

ARTICLE 3 ESTABLISHMENT OF DISTRICTS AND DISTRICT MAP

The Township is hereby divided into districts under five (5) general categories which shall be known as: "Agricultural District," "Residential District," "Commercial District," "Industrial District" and "Planned Unit District."

SECTION 3.01 "A- 1" AGRICULTURAL DISTRICT

The Agricultural District is to provide for agricultural and agriculturally related uses, essential public facilities and services such as public buildings, schools, railroads, public utilities. This may include some commercial activities which are an integral part of agriculture, such as roadside stands or structures used for the sale of agricultural produce or products and/or nursery and greenhouse sales area; churches and other related nonprofit public service facilities. Intense residential development is discouraged. However, where both public water and public sanitary sewers are available, the district allows low density residential development on large lots, in a neighborhood setting, with minimal intrusion of non-residential uses.

SECTION 3.02 "R-1" SUBURBAN RESIDENTIAL DISTRICT

The R-1 District allows low density residential development which lacks community water and sewerage services and includes land with topography conditions that are best suited for low density development.

SECTION 3.03 "R-2" RESIDENTIAL DISTRICT

The R-2 District allows relatively low density residential development which has, or can logically be developed with group water and sewerage facilities.

SECTION 3.04 "R-3" RESIDENTIAL DISTRICT

The R-3 District allows medium density residential development which has ready access to most community services. Includes land with little or no topographical problems. Community water and sewerage facilities are required.

SECTION 3.05 "R-4" RESIDENTIAL DISTRICT

The R-4 District allows moderately high density residential development conveniently accessible to all community services and major traffic arteries.

SECTION 3.06 "R-5" SPECIAL RESIDENTIAL DISTRICT

The R-5 District Allows elderly and handicapped citizens' residential development sites conveniently accessible to shopping, medical, public transportation facilities and major traffic arteries.

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SECTION 3.07 "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT

The purpose of the Neighborhood Commercial is to provide for the sale of convenience goods and personal services in a unified development center, with common ingress and egress points, signage, and parking. Retail and service establishments in this district cater to consumers who live within a 1 mile radius of the site. Neighborhood Commercials are normally located at the intersection of collector streets and secondary roads. The site of such a district is normally less than 10 acres in size. The gross leasable floor area in a unified development is less than 50,000 square feet. To prevent congestion, neighborhood retail and service uses include only those enterprises which normally employ less than ten (10) persons.

SECTION 3.08 "C-2" COMMUNITY RETAIL COMMERCIAL DISTRICT

The purpose of the Community Retail District is to provide for the development of retail and service establishments which, in addition to catering to the community residents' and workers' daily needs for convenience goods and services, also include establishments offering comparative-type shopping facilities. A Community Retail District may be located at the intersection of major roads and/or expressways, or along major roads. Businesses in a Community Retail District cater to consumers who live within a 1 to 4 mile radius of the site. The site should be between 10 and 40 acres in size. The gross leasable floor area should be between 50,000 and 100,000 square feet. A Community Retail District should have common ingress and egress points, uniform signage and shared parking.

SECTION 3.09 "C-3" OFFICE RESEARCH COMMERCIAL DISTRICT

The purpose of the Office Research District is to provide for the development of professional or business office or offices and any scientific research laboratory, provided no products are sold on the premises and that all research activities shall comply with the performance requirements specified in Section 5.03 (General Performance Standards) of this Resolution. This district serves as a transition zoning district between higher intensity commercial districts and both residential and industrial zoning districts. Additional uses may be permitted in the Office Research District subject to the approval of a conditional use request by the Board of Zoning Appeals.

SECTION 3.10 "C-4" INTEGRATED COMMERCIAL DISTRICT

The purpose of the Integrated Commercial District is to provide for areas adaptable for planned shopping centers with uses restricted to the types normally included in such developments.

SECTION 3.11 "I-1" LIGHT INDUSTRIAL DISTRICT

The purpose of the Light Industrial District is to provide for certain industries of a light manufacturing character to locate in planned areas of the Township. So that such uses may be integrated with land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste and other features of industrial operations so as to avoid adverse effects. It is further intended that these light industrial uses act as a transition between heavier industrial uses and non-industrial uses and do not necessarily require railroad access or major utility facilities.

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SECTION 3.12 “R-PUD” PLANNED RESIDENTIAL DISTRICT

The purpose of the “R-PUD” Planned Residential District shall be: for conserving land in residential subdivisions through more efficient allocation of private lots and multi-family dwelling units; for promoting efficiency in providing public utility services; and for receiving the benefits of new techniques of community development and renewal.

SECTION 3.13 “B-PUD” PLANNED BUSINESS DISTRICT

The purpose of this “B-PUD” zoning district is to encourage development of a blend of compatible commercial and industrial uses on parcels of five (5) acres or more that is responsive to the natural and environmental assets of a site and to encourage imaginative and innovative site planning in a planned park setting and to encourage the rural integrity of the district until the land is developed. Development in this district will provide for the convergence of industrial office and limited commercial uses developed in a park-like setting with excellent architectural design with easy vehicular access, but discourage congestion and haphazard development of the district. Rezoning to B-PUD Planned Business District shall be encouraged for all Commercial “C” and Industrial “I” District developments of five (5) acres or more.

SECTION 3.14 DISTRICT MAP

3.14.01 The location and boundaries of the districts are shown upon the map which is made a part of this Resolution, which map is designated as the “District Map.”

- a) The District Map and all the notations, references, and other information shown thereon are a part of this Resolution and have the same force and effect as if the District Map and all the notations, references, and other information shown thereon were all fully set forth or described therein, the original of which District Map is properly attested and is on file with the Troy Township Clerk.
- b) No amendment to this Resolution which involves matter portrayed on the District Map shall become effective until after such change and entry has been made on said map.
- c) No changes of any nature shall be made on the District Map or matter shown thereon except in conformity with the procedures set forth in this Resolution.
- d) Regardless of the existence of purported copies of the District Map which may from time to time be made or published, the official District Map shall be located in the office of the township clerk and shall be the final authority to the current zoning status of township land and water areas, buildings and other structures.

3.14.02 Replacement. In the event that the District Map becomes damaged, destroyed or lost, the Board of Trustees, after receiving recommendations from the Township Zoning Commission may by resolution adopt a new District Map which shall supersede the prior District Map. The new District Map may correct drafting or other errors or omissions in the prior District Map, but no such corrections shall have the effect of amending the original resolution or subsequent amendments thereof.

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SECTION 3.15 DISTRICT BOUNDARIES

- 3.15.01 Description. The district boundary lines on the District Map are intended to follow either streets or alleys or lot lines; and where the districts designated on the map are bounded approximately by such street, alley, or lot lines, the street or alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map. In the case of un-subdivided property, the district boundary lines shall be determined by the use of the scale appearing on the District Map or by dimensions. In the case of the vacation of a street, alley, water course or other right-of-way, the abutting zoning classification on each side thereof shall automatically be extended to the centerline of said vacated street, alley, water course or right-of-way.
- 3.15.02 Exceptions. In the cases of parks, cemeteries and navigable waters, the boundary shall be deemed to coincide with the boundary line of the park, cemetery, or the centerline of the channel of the navigable water.