking. The C-1A Village Center Commercial District provides for small retail and service establishments designed to promote convenient pedestrian shopping and stability of retail development by encouraging a contiguous frontage and preserving the traditional character of the Village center. The C-2 General Commercial District provides for retail and service establishments which meet the general consumer needs of the Village, while the C-2A Special Commercial District provides for commercial uses along with highly restricted light industrial uses. Minimum lot sizes range from 4,000 square feet to 30,000 square feet.

Industrial District

The following zoning district is considered an “industrial district.”

Section 12.01	L-1 Light Industrial District
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This District provides for a variety of light industrial uses, including manufacturing, processing and assembling establishments. The basic purpose of the L-1 District is to provide suitable locations for high tech and light industrial development with minimum lot sizes of one half acre.

Public Lands District

The following zoning district is considered a “public lands district.”

Section 13.01	PL Public Lands District
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The purpose of the Public Lands District is to provide adequate land resources for the purposes of administering and performing necessary public services by the City of the Village of Douglas and other public agencies. Land in this zoning district is intended solely for public buildings and uses. The minimum lot size is 20,000 square feet.

Table 11-3
**City of the Village of Douglas
Zoning District Regulations**

	Minimum Lot Area	Minimum Lot Frontage	Max. Lot Coverage	Front Setback	Side Setback	Rear Setback	Max. Building Height
R-1 Residential	12,000 s.f w/ sewer; otherwise 15,000 s.f	100 ft.	35%	35 ft.	7 ft./ 18 ft. comb	25 ft.	28/35 ft.*
R-2 Residential	7,920 s.f w/ sewer; otherwise 15,000 s.f	75 ft.	35%	35 ft.	7 ft./ 18 ft. comb	25 ft.	28/35 ft.*
R-3 Neighborhood Conservation	SF: 7,920 s.f w/ sewer; 15,000 s.f w/o sewer TF: 15,000 s.f	SF: 66 ft. TF: 100 ft.	35%	25 ft.	7 ft./ 15 ft. comb	25 ft.	28/35 ft.*
R-4 Harbor Residential	SF: 7,920 s.f TF: 10,000 s.f MF: 20,000 s.f	SF: 66 ft. TF: 80 ft. MF: 100 ft.	35%	25 ft.	SF: 7 ft./15 ft. TF: 7 ft./15 ft. MF: 20 ft./20 ft.	35 ft.	28/35 ft.*
R-5 Multiple Family	SF: 7,920 s.f. TF: 15,000 s.f MF: 20,000 s.f	SF: 66 ft. TF: 80 ft. MF: 100 ft.	35%	SF: 35 ft. TF: 35 ft. MF: 25 ft.	SF: 7 ft./18 ft. TF: 7 ft./15 ft. MF: 20 ft./25 ft.	SF: 25 ft. TF: 25 ft. MF: 50 ft.	28/35 ft.*
R-6 Mobile Home Park	Min. 10 acres per park	N/A	60%	N/A	N/A	N/A	28/35 ft.*
C-1 Village Commercial	6,600 s.f.	50 ft.	80%	25 ft.	5 ft./ 10 ft. comb	5-25 ft.	28/35 ft.*
C-1A Village Center Commercial	4,000 s.f.	20 ft.	80%	0 ft.	5 ft./ 10 ft. comb	5-25 ft.	28/35 ft.*
C-2 General Commercial	½ acre	100 ft.	50%	10 ft.	5 ft./ 10 ft. comb	5-25 ft.	28/35 ft.*
C-2A Special Commercial	30,000 s.f.	150 ft.	50%	25 ft.	15 ft./ 25 ft. comb	25-35 ft.	28/35 ft.*
L-1 Light Industrial	½ acre	100 ft.	50%	25 ft.	15 ft./ 25 ft. comb	15-25 ft.	45 ft.
PL Public Lands	20,000 s.f.	100 ft.	35%	40 ft.	15 ft.	25 ft.	28/35 ft.*

SF = Single Family, TF = Two Family, MF = Multi-Family, s.f. = square feet, comb = combined, Ft. = feet

*MAX BUILDING HEIGHT IS 28 FT. MEASURED FROM THE AVG. GRADE OF THE FRONT ELEVATION AND NOT TO EXCEED 35 FT. WHEN MEASURED FROM THE AVERAGE GRADE OF THE STRUCTURE.

PLEASE REFER TO **VILLAGE ZONING ORDINANCE** FOR DETAILS WHICH MAY AFFECT THE APPLICATION OF ABOVE STANDARDS.

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