

Article IV: Zoning Districts and Map

Section 4.01 Classification of Zoning Districts

1. Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established in Hayes Township.

CR	Conservation Reserve
A	Agricultural
RR	Rural Residential
R-1	Low Density Residential
R-2	Small Lot Residential
R-3	One and Two-family Residential
R-4	Multiple Family Residential
R-5	Mobile Home Park District
C-1	Neighborhood Commercial
C-2	General Commercial
I-1	General Industrial

2. Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Hayes Township Zoning Map, Charlevoix County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

3. Boundaries of Districts

Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Charlevoix County Register of Deeds on the date of the enactment of the Zoning Ordinance. The official Zoning Map shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date, with any amendments to the Ordinance involving changes to the official map noted and portrayed on said map.

The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerk. Where uncertainty exists as the exact district boundaries, the following shall prevail:

- A. Where boundary lines are indicated as approximately following streets, alleys, or highways; the center lines of the said streets, alleys, or highways shall be considered to be exact boundary lines.
- B. Boundaries indicated as approximately following lot lines shall be considered to follow said lot lines.
- C. Where the application of the above rules leave a reasonable doubt as to the exact location of a district boundary, the provisions of the more restrictive district

shall govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

4. Zoning of Vacated Lands

Whenever any street, alley, highway, or other public right-of-way within the Township has been abandoned by official government action, such right-of-way lands attach to and become part of the land adjoining. Such right-of-way property shall automatically acquire and be subject to the provisions of the Zoning District of the abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

5. Zoning of Filled Areas

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the Michigan Department of Environmental Quality and U.S. Army Corp of Engineers, as required.

6. Zoning District Changes

When district boundaries change, any non-conforming use may continue subject to all other applicable provisions of this Ordinance.

Section 4.02 Conservation Reserve District (CR)

The following provisions shall apply to the Conservation Reserve District (CR).

1. Intent

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Township particularly adapted to recreational and forest uses. The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments. If properly integrated, the inclusion of such uses is provided for by special approval.

2. Permitted Uses

- A. Parks, playgrounds, recreational areas and community centers
- B. Conservation areas for fauna and flora
- C. Accessory buildings and uses customarily incidental to the above permitted uses

3. Uses Subject to Special Use Permit

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 6.02 Uses Subject to Special Use Permit** and the applicable portions of **Article VII Supplemental Site Development Standards**.

- A. Docks and launch ramp
 - B. Recreation Camps
 - C. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
 - D. Accessory buildings and uses customarily incidental to the above special uses
4. Dimensional Regulations
- Structures and uses in the Conservation Reserve District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**.

Section 4.03 Agricultural District (A)

The following provisions shall apply to the Agricultural District (A).

1. Intent

The Agricultural District is designed to promote the use of wooded and rural areas of the Township in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The primary intent of the District is to hold the rural Township areas for agriculture and forestry purposes and to allow some multiple uses of marginal farm-forest lands. Residential uses are considered secondary in this district.

2. Permitted Uses

- A. Single family dwellings.
- B. Agriculture, including both general and specialized farming, tree farms and forestry.
- C. Roadside stands for the sale of farm product, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available.
- D. Agricultural warehouses and non-animal agricultural processing plants.
- E. Plant nurseries and greenhouses.
- F. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.
- G. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- H. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Bed and breakfast facilities.
- B. Clustered residential development (Open Space Preservation Option), subject to the provisions of **Section 7.01 Supplemental Site Development Standards**
- C. Public buildings and facilities.
- D. Places of worship and related religious buildings.
- E. Cemeteries.
- F. Golf courses and country clubs.
- G. Public and private campgrounds.

- H. Private airports and landing strips.
- I. Fire control structures.
- J. Kennels, veterinary clinics and animal hospitals.
- K. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from any property line.
- L. Planned Unit Developments
- M. Additional farm employee dwellings, provided the property is at least 20 acres in size. The additional dwellings must be sited such that the property could be split in the future with all setbacks met for all parcels created.
- N. Migratory labor dwellings, provided the property is at least 20 acres in size and subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- O. Forest product processing and sales.
- P. Sand and gravel excavation, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- Q. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- R. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
- S. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Agricultural District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.04 Rural Residential District (RR)

The following provisions shall apply to the Rural Residential District (RR).

1. Intent

It is the intent of the Rural Residential District to provide for a variety of comparatively low density residential lifestyles in a manner which preserves open spaces and natural resources of the Township and the Township's rural character. The expanses of open spaces and natural resources, including woodlands, wetlands, hillsides, fields, and farmland comprise the fundamental rural character of the Township which residents wish to protect for future generations. This District includes limited existing farms and it is not the intent of this District to encourage the conversion of these agricultural lands to more intensive land uses, but to provide opportunities for residential development in a manner more compatible with the continuation of agricultural activities than traditionally provided for. However, neither is it the intent of this District to encourage the establishment of more intensive agricultural uses, such as confined livestock operations, which are incompatible with residential use of adjoining lands. Permitted land uses within this District are established based upon, in part, the limited public services available and accompanying natural constraints. The Rural Residential District is intended to implement, in part, the Rural Residential portion of the Future Land Use Plan in the Hayes Township Master Plan.

2. Permitted Uses

- A. Single family dwellings

- B. Agriculture, including both general and specialized farming, tree farms and forestry.
- C. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.
- D. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- E. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Bed and breakfast facilities.
- B. Clustered residential development (Open Space Preservation Option), subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- C. Public buildings and facilities.
- D. Places of worship and related religious buildings.
- E. Cemeteries.
- F. Kennels, veterinary clinics and animal hospitals.
- G. Planned Unit Developments
- H. Sand and gravel excavation, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- I. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
- J. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Rural Residential District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.05 Low Density Residential District (R-1)

The following provisions shall apply to the Low Density Residential District (R-1).

1. Intent

The Low Density Residential District is designed to accommodate and encourage single family residential development and associated uses, in keeping with the residential goals and policies specified in the Hayes Township Master Plan. The permitted uses are intended to provide for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

2. Permitted Uses

- A. Single family dwellings
- B. Parks, playgrounds, recreational areas and community centers
- C. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- D. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit
 - A. Clustered residential development (Open Space Preservation Option), subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
 - B. Public buildings and facilities.
 - C. Places of worship and related religious buildings.
 - D. Accessory buildings and uses customarily incidental to the above special approval uses.
 - E. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
4. Dimensional Regulations

Structures and uses in the Low Density Residential District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.06 Small Lot Residential District (R-2)

The following provisions shall apply to the Small Lot Residential District (R-2).

1. Intent

The Small Lot Residential District is designed to accommodate and encourage single family residential use in existing residential areas with platted lots or small parcels, consistent with the residential goal of the Hayes Township Master Plan.
2. Permitted Uses
 - A. Single family dwellings
 - B. Parks, playgrounds, recreational areas and community centers
 - C. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
 - D. Accessory buildings and uses customarily incidental to the above permitted uses.
3. Uses Subject to Special Use Permit
 - A. Public buildings and facilities.
 - B. Places of worship and related religious buildings.
 - C. Accessory buildings and uses customarily incidental to the above special approval uses.
 - D. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
4. Dimensional Regulations

Structures and uses in the Small Lot Residential District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.07 One and Two-family Residential District (R-3)

The following provisions shall apply to the One and Two-family Residential District (R-3).

1. Intent

It is the intent of One and Two-Family Residential District to provide opportunities for the mix of both single family dwellings and two family dwellings to be adequately accommodated. Development shall be based on the recognition of lack of public sewer and water. This district characterized by both existing residential neighborhoods and vacant land available to accommodate additional residential development of similar character.

2. Permitted Uses

- A. Single family dwellings
- B. Two family dwellings
- C. Parks, playgrounds, recreational areas and community centers
- D. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- E. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Public buildings and facilities.
- B. Places of worship and related religious buildings.
- C. Accessory buildings and uses customarily incidental to the above special approval uses

4. Dimensional Regulations

Structures and uses in the One and Two-family Residential District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.08 Multiple Family Residential District (R-4)

The following provisions shall apply to the Multiple Family Residential District (R-4).

1. Intent

The Multiple Family Residential District is designed to accommodate and encourage higher density residential development through a mix of residential structures and associated uses, including both one-family and multiple family dwelling structures, in keeping with the residential goals and objectives specified in the Hayes Township Master Plan. The uses permitted are intended to promote land uses for residential and related uses and those compatible with such, with the intent to keep residential areas relatively quiet and free from detrimental influences.

2. Permitted Uses

- A. Single family dwellings
- B. Two family dwellings
- C. Multiple family dwellings
- D. Parks, playgrounds, recreational areas and community centers
- E. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- F. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit
 - A. Public buildings and facilities.
 - B. Places of worship and related religious buildings.
 - C. Accessory buildings and uses customarily incidental to the above special approval uses

4. Dimensional Regulations

Structures and uses in the Multiple Family Residential District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.09 Mobile Home Park District (R-5)

The following provisions shall apply to the Mobile Home Park District (R-5).

1. Intent

The Mobile Home Park District is intended to provide for the location and regulation of mobile home parks. It is intended that mobile home parks be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

2. Permitted Uses
 - A. Single family dwellings
 - B. Two family dwellings
 - C. Multiple family dwellings
 - D. Manufactured or mobile home developments
 - E. Parks, playgrounds, recreational areas and community centers.
 - F. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.
 - G. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
 - H. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit
 - A. Public buildings and facilities.
 - B. Places of worship and related religious buildings.
 - C. Accessory buildings and uses customarily incidental to the above special approval uses

4. Dimensional Regulations

Structures and uses in the Mobile Home Park District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.10 Neighborhood Commercial District (C-1)

The following provisions shall apply to the Neighborhood Commercial District (C-1).

1. Intent

The Neighborhood Commercial District is designed to give the Township a local business district that is somewhat more selective than a General Commercial District, to provide for the establishment of small-scale neighborhood and shopping areas, personal services, and professional office areas that are compatible with and of service to township residential uses. Tourist services are also included as being in character with the District.

2. Permitted Uses

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Public parks, playgrounds or recreation facilities.
- D. Restaurants and bars, except drive-through restaurants.
- E. Retail sales, within an enclosed building, and without a drive through window.
- F. Banks and financial services, except facilities with drive-through windows.
- G. Business and personal services.
- H. Professional offices.
- I. Public utility buildings without storage yards.
- J. Public buildings and facilities.
- K. Civic, social and fraternal organization facilities.
- L. Motels and resorts.
- M. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.
- N. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- O. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Multiple-family dwellings.
- B. Residential dwellings on the second floor of commercial structures.
- C. Gasoline / Service Station.
- D. Outdoor sales facilities.
- E. Places of worship and related religious buildings.
- F. Child or adult daycare facilities serving more than six (6) clients
- G. Group foster care facilities.
- H. Convalescent or nursing homes.
- I. Carpentry, plumbing and electrical sales, services and contracting offices.
- J. Transmission and Communication Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- K. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- L. Sand and gravel extraction, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- M. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
- N. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the Neighborhood Commercial District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.11 General Commercial District (C-2)

The following provisions shall apply to the General Commercial District (C-2).

1. Intent

The intent of the General Commercial District is to provide for retail, service, and office development that offers a variety of goods and services to primarily address the needs of Township residents. Because of the variety of business types permitted in the General Commercial District, special attention must be focused on site layout, building design vehicular and pedestrian circulation, and coordination of site features between adjoining uses. Accordingly, it is the intent of this ordinance that commercial development be:

- Compatible in design with adjacent commercial development
- Buffered from or located away from residential areas, and non-commercial uses in coordination with development on adjoining sites

2. Permitted Uses

- A. Public parks, playgrounds or recreation facilities.
- B. Restaurants and bars, except drive-through restaurants.
- C. Retail sales, within an enclosed building, and without a drive through window.
- D. Banks and financial services, except facilities with drive-through windows.
- E. Business and personal services.
- F. Professional offices.
- G. Funeral Homes.
- H. Public utility buildings without storage yards.
- I. Public buildings and facilities.
- J. Civic, social and fraternal organization facilities.
- K. Motels and resorts.
- L. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.
- M. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.15 Home Businesses**.
- N. One residential dwelling unit, as an accessory use to an on-site commercial/business use.
- O. Accessory buildings and uses customarily incidental to the above permitted uses.

3. Uses Subject to Special Use Permit

- A. Gasoline / Service Station.
- B. Any use permitted in the "C-2" district with a drive-through window.
- C. Places of worship and related religious buildings.
- D. Child or adult daycare facilities serving more than six (6) clients
- E. Group foster care facilities.
- F. Convalescent or nursing homes.
- G. Building materials sales.

- H. Carpentry, plumbing and electrical sales, services and contracting offices.
- I. Machine shop.
- J. Car Wash Facilities, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- K. Sale of motor vehicles.
- L. Outdoor sales facilities
- M. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.
- N. Transmission and Communication Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- O. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- P. Sand and gravel extraction, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- Q. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.15 Home Businesses**.
- R. Accessory buildings and uses customarily incidental to the above special approval uses.

4. Dimensional Regulations

Structures and uses in the General Commercial District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.12 General Industrial District (I-1)

The following provisions shall apply to the General Industrial District (I-1).

1. Intent

It is the intent of the General Industrial District to provide for a variety of manufacturing and industrial uses that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, excessive heavy truck traffic and similar characteristics. This district is also intended to accommodate commercial establishments not engaging primarily in retail sales. Such industrial areas should be free of incompatible uses, and designed to avoid negatively impacting adjacent conforming uses. Public sewer or water is not available in this District and all future land uses and activities in this District shall provide for safe sewage disposal and potable water.

2. Permitted Uses

- A. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.22 Antenna Co-location on an Existing Tower or Structure**.

3. Uses Subject to Special Use Permit

- A. Building materials sales.
- B. Carpentry, plumbing and electrical sales, services and contracting offices.
- C. Machine shop.
- D. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.

- E. Production, processing, assembly, manufacturing or packaging of goods or materials which do not emanate noise, smoke, odors, dust, dirt, noxious gases, glare, heat, vibration, electrical, or any similar nuisances. Such facilities may include testing, repair, storage, distribution and sale of such products.
- F. Junkyard and salvage material storage.
- G. Sand and gravel excavation, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- H. Outdoor storage facilities, including self-storage facilities.
- I. Sexually Oriented Businesses, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- J. Sanitary landfill.
- K. Transmission and Communication Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- L. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of **Section 7.01 Supplemental Site Development Standards**.
- M. Accessory buildings and uses customarily incidental to above special approval uses.

4. Dimensional Regulations

Structures and uses in the General Industrial District are subject to the area, height, bulk and placement requirements in **Section 4.13 Schedule of Regulations**

Section 4.13 Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Max. Ht. Structure	Minimum Yard Setbacks			Minimum Square Footage	Max % of Impervious Surface
		Area	Width		Feet	Front	Side		
CR	Conservation Reserve	NA	NA	35 (d)	NA	NA	NA	15	
A-1	Agricultural	10 Ac	330 ft	35 (b) (d)	25	50	600	30	
RR-1	Rural Residential	5 Ac	330 ft	35 (b)	25	25	900	15	
R-1	Low Density Residential	2 ac	200 ft	35 (a)	25	15	900	15	
R-2	Small lot Residential	¾ ac	120 ft	35 (a)	25	15	900	20	
R-3	One and Two Family Residential	20,000 sf/unit	100 ft	35	25	15	900	30	
R-4	Multiple Family Residential	(e)	200 ft	35	40	30	900 (f)	50	
R-5	Mobile Home Park - Residential	5,000 sf/unit	50 ft	35	20	10	900	NA	
C-1	Neighborhood commercial	1 Ac	100 ft	35 (c) (d)	35	15	NA	60	
C-2	General Commercial	2 Ac	100 ft	35 (c) (d)	35	15	NA	60	
I-1	General Industrial	2 Ac	200 ft	50 (c) (d)	50	25	NA	60	

- a. Maximum height shall be 30' for structures located within 1,000 feet of the ordinary high water mark of lakes, unless specifically waived by the Planning Commission upon finding the proposed structure is separated from the lake by an existing topographic feature so that the lake is not visible from a distance 1,000' from the ordinary high water mark.
- b. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.
- c. Telecommunication towers, alternative tower structures, transmission and communication towers, utility microwaves, and public utility T.V. or radio transmitting towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 7.01.20 of this ordinance.
- d. Wind Turbine Generators or Anemometer Towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 3.10- Noncommercial Wind Turbine Generators or Section 7.01.21-Wind Turbine Generators of this ordinance.
- e. Density regulations of this zone district –Not more than four (4) dwelling units per net acre shall be permitted in this zone district, except as otherwise herein provided. There shall be a minimum of fifty (50) percent of the gross area of the proposed “R-4” Zone District maintained as open space or non-profit recreational uses. In the process of determining the usable net acreage in a particular “R-4” project, the developer shall not consider lands having a slope greater than 20% (20 feet of vertical fall in 100 lineal feet).
- f. If the developer proposes a mixture of units having differing floor plans, a minimum floor space of eight hundred fifty (850) square feet shall be maintained.

HAYES TOWNSHIP ZONING MAP

Charlevoix County, Michigan

