PENINSULA TOWNSHIP
SPECIAL MEETING
PLANNING COMMISSION
AGENDA
13235 Center Road
Traverse City, MI 49686
August 22, 2016
5:30 PM
Township Hall

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizen Comments – for items not on the Agenda**
6. **Conflict of Interest**
7. **Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

a. Correspondence (as provided)
b. Minutes – August 15, 2016 Special Meeting

8. **New Business**

a. Peninsula Township Zoning Ordinance DRAFT: Article 2 and Zoning Map (Discussion)
b. Updated ZO timeline (discussion)

9. **Citizen Comments**
10. **Board Comments**
11. **Adjournment**

Peninsula Township has several portable hearing devices available for use during this meeting. If you would like to use one, please contact the Chairperson.

Michelle Reardon
Peninsula Township Director of Planning & Zoning

Posted: August 17, 2016

Article 2. Definitions.

The Definitions article is similar to the existing article, but all terms are numbered for easier access. While many changes have taken place, the following are the most notable:

- "**Accessory Building or Accessory Structure**" was updated to exclude water, sanitary or septic, cooking, bathroom, or sleeping facilities, except for agricultural buildings on a farm.
- "**Adult Foster Care, Family Home**" and "**Adult Foster Care, Small Group Home**" were added, and "**Adult Foster Care Facility**" was updated, to meet the requirements of the Adult Foster Care Facility Licensing Act.
- "**Basement**" was updated to refer to basements as "stories" only if they are over a certain height above grade.
- "**Bed and Breakfast**" was updated to be consistent with Amendment #190.
- "**Boat Livery**" was updated to prohibit fuel sales. This use was also put in C-1 as a special land use.
- "**Building Elevation or Building Width**" was added to make it easier to administer the minimum elevation requirements.
- "**Building Envelope**" was revised to state that it is the area outside of the setbacks.
- "**Building Height**" was revised to describe how height is measured based on the roof of a building. Also, the definition was updated to add a new method of calculating heights of waterfront buildings. Graphics were include for height measurements.
- **"Dwelling"** now includes "Dwelling Unit."
- **"Easement"** was added.
- **"Essential Services"** was updated to exclude wireless communication facilities, solar energy facilities, and wind energy facilities.
- **"Event"** was added, per Amendment #190.
- **"Family"** was updated to be more encompassing, as the definition of "Family" may violate the Fair Housing Act if it becomes too restrictive.
- **"Fence"** was updated to remove the requirement for 50% transparency. However, in the Waterfront Overlay District and in the fence regulations in Article 7, there is a transparency requirement. Having the regulation outside of the definition will make it easier to administer and enforce.
- **"Floor Area"** was updated to be more descriptive.
- **"Gasoline Service Station"** was updated to be more specific and include automobile repair and car washes. Given the rural character of the township, allowing gas stations, car washes, and auto repair together make it more likely that the 3 uses will be concentrated on a site and less spread out.
- **"Guest House"** was added to include the existing development standard.
- **"Impervious Surface"** was added to define how an impervious surface is classified. When we address Stormwater Management standards in the Environmental Performance article (Article 8), we will proposed stormwater management standards that apply to lots with an imperious surface coverage over a certain percentage. While we are not proposing a maximum impervious surface coverage in Article 3 at this time, we may address this item later in the Zoning Ordinance review process. For now, there are impervious surface coverage limits proposed in the Shoreline Overlay District.
- **"Junk Yard"** was modified to be consistent with Junk Ordinance and reduced the number of cars to 1.

- **"Lot"** was updated based on our understanding of its definition and application in the Township. While 2 or more lots across the street from each other may be combined into a single tax identification number, the development may only occur on one side of the road and the lot coverage is based on the developed lot. Therefore, houses and garages must be on the same lot and must meet the lot coverage for that lot.
- **"Lot, Width, Minimum"** was updated to allow narrower lots on the frontage of cul-de-sacs (80% minimum width).
- **"Lot Coverage"** was added to clarify that it includes buildings and above-grade structures, but excludes at-grade structures. While this definition can be modified to include at-grade structures such as patios, please note that adding structures to the definition of "Lot Coverage" may require the Township to increase the allowable lot coverage in the Zoning District.
- **"Lot Line Types"** were added.
- **"Lot Types"** were modified and expanded, including defining "Flag Lots" but stating that they are nonconforming. A graphic was also added.
- **"Mobile Home"** was modified to the definition of "Mobile Home" in the Mobile Home Commission Act.
- **"Mobile Home Park"** was modified to the definition of "Mobile Home Park" in the Mobile Home Commission Act.
- **"Ordinary High Water Mark"** was updated to defer to Federal or State regulation if the OHWM is ever adjusted. Also, for other water bodies (non-Great Lakes), the definition was modified to a more common definition, which measures the OHWM at a physical marker (such as vegetation) at the shore.
- **"Public Utility"** was updated to exclude wireless communication facilities, solar energy facilities, and wind energy facilities.
- **"Recreational Vehicle"** was added, and there are camping regulations in Article 6 and personal storage regulations in Article 7.
- **"Retail Sales"** was added to describe the use as it would generally apply.
- **"Setback"** terms were added to clearly define how they are measured.
- **"Service Institution"** was added to describe the use as it would generally apply.
- **"Structure"** was modified to exclude the fence exemptions; however, the regulations in Article 7 exempt agricultural fences from regulation. It was also modified to exclude at-grade paved areas. Although at-grade paved areas are not "Lot Coverage," they should be classified as structures, even if they are exempt from permitting elsewhere in the Zoning Ordinance.
- **"Tenant House"** was added to include the existing development standard.
- **"Wall,"** like fence, was updated to remove the development standard, which is addressed in the Waterfront Overlay District and in Article 7.
- **"Yard" Definitions** were updated to be more descriptive. A graphic was also added.

Article 3. Zoning Districts and Map.

This article contains many of the existing sections of Article 6 of the Zoning Ordinance. The following major changes have taken place:

- **Interpretation of Zoning District Boundaries** now includes provisions for filled or accreted land.

Article 2 Definitions

Section 2.101 Rules Applying to the Text (currently Section 3.1)

For the purpose of this Ordinance, certain rules of construction apply to the text as follows:

(A) Words used in the present tense include the future tense; and the singular includes the plural, unless the context clearly indicates the contrary.

(B) The word "person" includes a corporation, company, partnership, family, or firm as well as an individual.

(C) The word "building" includes the word "structure".

(D) The word "lot" includes the word "plot", "tract", "parcel", "subdivision lot", or "site condominium lot."

(E) The term "shall" is always mandatory and not discretionary; the word "may" is permissive.

(F) The word "used" or "occupied" as applied to any land or building shall be construed to include the word "intended, arranged, or designed to be used or occupied".

(G) Any word or term not interpreted or defined by this Article shall be used with a meaning of common or standard utilization. A dictionary may be consulted.

Section 2.102 Definitions (currently Section 3.2)

(A) For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

(1) Accessory Building or Accessory Structure. A building or structure subordinate to, and located on the same lot as, a principal or main building, or the part of the main building occupied by or devoted exclusively to an accessory use. An accessory building or structure may have water and sanitary or septic sewer service, subject to the following restrictions:

(a) The accessory building shall not be used for dwelling use;
(b) There shall be no sleeping or laundry facilities; and
(c) All bathrooms, sinks, and other facilities requiring water and sanitary or septic services shall be located on the ground floor only.

(2) Accessory Use. A use customarily incidental and subordinate to the principal use or building located on the same lot as the principal use or building.

(3) Adequate Permanent Access. A Road Access Easement or road Right-of-Way of sufficient width for roadway and snow storage purposes without infringing on neighboring or adjacent property. The dimensions of Adequate Permanent Access shall met the

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requirements of *Section 9.107*.

(4) Adult Foster Care, Family Home. A private residence with the approved capacity to receive not more than six (6) adults who shall be provided foster care for five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee shall be a member of the household and an occupant of the residence.

(5) Adult Foster Care, Small Group Home. An adult foster care facility with the approved capacity of not more than twelve (12) adults who shall be provided foster care.

(6) Adult Foster Care Facility. A governmental or nongovernmental establishment having as its principal function the receiving of adults for foster care. Subject to Michigan Public Act 218 of 1979, as amendmed, adult foster care facilities include facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include a nursing home, home for the aged, hospital, hospital for the mentally ill, facility for the developmentally disabled, county infirmary, child caring institution, an establishment commonly described as an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to adult correctional institution, and any other use excluded under Act 218 of 1979, as amended.

(7) Agricultural Labor Camp. An agricultural labor camp means a tract of land and all buildings or other structures pertaining thereto, all or part of which is established, occupied, or used as living quarters for less than five (5) migrant farm laborers engaged in agricultural activities, including related food processing. (ADDED BY AMENDMENT 90) (REVISED BY AMENDMENT 166B)

(8) Agricultural Labor Camp, Licensed. An agricultural labor camp for migrant farm laborers licensed by the State of Michigan.(ADDED BY AMENDMENT 90)(REVISED BY AMENDMENT 166B)

(9) Alterations. Any modification, additions, or change in construction or type of occupancy, any change or rearrangement in the structural parts of a building; any enlargement of a building, whether by extending a side or by increasing in height; or the moving from one location to another.

(10) Basement. An area of a building having part, but not less than one-half (1/2) of its height below average level of the adjoining finished grade on both of the side elevations of the building. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet.

(11) Bed and Breakfast Establishment. A private residence that offers rental sleeping accommodations to registered guests in five (5) or fewer guest rooms. The owner resides in the establishment while managing the renting of the rooms to registered guests. Food and/or beverages can be served at no extra cost/at an included cost to the registered guests.

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(12) Board of Appeals. Peninsula Township Zoning Board of Appeals.

(13) Boarding of Livestock. Providing care, custody and control of livestock for others, with or without remuneration, on agricultural land or in buildings incidental to the use for agricultural purposes but not for hourly rental of animals and not a petting farm. (ADDED BY AMENDMENT 155A)

(14) Boat Hoist. A devise to raise and/or store boats above or out of the water. Included are shore stations, hoists, inclined ramps with carts on rails or similar devices. (REVISED BY AMENDMENT 109A)

(15) Boat House. An enclosed accessory structure designed for the use and storage of private boats and marine equipment having a maximum height of eleven (11) feet and a maximum area of 300 square feet.

(16) Boat Livery. A boat livery is hereby defined and declared to be any structure, site, or tract of land utilized for the storage, servicing, or rental of boats and for the sale of hunting and/or fishing tackle, equipment, boats and etc. Unlike a Marina, a Boat Livery shall not sell fuel.

(17) Building. Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind. This shall include tents, awnings and vehicles situated on private property and used for purposes of a building, whether or not mounted on wheels.

(18) Building Area. See "Floor Area."

(19) Building Elevation or Building Width. The width of the building foundation, excluding porches, measured along the main foundation of the building on each side.

(20) Building Envelope. An area identified on a site plan within which a building or structure may be located. A Building Envelope shall be defined by the minimum required setback lines, outside of which a building or structure cannot be built unless otherwise permitted in this Ordinance. See definition of "Building Lines." (ADDED BY AMENDMENT 151)

(21) Building, Front line of. The line that coincides with the foundation of the building nearest the front line of the lot. This line includes sun parlors and enclosed porches, but does not include steps.

(22) Building, Height of. The vertical distance measured from the mean elevation of the finished grade line of the ground of the center of each side of the building to the highest point of the roof.

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(23) Building Lines. See definition of "Building Envelope."

(24) Building, Principal. A building in which is conducted the main or principal use of the lot on which it is located.

(25) Campground. Means any parcel or tract of land under the control of any person wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for five (5) or more recreational units.

(26) Cellar. See "Basement."

(27) Child Care Organization: A facility for the care of children under 18 years of age, as licensed and regulated by the State under Act 116 of the Public Acts of 1973, as amended, and the associated rules promulgated by the State of Michigan. Such organizations shall be further defined as follows, which may be superseded by the Act:

(a) **"Child care center"** or **"day care center"** means a facility, other than a private residence, receiving one (1) or more pre-school or school age children for care for period of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less than 2 consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative pre-school, play group, before- or after-school program, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious institution, a facility operated by a religious institution where children are cared for during short periods of time while persons responsible for such children are attending religious services, or other excluded uses stated in the Act.

(b) **"Child Care, Family Home"** means a private home in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

(c) **"Child Care, Group Home"** means a private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

(28) Common land. A parcel or parcels of land together with the improvements thereon, the use, maintenance, and enjoyment of which are intended to be shared by the owners and occupants of the individual building units in a planned unit development, subdivision, or

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(29) Cupola. Ornamental structures for architectural decoration placed in a prominent position, usually at the top of a larger roof or dome. They often appear as small buildings in their own right, like diminutive temples perched on top of a building. They are non-habitable and do not have interior access except for maintenance purposes. *See Section 7.108* (ADDED BY AMENDMENT 159)

(30) Decibels. A decibel is a unit of measurement of the intensity of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

(31) Density. The number of dwelling units residing upon, or to be developed upon, a net acre of land.

(32) District, Zoning. An area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements, height limitations, and lot coverage.

(33) Dwelling or Dwelling Unit. A single building, or portion thereof, providing complete independent living facilities for one (1) family for residential purposes, including provisions for living, sleeping, heating, cooking, and sanitation.

(34) Dwelling, Multiple. An attached dwelling other than a one family dwelling including duplexes, triplexes, quadplexes, apartment houses, co-operatives, and attached single-family residences.

(35) Dwelling, Single-Family. A detached building designed for or occupied exclusively by one family.

(36) Easement. Any non-possessory right to use and/or enter onto the real property of another without possessing it, which include areas dedicated for utilities and access (see definition of Road, Access Easement).

(37) Erected. The building, construction, alteration, reconstruction, moving upon, or any physical activity upon a premises or lot.

(38) Essential Services. The erection, construction, alteration or maintenance by public utilities or municipal departments or commissions, of underground or overhead gas, electrical, telephone transmission or distribution system including poles, wires, main, drains, sewers, pipes, conduits, cable, towers, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, but not including buildings, reasonably necessary for the furnishing of adequate service by such public utilities, departments, or commissions. Essential services shall not include wireless communication facilities, solar energy facilities, or wind energy facilities.

(39) Event. A planned gathering or activity on a set date and time, and at a specific location.

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(40) Existing Building. A building existing or for which the foundations are in place or upon which there has been substantial work done prior to the effective date of this Ordinance or any amendment thereto.

(41) Existing Use. A use of premises or buildings or structures actually in operation, openly, visibly and notoriously prior to the effective date of this Ordinance or any amendment thereto.

(42) Family. "Family" means either of the following:

(a) An individual or group of two or more persons living together and related by the bonds of blood, marriage or adoption, together with foster children and domestic staff of the principal occupants and not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or

(b) The functional equivalent of the domestic family, that is, a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and is the functional equivalent of a domestic family with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. All persons of the functional equivalent of the domestic family must be cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other group of individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or other similar determinable period.

(43) Farmhouse. A single family dwelling on a farm used or previously used as the residence of the farm owner. (ADDED BY AMENDMENT NO 113A)

(44) Farm Processing Facility or Local Food Production Facility. Means a building or buildings containing an area for processing equipment where agricultural produce is processed or packaged and prepared for wholesale and/or retail sales. In addition to processing, the building(s) may also include a retail sales area for direct sales to customers and a tasting room for the tasting of fresh or processed agricultural produce including wine. The facility also includes necessary parking, lighting and access to a public road.(ADDED BY AMENDMENT NO 139A)

(45) Feeder Lot. Also known as an "Animal Feeding Operation (AFO)" by the State of Michigan, a "Feeder Lot" is an area used for the concentrated feeding of large numbers of marketable meat producing animals carried on as a commercial operation rather than as part of a normal farming operation.

(46) Fence. A structural barrier, including gates when closed, constructed of wood, metal or other durable parts such as rails, boards, wire mesh, or other material designed and marketed for such use; and used to mark a boundary or to define or enclose a specific area for the purpose of protection, privacy or confinement. (ADDED BY AMENDMENT

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(47) Fence, Temporary. A fence of temporary nature, such as a snow fence, a fence erected around construction works, or maintained pursuant to building code or other ordinances of the Township or the county on behalf of the Township. (ADDED BY AMENDMENT 142)

(48) Flood Plain Area. Those areas along the Great Lakes Shore Line falling below the elevation 582.8 I.G.L.D or as otherwise defined by the U.S. Government. (583.5 I.G.L.D. - 1985)

(49) Floor Area. The sum of all gross horizontal areas of all floors, including: (1) such area of a basement when the basement is classified as a story; (2) such area of any elevator shafts and stairwells at each floor; (3) such area used for mechanical equipment (except equipment, open or enclosed, located on a roof); (4) such area of any attic having headroom of seven (7) feet, six (6) inches (7'-6") or more; and (5) such area of any interior balconies and mezzanines, but exclusive of uncovered porches, terraces, and steps.

(50) Garage, Private. An accessory building or an accessory portion of a principal building designed or used solely for the storage of noncommercial motor vehicles owned and used by the occupants of the building to which it is accessory.

(51) Gasoline Station and Automobile Service Station. Any area of land, including any structures thereon, used or designed for the supply of gasoline, oil, or other fuel for the propulsion of vehicles. For the purpose of this Ordinance, this term shall also mean any area or structure used or designed for polishing, greasing, washing, cleaning, or servicing such motor vehicles, including automobile repair and car wash.

(52) Golf Course. An area of land used for the game of golf and consisting of more than one (1) golf hole. (ADDED BY AMENDMENT 91)

(53) Grade, Finished. The completed surfaces of lawns, walks, and roads brought to grades a shown on official plans or designs related thereto.

(54) Grade, Natural. The elevation of the ground surface in its natural state, before manmade alteration.

(55) Guest House. A dwelling unit detached from the principal single-family dwelling, which may only be permitted on the same lot as the principal single-family dwelling in accordance with the provisions of this Ordinance.

(56) Guest Unit. A room or group of rooms occupied, arranged or designed for occupancy by one (1) or more guests for compensation, such as in a Bed and Breakfast.

(57) Health Department. Grand Traverse County Health Department,

(58) Home Occupation. An accessory use of professional, service, or business character conducted within a dwelling by the family residents thereof, which is clearly secondary

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and incidental to the use of the dwelling for living purposes and does not change the character thereof.

(59) Hotel, Motel, Tourist Court. Commercial establishments, known to the public as hotels, motor hotels, motels or tourist courts, including resort hotels and hotels operated by membership organizations, and open to the general public, primarily engaged in providing lodging, or lodging and meals, for the general public; however, not including bed and breakfast establishments, Recreational Unit Parks, Campgrounds, or tent sites. (REVISED BY AMENDMENT 114C)

(60) Impervious Surface. Any surface that cannot be effectively and easily penetrated by water, thereby resulting in runoff. Examples include, but are not limited to, "lot coverage" (as defined in this Ordinance) and any material (asphalt, concrete, compacted stone and gravel, etc.) used in roads, driveways, decks, terraces, patios, porches, or sidewalks that cannot be effectively and easily penetrated by water. The definition of an impervious surface shall exclude roads, driveways, and sidewalks that are composed of materials that will allow infiltration and prevent runoff, such as permeable pavers, permeable pavement, or crushed stone or pea stone that does not bind. The definition of an impervious surface shall also exclude decks, terraces, patios, or porches that are composed of pervious materials and/or designed to allow for easy infiltration and underlain with materials that will allow infiltration and prevent runoff. Natural and artificial water bodies shall not be classified as impervious surfaces.

(61) Junk Yard. A "junk yard" as used herein is defined to be any establishment or premises where any motor vehicle, machinery, appliance, product or merchandise, scrap metal, or other scrap materials which are damaged, deteriorated, or that are in a condition which prevents their use for the purpose for which they were intended are bought, kept, sold and/or stored. A "Junk Yard" shall include any premises upon which one (1) or more unlicensed used motor vehicles which cannot be operated under their own power are kept or stored for a period of (15) days or more.

(62) Kennel. Any lot or premises used for the sale, boarding, training, transfer, or breeding of dogs, cats, or other household pets over the age of six (6) months. Kennel shall also mean the keeping of five (5) or more dogs, cats or other household pets over the age of six (6) months.

(63) Land Use Permit. Permit required for any change in use of land or structure in accordance with the provisions of this Ordinance.

(64) Line, Street. The dividing line between a street right-of-way and a lot.

(65) Lot. An area of land, which may consist of lots of record and/or parcels or parts thereof, having frontage along a street or right-of-way, which may consist of lots of record and/or parcels or parts thereof, on which one (1) principal building and its accessories are located or intended to be located together with any open spaces required by this Ordinance. The definition of "Lot" may consist of two (2) or more lots, lots of legal record, or platted lots, when contiguous to each other and when held in common ownership, for purposes of this Ordinance where the combination of lots is necessary to meet the setback or lot coverage

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requirements of this Ordinance. Unless otherwise provided in this Ordinance, public and private streets and road rights-of-way, and approved road easements for ingress and egress shall divide lots (including parcels and sites) for purposes of this Ordinance. While two (2) or more lots separated by not more than the width of a public road right-of-way or private road easement may be combined into a single tax identification parcel, all principal and accessory buildings shall be placed on one (1) lot and such lot coverage shall be calculated using the coverage and area of that one (1) lot. See also "Site, Area."

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(66) Lot, Depth of. The mean distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

(67) Lot, Front of. That lot line which is (or contains) the road line of the principal road or right-of-way providing access to the lot. (REVISED BY AMENDMENT 88)

(68) Lot, Line. The lines bounding a lot as herein described.

(69) Lot, Width of, Frontage. The frontage width, is measured along the front lot line and is a straight line connecting the two points where the front lot line intersects the two adjacent side lot lines. (ADDED BY AMENDMENT 88)

(70) Lot, Width of, Minimum. The minimum lot width shall be measured at the shortest distance between the side lot lines extending 100 feet from the front lot line. Where the front lot line is not a straight line, and curves into the lot (such as a cul-de-sac), the minimum lot width shall be measured at the shortest distance between the side lot lines measured tangent to a curve 100 feet from the front lot line. In no case, however, shall the width between side lot lines at the frontage (i.e., where they intersect with the right-of-way line or road easement) be less than the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the width in the front yard setback may be eighty percent (80%) of the minimum width required.

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Deleted: (ADDED BY AMENDMENT 88)(REVISED BY AMENDMENT 107E)

(71) Lot Coverage. The amount of a lot, stated in terms of percentage, that is covered by all buildings, and/or structures located thereon. This shall be deemed to include all buildings, roofed porches, arbors, breezeways, decks, patio roofs, but shall not be deemed to include fences, walls, or hedges used as fences, water bodies, or at-grade structures such as driveways, walkways, and at-grade patios. Lot coverage shall be measured from the drip line of the roof or from the wall or foundation if there is no projecting portion of the roof.

(72) Lot Line Types. Lot Line Types are as follows:

(a) Lot Line, Front. The line(s) separating the lot from any street right-of-way, private road or other access easement. In the case of a corner lot and double frontage lot, the front lot line shall mean that line separating said lot from that street right-of-way, private road, or other access easement which is designated as the front on the plat, approved site plan, or recorded survey and in the request for a Land Use Permit. A front lot line shall be continuous at least a sufficient length to conform with the minimum lot width requirement of the district.

(b) **Lot Line, Rear.** The lot line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot or parcel, an imaginary line at least ten (10) feet in length entirely within the lot or parcel, parallel to and at a maximum distance from the front lot line

(c) **Lot Line, Side.** Any lot line other than a front or rear lot line.

(73) **Lot of Record.** A lot which is part of a subdivision or site condominium, the map of which has been recorded in the Office of the Register of Deeds in Grand Traverse County or a lot described by metes and bounds, the deed or land contract to which has been recorded in the Office of the Register of Deeds in Grand Traverse County.

(74) **Lot Types.** Lot Types are as follows (refer to *Figure 1*):

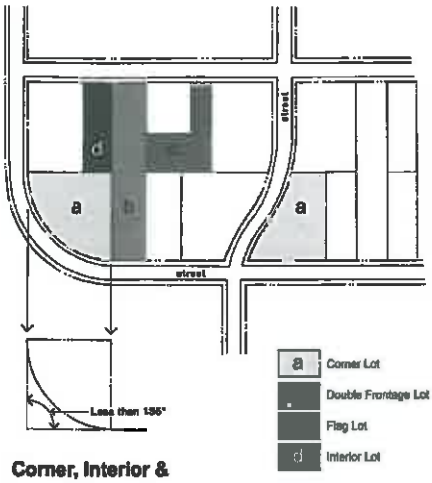
(a) **Lot, Corner.** A lot which has at least two (2) contiguous sides abutting upon a street for their full length. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees. A corner lot shall have one (1) front lot line, from which primary access shall be taken.

(b) **Lot, Double Frontage.** An interior lot having frontage on more than one (1) street or road. A double frontage lot shall have one (1) front lot line, from which primary access shall be taken.

(c) **Lot, Flag.** A pre-existing nonconforming lot which uses a narrow, unbuildable strip of land that does not meet the frontage requirements of the district in which is it located, which provides access to, or legal frontage on, a public or private street.

(d) **Lot, Interior.** A lot other than a corner lot with only one (1) frontage on a street or road.

Figure 1, Lot Types



Corner, Interior & Double Frontage Lots

(75) Major Thoroughfare. Unless stated otherwise in the Master Plan, a Major Thoroughfare shall be an arterial or collector-distributor road, which includes M-37, Center Road, Peninsula Drive, Bluff Road, Montague Road, and East Shore Drive

Deleted: A

Commented [PS10]: These roads are referred to in the Site Condominium section as being significant roads. The Master Plan also refers to these roads as significant

(76) Marina. A commercial boat basin or dock with facilities for berthing and servicing all types of water craft, as well as providing supplies, provisions, service and fueling facilities.

(77) Migrant Farm Laborer. Is a person employed in agricultural work of a seasonal or other temporary nature who:

(a) Has to travel from his or her permanent place of residence to do the farm work so that he/she is unable to return to his/her permanent residence within the same date;

(b) Is not employed in farm work year round by the same employer; and

(c) Does not have an ownership interest in the property. (ADDED BY AMENDMENT NO. 166A)

(78) Mobile Home. A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term mobile home shall not include pick-up campers, travel trailers, motor homes, modular homes, recreational vehicles, converted buses, tent trailers, or other transportable structures designed for temporary use.

Commented [PS11]: The definition of "Mobile Home" has been replaced with the definition in "The Mobile Home Commission Act."

Deleted: Means a trailer coach, a trailer or a single family manufactured living unit which is transported to a site as one (1) or more modules, any of which is so constructed as to permit permanent occupancy as a dwelling or sleeping place by one (1) or more persons, and licensable as a "trailer coach" under Act No. 300 of the Public Acts of 1949, as amended, being sections 257.1 to 257.923 of the Compiled Laws of 1948, and meets the Mobile Home Construction and Safety Standards, (24 CFR part 3280) and bears a HUD label so indicating.

(79) Mobile Home, Occupied. Means a mobile home which is being used for dwelling or sleeping purposes.

(80) Mobile Home Park. Means any parcel or tract of land under the control of any person, upon which three (3) or more mobile homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incidental to the occupancy of a mobile home.

(81) Nonconforming Building, Nonconforming Structure, or Nonconforming Use. A building, structure, or use of land existing at the time of enactment of this Ordinance, and which does not conform to the regulations of the district or zone in which it is situated.

(82) Normal High Water Mark. See "Ordinary High Water Mark."

(83) Open Space. An area that is open to the sky exclusive of roads, parking lots and building envelopes. (REVISED BY AMENDMENT 151)

(84) Ordinary High Water Mark. For Lake Michigan, the Ordinary High Water Mark is a point 579.8 feet above sea level (International Great Lakes Datum 1955, change for 1985 = 580.5 - add .7 to get to 1985) and 581.0 feet above sea level (United States Geological Survey Datum), or as otherwise determined by the State of Michigan or U.S. Government. For other water bodies, the Ordinary High Water Mark is the approximate location on the shore where physical markers such as vegetation indicate the ordinary high water mark or something along those lines.

(85) Parcel Area. See "Site, Area."

(86) Parcel Size. See "Site, Area."

(87) Plan, Master. A statement of policy by the Township relative to the agreed-upon desirable physical pattern of future community development, consisting of a series of maps, charts, and written material that represents a sound conception of how the community should grow in order to bring about the very best community living conditions.

(88) Planned Unit Development. A land area which has both individual building sites and common property, such as a park, and which is designed and developed under one (1) owner or organized group as a separate neighborhood or community unit in accordance with the Michigan Zoning Enabling Act.

(89) Principal Use. The main use to which the premises are devoted and the principal purpose for which the premises exists.

(90) Private Launching Ramp. A space or structure from which a boat may be launched for the use and benefit of the patrons of the waterfront marina or boat yard wherein said boats are berthed or docked.

Deleted: trailer coach

Commented [PS12]: The definition of "Mobile Home Park" has been replaced with the definition in "The Mobile Home Commission Act."

Deleted: , Trailer Coach Park or Park

Deleted: occupied trailer coaches are harbored

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Deleted: trailer coaches; except as provided by section 91 of Public Act #172 of the Public Acts of 1970

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Deleted: General Development

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Commented [PS13]: The definition of "Practical Difficulty" consists of regulations that will be moved to Section 14.104.

Deleted: ¶

<#>**Practical Difficulty.** To obtain a dimensional variance, the applicant must show practical difficulty by demonstrating all of the following:¶

¶

<#>Strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for any permitted purpose, or would render conformity unnecessarily burdensome;¶

¶

<#>A variance would do substantial justice to the applicant as well as to other property owners in the district, and that a lesser relaxation would not give substantial relief and be more consistent with justice to others;¶

¶

<#>The plight of the owner is due to unique circumstances of the property; and;¶

¶

<#>The problem was not self-created. (ADDED BY AMENDMENT 171A)¶

(91) Public Utility. Any person, firm, corporation, municipal department or board fully authorized under Federal, State, or Municipal Regulations to furnish to the public electricity, gas, steam, communications (excluding wireless communication facilities), telegraph, transportation or water. Public utilities shall not include solar energy facilities or wind energy facilities.

Deleted: telephone

(92) Recreation, Private. A recreational space or structure, or combination thereof, belonging to and/or operated by private interests for use by private individuals and/or organizations and/or the public, consisting primarily of man-made structures and/or other artificial apparatus which are necessary to form the basis for said use.

(93) Recreational Unit. Means a tent, or vehicular-type unit, primarily designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered. A tent means a collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors. Recreation unit shall include "Travel trailers", "Camping trailer", "Motor home", "Truck camper", "Slide-in-camper" and "Chassis-mount camper" as defined in Public Act 368, Public Acts of 1978, Michigan. (REVISED BY AMENDMENT 114A)

Deleted: 171

Deleted: 1970

(94) Recreational Unit Park. See definition of "Campground."

(95) Recreational Vehicle. Includes travel trailers, pickup campers, motor homes, folding tent trailers, boats, boat trailers, snowmobiles, all terrain or special terrain vehicles, utility trailers, and similar equipment used for transporting recreational equipment. See *Section 7.103.*

(96) Regional Wastewater Treatment System. That system being planned as of the effective date of this Ordinance by the City of Traverse City and the five townships surrounding Traverse City.

(97) Registered Guest. Means a person or people that stay overnight and have signed a guest register. (ADDED BY AMENDMENT 114B)

(98) Retail Sales. The function and activity involved in the selling of goods to customers.

(99) Right-of-Way. A street, alley, or other thoroughfare or easement permanently established for passage of persons or vehicles which, if used to establish a lot front, provides adequate permanent access.

(100) Road, Access Easement. A right-of-way or commons area including a private road which provides access to a lot or parcel in lieu of access from a public road. (ADDED BY AMENDMENT 88)

Deleted: by

Deleted: , Easement Access

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Deleted: or private

(101) Road, County Standards. The Standards and Specifications for Subdivision Streets as adopted by the Grand Traverse County Road Commission. (ADDED BY AMENDMENT 88)

Road, Cul-de-sac: A local road of short length having one end terminated by a vehicular turnaround. (ADDED BY AMENDMENT 88)

(102) Road, Private. A private road approved by the Township Zoning Administrator as meeting the published standards of Peninsula Township to serve as a private road for zoning purposes, and may include approved roads in a Condominium Project, but does not include alleys, easements, driveways, or the like unless they have been approved by the Township as private roads. (ADDED BY AMENDMENT 88)

(103) Road, Highway. Any public thoroughfare in Peninsula Township, including Federal and State roads and highways.

(104) Road, Local Access. Local access roads provide access to homes, farms and other low intensity land uses. Traffic desires are local in nature and these roads do not require trip continuity for an extended length. (ADDED BY AMENDMENT 88)

(105) Road, Local. A public or private road designated a local road by the Grand Traverse County Road Commission which is intended primarily for access to abutting properties. (ADDED BY AMENDMENT 88)

(106) Road, Marginal Access. A local road which is parallel and adjacent to arterial roads and which provides access to abutting properties and protection from through traffic and not carrying through traffic. (ADDED BY AMENDMENT 88)

(107) Road, Primary. Those roads of considerable continuity which are designated as primary roads by the Grand Traverse County Road Commission. (ADDED BY AMENDMENT 88)

(108) Road, Private Subdivision. A private road in a subdivision approved by the Grand Traverse County Road Commission and/or Peninsula Township pursuant to the Plat Act (Act 288, P.A. of 1967 as amended). (ADDED BY AMENDMENT 88)

(109) Road, Sight Distance. The unobstructed vision on a horizontal plane along a road centerline from a driver-eye height of 3.75 feet and an object height of 6 inches, unless otherwise defined by the Road Commission or Township Engineer as applicable. (ADDED BY AMENDMENT 88)

(110) Roadside Stand. A is a structure or display area used for displaying and selling regionally grown fresh and/or processed farm, produce and products. Such farm stands must be operated as an accessory use of a farm. (Amendment 86A)

(111) Self Service Storage Facility. A structure or structures containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

(112) Setback. The minimum horizontal distance between the lot line (or other line as applicable) and the structure, as required herein:

Deleted: Frontage

Deleted: lot frontage

Deleted: frontage

Deleted: A right-of-way along with related improvements which provides for vehicular and pedestrian access to abutting properties

Deleted: (ADDED BY AMENDMENT 88)

Deleted: <#>Road, State Highway. State or federal numbered highway. (ADDED BY AMENDMENT 88)¶

Deleted: "roadside stand"

(a) **Setback, Front.** The minimum distance, extending the full lot width, between the structure and the front lot line.

(b) **Setback, Rear.** The minimum distance, extending the full lot width, between the structure and the rear lot line or between the structure and the easement line of the alley, if there be any alley.

(c) **Setback, Side.** The minimum required distance, extending from the front setback to the rear setback, between the structure and the side lot line.

(d) **Setback, Waterfront.** The minimum required distance, extending the full width of the lot, between the structure and the Ordinary High Water Mark of a water body.

(113) **Service Institution.** A commercial establishment which performs services on the premises within a completely enclosed building including, but not limited to, clothing repair shops, barber and beauty shops, photographic studios, and drop-off/pick-up dry cleaners provided no treatment of clothing or other material occurs on the property.

(114) **Shared Waterfront Ownership.** Property with frontage on Grand Traverse Bay that is owned by more than one family through deed, land contract, non-exclusive easement or other form of ownership. (REVISED BY AMENDMENT 109A)

(115) **Site.** See "Site, Area."

(116) **Site, Area (includes the terms: "Site", "Site Area," "Lot," "Parcel Size" and "Parcel Area").** The total area within the lot lines including road and street right-of-ways except as follows: "Site Area," "Parcel Area," and "Parcel Size" shall include road or street rights-of-way, provided the property legal description includes such right-of-way and the property is being developed as a Planned Unit Development. (REVISED BY AMENDMENT 158)

(117) **Story, Half.** The uppermost story lying under a roof, the usable floor area of which does not exceed one-half (1/2) of the floor area of the uppermost full story.

(118) **Story, Height of.** The vertical distance from the top surface of one floor to the top surface of the next above. The height of the top-most story is the distance from the top surface of the floor to the top surface of the ceiling joists.

(119) **Street.** A road or similar thoroughfare that provides direct access to individual abutting properties.

(120) **Street Line.** See "Right-of-Way."

(121) **Structure.** Anything constructed or erected, the use of which requires a temporary or permanent location on the ground or is attached to something having a permanent location in, on or below the ground. Structures shall include but not be limited to buildings, manufactured homes, decks, patios, sidewalks, driveways, walls, fences,

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T

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Commented [PS14]: Because the height limits are 2.5 stories, a definition of "half story" is required

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Deleted: The legal line of demarcation between a street and abutting land

Commented [PS15]: Definition amended per Amendment #190 and McKenna recommendations

Commented [PS16]: We recommend classifying all fences as structures, however, in the fence regulations, we will recommend exempting temporary fences, fences under a certain height, and agricultural fences from the requirement to obtain a fence permit.

billboards, signs, and towers, but not including: (a) access steps required to negotiate changes in site elevation; and (b) landscape mounds.

(122) Tasting Room. A room in conjunction with a licensed winery premises, including a remote wine tasting room, where the following takes place; a) tasting of fresh and/or processed agricultural produce such as wine, fruit wines, and non-alcoholic fruit juices; b) retail sales of winery products by the bottle for off-premises consumption; and c) sales of wine by the glass for on-premises consumption. (ADDED BY AMENDMENT NO 139A)(REVISED BY AMENDMENT NO 181)

(123) Tenant House. A house that is part of farm property for full-time farm employees associated with principal use and subject to the same height and setback requirements as the principal dwelling.

(124) Township Board. Peninsula Township Board.

(125) Use. The purpose for which land or a building is arranged, designed, or intended, or for which land or a building may be occupied.

(126) Wall. A structural barrier, including gates when closed, constructed of masonry or other durable parts such as stone or other material designed and marketed for such use; and used to mark a boundary or to define or enclose a specific area for the purpose of protection, privacy, or confinement.

(127) Wall, Retaining Wall. A vertically sloped wall constructed of concrete, durable wood, masonry, or other material acceptable to the Township, designed and constructed to resist the lateral displacement of soil.

(128) Wall, Seawall. A vertically sloped wall constructed to break the force of waves and retain soil for the purpose of shoreline protection.

(129) WECS. The approved form of abbreviation of "wind energy conversion system". WECS shall mean a combination of:

(a) A surface area, either variable or fixed, for utilizing the wind for electrical powers; and

(b) A shaft, gearing, belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity producing device; and

(c) The generator, alternator, or other device to convert the mechanical energy of the surface area into electrical energy; and

(d) The tower, pylon, or other structure upon which any, all, or some combination of the above are mounted.

Tower Height.

Deleted: A structure is any production or piece of material artificially built up or composed of parts joined together in some definite manner; any construction, including dwellings, garages, building, mobile homes, signs and sign boards, towers, poles, antennae, landfill, sea walls, weirs, jetties, swimming pools, stand pipes; fences over four feet in height above final grade and earth sheltering for earth-sheltered structures or other like objects, but not including: (a) a temporary fence: (b) agricultural fences that are used for general farming and horticultural uses, field crop and fruit farming, raising and keeping of small animals, and raising and keeping of livestock; (c) access steps required to negotiate changes in site elevation; (d) landscape mounds; and (e) sidewalks, drives, and paved areas which do not protrude above the finished site grade. (REVISED BY AMENDMENT 152)

Deleted: <#>Trailer Coach. Mobile Home as defined herein.¶ ¶

Deleted: structure

Deleted: which has openings of fifty (50%) percent or less of each one square yard of surface area.

Commented [PS17]: This is a new definition that is the same as the definition of "Seawall" in Act 451 of 1994

(i) **Horizontal Axis Wind Turbine Rotors.** The distance between the ground and the highest point of the WECS, as measured from the ground, plus the length by which the rotor blade on a horizontally mounted WECS exceeds the structure which supports the rotor and blades;

(ii) **Vertical Axis Wind Turbine.** The distance between the ground and the highest point of the WECS.

Survival Wind Speed. The maximum wind speed, as designated by the WECS manufacturer, at which a WECS, in unattended operation (not necessarily producing power) is designed to survive without damage to any structural equipment or loss of the ability to function normally.

Interconnected WECS. A WECS which is electrically connected to the local electrical power utility system and could feed power back into the local electrical power utility system.

(130) Wine. Means the product made by the normal alcoholic fermentation of the juice of sound, ripe grapes, or any other fruit with the usual cellar treatment, and containing not more than 21% of alcohol by volume, including fermented fruit juices other than grapes and mixed wine drinks.

(131) Winery, Chateau. A state licensed facility whereat (1) commercial fruit production is maintained, juice is processed into wine, stored in bulk, packaged, and sold at retail or wholesale to the public with or without the use of a wine tasting facility and (2) a limited number of guest rooms with meals are offered to the public.

(132) Winery. A state licensed facility where agricultural fruit production is maintained, juice is processed into wine, stored in bulk, packaged, and sold at retail or wholesale to the public with or without the use of a wine tasting facility. The site and buildings are used principally for the production of wine.(ADDED BY AMENDMENT NO 139A)(REVISED BY AMENDMENT

(133) Yard. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. The measurement of a yard shall be construed as the minimum horizontal distance between the lot line and the building line.

(134) Yard, Front. A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building (see *Figure 2* below).

(135) Yard, Rear. A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear line of the lot and the rear line of the main building. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there be any alley, and the rear line of the building (see *Figure 2* below).

Deleted: n

Deleted: open space on the same lot with a main building unoccupied except as herein permitted,

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Deleted: projected to the sidelines of the lot

(136) Yard, Side. A yard between the building and the side line of the lot and extending from the front yard to the rear yard. Any yard not defined as a front yard or rear yard shall be deemed a side line (see *Figure 2* below).

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Deleted: open, unoccupied space on the same lot with the building, situated

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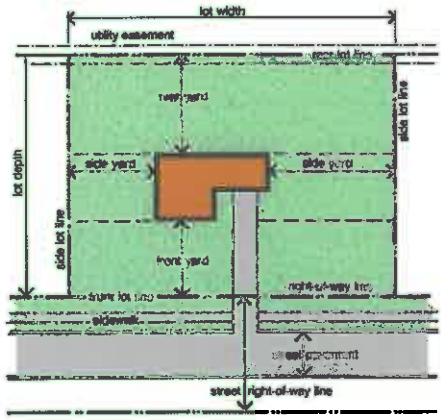
Figure 2. Yard Terms



Yard Terms

(137) Zoning Permit. See "Land Use Permit".

Commented [PS18]: Because "Land Use Permit" and "Zoning Permit" mean exactly the same, it is best to simply refer to "Land Use Permit" in the definition of "Zoning Permit."

Deleted: Permit required for any change in use of land, or structure in accordance with the provisions of this Ordinance.

McKenna ASSOCIATES COMMUNITY PLANNING AND DESIGN

August 16, 2016

Township Board, Planning Commission,
and Director of Planning & Zoning
Peninsula Township
13235 Center Rd.
Traverse City, MI 49686

Subject: Proposed Peninsula Township Zoning Map

Members of the Township Board, Planning Commission, and Staff:

Enclosed for your review and comment is the proposed Zoning Map for Peninsula Township, which will be adopted with the proposed Zoning Ordinance. This Zoning Map was re-created using the latest geographic information system (GIS) mapping data available, so the new Zoning Map will be more precise than the current Zoning Map.

The notable items of the proposed Zoning Map are as follows:

1. **Zoning District Changes.** The only intended zoning district change is to remove the P-1 (Vehicle Parking zoning district) classification on the small parcel just west of Old Mission Tavern and rezone this parcel to R-1A. This appears to be the only parcel in the township currently zoned P-1. The P-1 district is located in Section 6.10 of the current Zoning Ordinance and exists for the sole purpose of providing off-street parking on an adjacent parcel. Because the Zoning Ordinance currently allows for off-site parking within 300 feet of the site served (Section 7.6.1(2)) and the proposed changes to the Zoning Ordinance will allow for joint parking agreement, the P-1 district is no longer necessary.

   Other than rezoning the small parcel just west of Old Mission Tavern from P-1 to R-1A , there are no other intended changes proposed to the Zoning Map because we are not aware of any desired rezonings as part of the Zoning Ordinance update project. While most zoning district boundaries follow current parcel and section lines, other district boundaries do not. Where zoning district boundaries do not follow current parcel and section lines, we did our best to match the zoning district layer to the existing Zoning Map. We are continuing to work with Township staff to review the accuracy and precision of zoning district boundaries, and we welcome comments and feedback from the Township Board and Planning Commission.

2. **Zoning District Boundary Locations and Labeling.** The boundaries of each zoning district now have a thick boundary outline and are labeled with text. Approximately 10% of the general population is either colorblind or has trouble distinguishing colors, so we want the Zoning Map to be legible for everyone. Where possible, street labels and interior lakes and ponds were also added to assist with reference points.

3. **Zoning District Colors.** The zoning district colors are mostly the same, except that the R-1B district was made a bright yellow so that it was more distinguishable from the R-1C district. However, we are happy to receive any comments and suggestions for improving the readability of the Zoning Map.

NEXT STEPS

We look forward to discussing the proposed Zoning Map with you on August 22, 2016 and at any future meetings. For those items that require additional revision and discussion, we will work with staff to revise them and reintroduce them at a future meeting.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Enclosures

cc: Leslie Sickterman, AICP, PCP, CNU-A, Principal, Mission North, LLC

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322 Fax: 231.223.7117
www.peninsulatownship.com

MEMO

To: Planning Commission

From: Claire Schoolmaster, Planning & Zoning Coordinator

Re: Peninsula Township Zoning Map Draft

Date: August 17, 2016

The following items are staff recommendations for the Peninsula Township Zoning Map Draft:

1. Create a greater color variation between R-1A and R-1B
    a. The colors are fairly different on a computer screen, but when the map is printed it is somewhat difficult to distinguish between the two zoning districts.

2. Extend the underlying zoning categories to the roads and ROWs to remove blank spots.

The following items are tasks to be completed by staff in house:

1. Verify that the zoning categories are extended under the inland lakes.

2. Research the P-1 (Parking) rezoning on the north end.

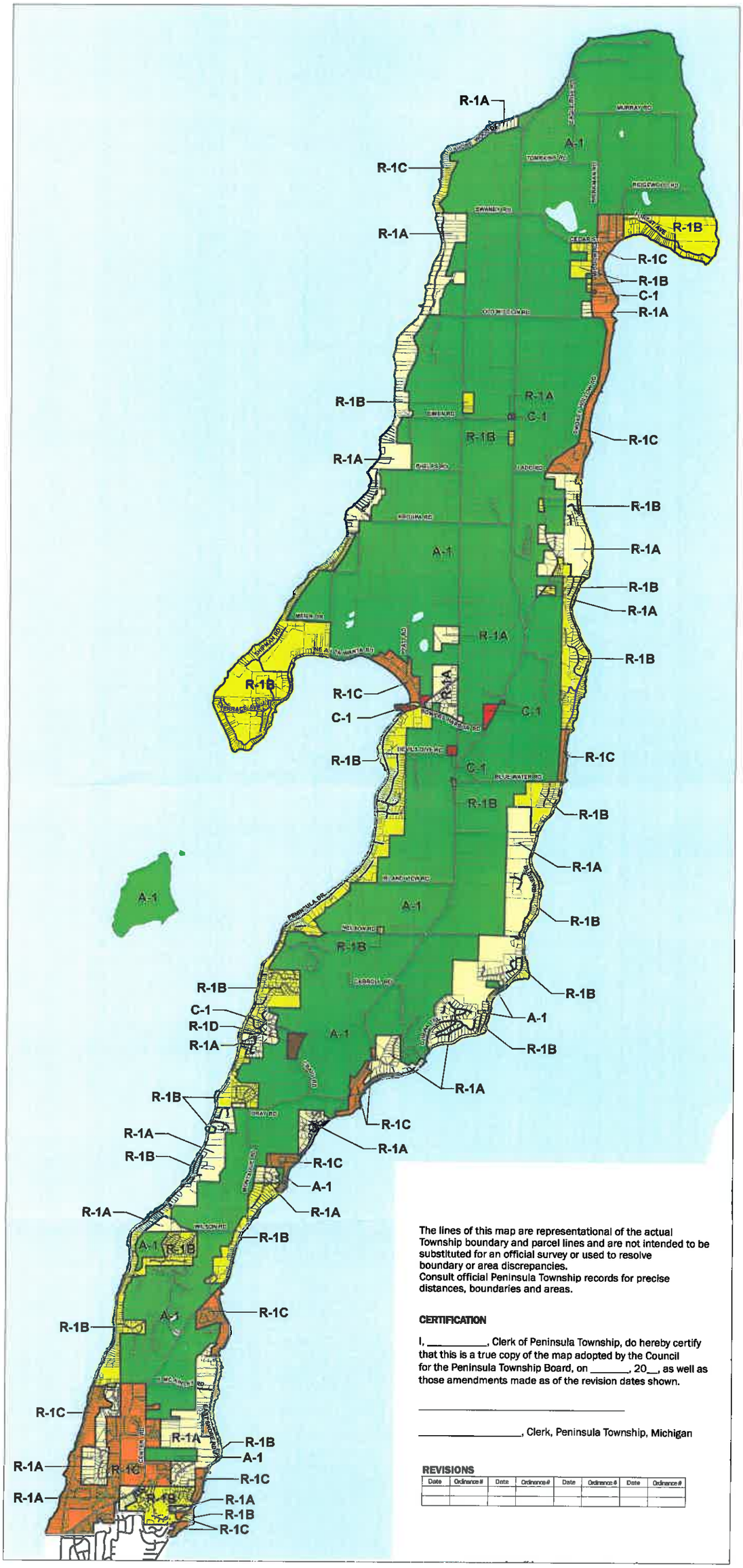
3. Research and clarify the two areas requested by McKenna.

Draft

Zoning Map

Peninsula Township
Grand Traverse County, Michigan

June 24, 2016



The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies.
Consult official Peninsula Township records for precise distances, boundaries and areas.

CERTIFICATION

I, _____, Clerk of Peninsula Township, do hereby certify that this is a true copy of the map adopted by the Council for the Peninsula Township Board, on _____, 20__, as well as those amendments made as of the revision dates shown.

_____

_____, Clerk, Peninsula Township, Michigan

REVISIONS

Date	Ordinance #	Date	Ordinance #	Date	Ordinance #	Date	Ordinance #

LEGEND

- A-1 AGRICULTURAL
- C-1 COMMERCIAL
- R-1A RURAL & HILLSIDE
- R-1B COASTAL ZONE
- R-1C SUBURBAN RESIDENTIAL
- R-1D COMMUNITY RESIDENTIAL

0 4,000 8,000
Feet

N

McKenna Associates

Data Source: Peninsula Township