

CHAPTER 3

District Regulations

SECTION 301. DIVISION OF THE VILLAGE.

For the purposes of this Ordinance, all land within the Village of Lakewood Club excepting streets and alleys, is divided into the following Zoning Districts. Generally speaking, the following zoning classifications, for uses permitted by right, are listed in order of least restrictive to most restrictive.

- R-1 Residential: Single Family
- R-2 Residential: Multiple Family
- R-3 Manufactured/Mobile Home Park
- B-1 Commercial: Central Business District
- B-2 Commercial: Regional
- I-1 Industrial: Light

SECTION 302. OFFICIAL ZONING MAP.

The boundaries of Zoning Districts are defined and established as shown on a map entitled "Village of Lakewood Club Zoning Map" which accompanies this Ordinance. This map, with all explanatory matter thereon, is hereby made a part of this Ordinance. The official Zoning Map shall be kept and maintained by the Village of Lakewood Club Clerk or his/her designee.

SECTION 303. INTERPRETATION OF BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply.

- (1) Boundaries indicated as approximately following streets or highways shall be presumed to follow the centerline of said roadways.
- (2) Boundaries indicated as approximately following Village boundary lines or property lines shall be presumed to follow said lines.
- (3) Boundaries indicated approximately parallel to the center lines of streets or highways shall be interpreted as being parallel thereto and at such distance therefrom as indicated by given distance or scaled dimension.

SECTION 304. SCOPE OF REGULATIONS.

No building or structure or part thereof shall be hereafter erected, moved, constructed, or altered, and no new use or change in use of a parcel shall be made unless it conforms with the provisions of this Ordinance, including the regulations for the Zoning District in which it is located.

The regulations applying to Zoning Districts include specific limitations on the use of land and structures, height and bulk of structures, parcel area and dimensions, setback of structures from public thoroughfares and neighboring properties, and area of a parcel that can be covered by structures.

The Zoning Board of Appeals shall have the power to classify a use which is not specifically mentioned by this Ordinance. Said use shall be treated in a like manner with a comparable permitted or prohibited use for the purpose of clarifying the District Regulations of any Zoning District.

SECTION 305. DISTRICT REGULATIONS TABLES.

Regulations for all Zoning Districts are contained together in the following four tables. Each table specifies a related set of information for all Zoning Districts. These tables do not include general requirements of this Ordinance. Thus, the reader is urged to become familiar with all Ordinance provisions before making any decision regarding use of a parcel or structure in the Village of Lakewood Club.

- (1) **PURPOSES TABLE.** This table appears on a single page. It sets forth the intent and purpose of each of the Zoning Districts. These brief statements form the objectives to be accomplished by regulations for each of the Zoning Districts.
- (2) **USES TABLE.** This table appears on three (3) pages. Each page describes permitted activities for two to four related Zoning Districts which are identified in the left-hand column of each page. Each Zoning District may be host to several types of activity, but only the activities specified for a given Zoning District will be permitted there. Uses permitted by right may be allowed upon meeting all other requirements of this Ordinance. Uses permitted by Special Permit are subject to the process described by the Special Use Permits chapter.
- (3) **DIMENSIONS TABLE.** This table appears on one page. The table specifies parcel dimensions and setback requirements for parcels in each Zoning District.
- (4) **TABLE OF OFF-STREET PARKING REQUIREMENTS.** This table appears on a single page. It identifies the number of parking spaces required for specific uses based upon measures of activity intensity. Zoning Districts in which these requirements apply are listed for reference only. Identification of a zoning category using only its letter designation means that all similar districts are included, such as "R" for all Residential districts.

VILLAGE OF LAKEWOOD CLUB ZONING DISTRICTS
TABLE I

ZONING DISTRICT	STATED INTENT AND PURPOSE
R-1 RESIDENTIAL: SINGLE FAMILY	This district is intended primarily for single family residential uses together with compatible uses. The purpose of this zone is to encourage a residential environment of low density dwellings.
R-2 RESIDENTIAL: MULTIPLE FAMILY	The intent and purpose of this district is to provide a variety of housing styles, design and cost to meet the needs of existing and potential residents while promoting the development and preservation of neighborhoods of higher density than in the R-1 district, but with equivalent quality.
R-3 RESIDENTIAL: MANUFACTURED HOME PARK	This district is intended to preserve the interests of alternate types of residential developments which should be permitted in every community and to protect the residents of any manufactured home type development.
B-1 COMMERCIAL: CENTRAL BUSINESS DISTRICT	It is the intent and purpose of this district to provide neighborhood shopping areas to meet the day-to-day convenience shopping, service and professional needs of area residents.
B-2 COMMERCIAL: REGIONAL	It is the intent and purpose of this district to provide essential service needs to the highway traveler and to accommodate businesses serving a regional market.
I-1 INDUSTRIAL: LIGHT MANUFACTURING	This district is intended for light industrial uses with few nuisance characteristics, but also permits nonretail commercial and service establishments. It is designed to permit manufacturing, production, processing, assembling, packaging, and treatment of products from previously prepared materials. The purpose of this district is to promote industrial areas which are protected from incompatible uses.

VILLAGE OF LAKEWOOD CLUB TABLE OF PERMITTED USES FOR ZONING DISTRICTS

DISTRICT	Uses by Right	Uses by Special Permit
R - 1 RESIDENTIAL: SINGLE FAMILY	Accessory Structures Cemeteries Home Occupation Ponds Public building Public Service Installations Single family dwelling State Licenses Residential Facility	Bed and Breakfast Day nurseries Golf courses Planned Unit Development Private recreational use Religious, social, educational and human care institutions Two family dwellings
R - 2 MULTIPLE FAMILY RESIDENTIAL	Uses permitted in R-1 Accessory Structures Home Occupation Multiple Family Dwellings Two-family dwellings	Bed and Breakfast Day nurseries Planned Unit Development
R - 3 MANUFACTURED HOME PARK	Manufactured home parks, subject to the requirements established and regulated by the Mobile Home Commission rules, and the provisions of this article. Clubhouse, swimming pool, playgrounds, common areas and recreation facilities for the use of mobile home park residents. Accessory uses or structures such as the park business office, laundry. Public Service Installations	None
B-1 CENTRAL BUSINESS DISTRICT COMMERCIAL	Accessory uses Commercial schools Funeral homes Gas Sales Minor vehicle repair Multiple family residential above ground floor Personal services Prof. & Admin. offices and services, banks, Public buildings Religious, social, educational and human care institutions Restaurants, EXCLUDING restaurants with entertainment, Retail food, clothing, goods Retail service/repair Utility service installations	Assembly buildings Bars Bed and Breakfast Car wash Commercial recreational facilities Passenger terminals Planned Unit Development Restaurants with entertainment Retail and Outlet mall Temporary outdoor uses Veterinary Hospitals

DISTRICT	Uses by Right	Uses by Special Permit
B-2 COMMERCIAL	Uses permitted in B-1 Auto sales Auto service and repair Building supply, and equipment showrooms Commercial Recreation Contractors Day nurseries Drive-in establishments Hotel/motel Miniature golf Outdoor Sales Wholesale Establishments	Uses permitted in B-1, Car Wash Golf/driving range Industrial Park Ministorage Mobile Home Sales/Service Outdoor assembly Planned Unit Development Race Track Recreational Vehicle parks Wireless Communication
I-1 INDUSTRIAL: LIGHT	Commercial schools Laboratories Manufacturing of molded products, electronic/electrical devices Production, processing, assembling, treatment, or packaging of goods Public utility installations Soil Resource Extraction Warehouse and storage	Industrial Park Sexually Oriented Business Wireless Communication

DIMENSIONS TABLE

(Regulations for Accessory Structure Setbacks are shown in parentheses)

ZONING DISTRICT	Existing R-1 lots	Newly Created R-1 lots	R-2	R-3	B-1	B-2	I-1
Lot Area, Min. (i)	20,000	30,000	40,000	See district regulations.	NA	NA	NA
Lot Width, Min.	100'	100'	150'		NA	NA	NA
Front Yard, Min.	40'	40'	40		NA	NA	NA
Back Yard, Min.	20'	30'	30		25' c	25' c,g	40' c
Side Yard, Min. Total	26'	40'	50		20' c	20' c,g	20' c
Side Yard, Min. 1 side	13'	20'	25		20' d, e	20' d, g	20' e
Corner Lot, Street, min.	30'	50'	50		25'	25' g	25'
Corner Lot, Other, min.	30'	50'	50		NA	NA	NA
Housing Unit., Min. s.f.	1,060 s.f.	1,400 s.f.	960 s.f.		NA	NA	NA
Housing Unit, Min. dim.	24' across any front, side or rear elevation				NA	NA	NA
Height, Max. Feet	(15')	(15')	(15')		40' b	40' b	40' b,f
Height, Stories	2.5 (1)	2.5 (1)	2.5 (1)		3.0	3.0	NA
Coverage, Max. Percent	25%	25%	25%		NA	NA	NA
Accessory Structures	Parcels <30,000 max 1,280 s.f. 20' height Parcel >30,000 max 1,600 s.f., 20' height Setback is 6' for side and rear yards. See Sec. 403 (15)	Max 864 s.f., 20' height. Setback is 6' for side and rear yards. See Sec. 403 (15)	Parcels <30,000 max 1,280 s.f. 20' height Parcel >30,000 max 1,600 s.f., 20' height Setback is 6' for side and rear yards. See Sec. 403 (15)	Parcels <30,000 max 1,280 s.f. 20' height Parcel >30,000 max 1,600 s.f., 20' height Setback is 6' for side and rear yards. See Sec. 403 (15)			

Footnotes to the Dimensions Table

Accessory structure setback regulations in all districts are shown in parentheses in the Dimensions Table. No accessory building may be located closer than 10' to the principal structure.

- a. The minimum square footage for housing units in the R-2 zone are, One story units: 960 sq. ft. per unit, One and a half story units: 800 sq. ft. on first floor, 400 sq. ft. on second floor. Two story units: 600 sq. ft. on first floor, and not less than 1200 sq. ft. per unit in total.
- b. For uses permitted, structures may be erected in excess of forty (40') feet provided front, side and rear yard setbacks are increased one (1') foot for each foot above forty (40') feet.
- c. On a parcel of three (3) acres or more, side and rear yard setbacks shall be sixty (60') feet in depth when abutting a residential district.
- d. In the B-1 and B-2 districts, side yards are only required on sides abutting residential districts.
- e. Off-street parking shall be permitted in a side yard setback.
- f. In the I-1 district, height restrictions apply only when the parcel abuts a residential district.
- g. Multiple family uses above the ground floor in the B-1 zone are subject to the unit size and parking requirements of the R-2 zone.
- h. No detached accessory building or structure shall be located closer than ten (10') feet to any main building. No accessory building shall be erected in any required yard except a rear yard.
- i. Newly platted lots in and out of subdivisions must have a minimum of 30,000 s.f. in area and a dwelling unit a minimum of 1,400 s.f. on the first floor.

SECTION 306. R-3 MANUFACTURED HOUSING DISTRICT.

- (A) **COMPLIANCE WITH MOBILE HOME PARK COMMISSION.** No manufactured home park shall be established within the R-3 District unless the park complies with the rules of the Mobile Home Commission.
- (B) **GREENBELT BUFFER.** Within the premises upon which a manufactured home park is located there shall be constructed a greenbelt buffer. After approval as a part of the preliminary plan review process, there shall be no requirement that the buffer be changed due to future development.
 - 1. The greenbelt buffer shall be twenty (20') feet wide on all side and rear lot lines abutting adjoining property. Existing manufactured housing developments are not required to buffer between the existing development and any new adjacent development that did not exist at the time the preliminary plan was approved.
 - 2. **Landscaping Materials.** If the mobile home park abuts an existing residential development, screening shall be required in the buffer zones. Screening shall be

with plants of six (6') feet in height at the time of planting, which shall obscure fifty (50%) percent of the view of the park, or a solid fence eight (8') feet in height obscuring one hundred (100%) percent of the view, or any combination of the above may be used to meet the intent of this Ordinance, to screen the mobile home park from abutting developed residential use district classifications, or residences, and also from any previously existing adjoining single-family residence, regardless of the zone in which the latter residence is located.

All the screening shall obscure one hundred (100%) percent of the view at maturity. Property owners are allowed flexibility in material selection as long as these standards are met. If a wood fence is used, the materials shall be pressure-treated lumber. If a masonry fence is used, it shall have a foundation of at least forty-two (42") inches deep in the ground. Trees, shrubs and all planted vegetation within the buffer, must be appropriate to the climate and provided further, that they are not infested with pests, insects or diseases. The buffer shall be landscaped in such fashion as to assure that it will not erode and shall be landscaped with grass or ground cover appropriate for the climate.

Screening shall be maintained in a condition very similar to the condition at the time of installation. This means fences shall be straight and broken boards shall be replaced. Dead trees, bushes, shrubs and vegetation shall be replaced with new, live, smaller plants which will grow to the same height as the dead plant being replaced. Masonry fences shall have all cracks repaired and maintained by pointing.

The Planning Commission shall be authorized to grant an exception from the foregoing screening requirements where the screening would serve no useful practical purpose in providing peace and quiet for the occupants of the adjoining premises and may grant any exception during the preliminary plan review process.

3. The greenbelt buffer, whether utilizing a fence, or trees and plantings, or both, shall in any event be compatible with the surrounding environment.

(C) **STREETS, SIDEWALKS AND PUBLIC WAYS.** Every Manufactured/Mobile home park shall be provided with a network of streets with access points to adjacent public ways, at least as set forth hereinafter:

1. Access to public ways. Where adverse topographic conditions of entry streets are encountered, a second entry street must be provided. Such adverse conditions might be, but are not limited to, a stream, swamp and/or steep grade. The purpose of the second entry street is to provide adequate access to the community in cases of emergencies, poor weather or heavy traffic conditions.
2. All streets within the mobile home park shall be paved with a hard surface in accordance with the most recent edition of the Standard Specifications for Construction that includes Construction Details of the Michigan Department of Transportation.

3. Every street shall be provided with storm drains so as to allow for the drainage of water without flooding adjacent property or buildings, with the drains designed according to the design standards of the Michigan Department of Environmental Quality drainage standards.
4. Two-way streets within the mobile home park shall have a minimum traveled width of twenty-one (21') feet of pavement with no parking. One-way streets shall have a minimum traveled width of thirteen (13') feet with no parking. Notwithstanding the foregoing, all streets and street rights-of-way shall be of adequate width to allow for snow storage and removal. In the event that parking is permitted on any street within the mobile home park the minimum width of each street, in addition to the traveled portion, shall be ten (10) feet wide for each parallel parking lane and sixteen (16') feet wide for each diagonal parking lane. If a parking lane is not provided, "no parking" signs will be installed and enforced on the side of the street.
5. Each street intersection within the mobile home park shall have an adequate safe sight distance. No object or planting shall be allowed in a yard or corner lots closer than thirty (30') feet from the intersection or taller than three (3') feet from the center line elevation of the street.
6. Each intersection within the mobile home park shall be designated by a reflective street name sign, located at the intersection, identifying each street by name.
7. If curbing is used, it shall be concrete with the exception of integral valley curb and gutter (gravity drains) that may be either concrete or asphalt.

(D) OFF STREET PARKING AND DRIVEWAYS.

1. All mobile home sites within the mobile home park shall be provided with not less than two (2) hard-surfaced parking spaces. If the parking spaces are off-street, they shall be hard-surfaced and shall be sized to accommodate at least one (1) full-sized vehicle. All off-street parking shall be connected to an adjacent mobile home park street by hard-surfaced driveway at least ten (10') feet in width. Parking may also be provided on-street, provided that the parking lane width requirements are complied with. Driveways shall also be provided for access to service entrances and buildings for delivery and collection points for fuel, refuse and other materials and elsewhere as needed. Every driveway entrance shall have a flare or radii in horizontal alignment necessary for safe and convenient ingress and egress.
2. A minimum of one (1) parking space for every three (3) mobile home sites shall be provided for visitor parking. Each visitor parking site shall be located within five hundred (500') feet of the mobile home site it is intended to serve.
3. In addition to the foregoing, a separate parking area may be provided for vehicles that cannot be accommodated within the parking areas set forth above, such as recreational vehicles, travel trailers, snow mobiles, and the like.

- (E) **ILLUMINATION.** All streets and sidewalk and areas open to travel by mobile home park residents shall be illuminated as follows:
1. Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illumination level shall not exceed the average illumination level of an adjacent illuminated public thoroughfare.
 2. At all street intersections and designated pedestrian crosswalks the minimum illumination shall be not less than 0.15 foot candles.
 3. All streets, parking bays and sidewalks shall be illuminated at no less than 0.05 foot candles.
 4. If a central park mailbox or park directory or both are provided they shall be illuminated by not less than 3.15 horizontal foot candles.
 5. All outdoor recreational facilities shall be provided with illumination adequate to facilitate their intended use.
 6. All lighting shall be located and shielded so as to direct the light away from premises abutting the mobile home park.
- (F) **WATER SUPPLY, FIRE HYDRANTS, AND SANITARY SYSTEM.** Each mobile home park shall be connected to a common water supply and sanitary sewage disposal system. Adequate water supply shall be provided for firefighting purposes. Water supply shall be designed and installed and sewer service provided in accordance with the Michigan Department of Public Health Engineering Standards and the Safe Drinking Water Act, Section 325.1105 administrative rules and shall be properly maintained and readily accessible for immediate use at all times. Fire hydrants shall be situated within the mobile home park in such locations and at such intervals such that no lot shall be more than three hundred (300) feet measured parallel to the street from a fire hydrant. Each fire hydrant shall be located within ten (10) feet of the edge of the street paving surface. If the central water system cannot support fire hydrants, 'dry' fire hydrants shall be installed. When the property is more than one hundred fifty (150) feet along a public right-of-way from either municipal water or sewer supply lines or sewers, a private system may be installed as approved by the County Health Department. Otherwise, each mobile home park shall be connected to the Village water and/or sanitary sewage disposal systems, if available, and each mobile home site shall be connected.
- (G) **SOLID REFUSE, GARBAGE AND RECYCLABLES.** The disposal of solid refuse shall comply with all Township and other government requirements for refuse disposal.
- (H) **UTILITIES.** All local distribution lines for telephone and electric services, exclusive of main supply and perimeter feed lines shall be placed entirely underground throughout the mobile home park.

- (I) OPEN SPACE. An open space dedicated to use by Mobile Home Park residents as a recreation area, playground or gathering area, including, at the option of the owner/developer, clubhouses, swimming pools and the like, shall be provided. The areas shall consist of not less than two (2%) percent of the park's gross acreage but not less than twenty-five thousand (25,000) square feet. The areas shall not be included in the border greenbelt buffer and shall not be swamp or other marshland. This open space requirement shall not apply to mobile home developments with less than fifty (50) sites. If a development is built in stages, when the fifty-first site is developed, this requirement shall apply to all the sites in both stages of the development.

- (J) MOBILE HOME INSTALLATION. Installation of mobile homes upon each mobile home site shall be accomplished in accordance with Part 6 of the Manufactured Housing Commission rules. All mobile homes shall be connected to utilities and shall be skirted and anchored in accordance with Part 6 of the Manufactured Housing Commission rules.

**TABLE OF PARKING REQUIREMENTS
WHERE HARD SURFACED PARKING IS REQUIRED**

Note: Every land use that has employees working on the site, must have one parking space for each employee in addition to the parking required for a use of its type.

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO EMPLOYEE PARKING

LAND USE	SPACES PER ACTIVITY
-Animal Boarding	1 per 8 Animals Boarded
-Barber/Beauty	2 per Chair
-Bowling Alley	4 per Lane
-Church, Theater, Stadium	1 per 6 Seats or 6 ft. of Auditorium bench or pew length
-College/Technical School	1 per 8 Students
-Day Nurseries	1 per 6 Children, per license
-Doctor/Dentist/Veterinarian	1 per Exam or Treatment Room
-Drive-In Restaurant	1 per 50 sq.ft. Gross Fl. Area
-Funeral Homes	1 per 100 sq.ft. of Public Area
-Gas Station, Truck Stop	2 per Gas Pump (12'X70'/Trk.)
-Hall, Community Center, Skating, Bingo	1 per 5 persons, or Fire code capacity
-High School	1 per 20 Students
-Hospital, Doctors	1 per Staff Member
-Hospital, Visitors	1 per 5 Beds
-Hotel/Motel	1 per Guest Room
-Industry/Wholesale	1 per 1500 sq.ft. Gross Fl. Area
-Laundromats	1 per 5 washing machines
-Library, Museum, Gallery	1 per 1000 sq.ft. Gross Floor area
-Mobile Home Park, Multifamily	2 per dwelling unit
-Nursing Homes	1 per 6 Beds
-Post Office	1 per 30 boxes
-Private Club	1 per 2 Member Families
-Restaurant/Bar	1 per 4 Seats
-Retail/Office/Bank	1 per 300 sq.ft. of Public Area
-Service Bus. not listed	1 per 100 sq.ft. of Public Area
-Vehicle Sales	1 per 1000 sq.ft. of Sales Area
-Vehicle Service/Wash	1 per Stall, Rack, Pit, Washer

GRAVEL SURFACED PARKING IS ALLOWED

Every land use that has employees working on the site, must have one parking space for each employee in addition to the parking required for a use of its type.

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO EMPLOYEE PARKING

-Campground/RV Park	1 per Campsite
-Cemetery	None
-Driving Range	1 per Tee
-Miniature Golf	2 per Hole
-Park, Golf Course, outdoor uses	1 per 5 Acres
-Picnic Area	1 per Picnic Table
-Team Sports	10 per Court or Field
-Tennis	1 per Court