

Chapter 8 – District Regulations

SECTION 8.01 ZONING DISTRICTS ESTABLISHED

For the purposes of this ordinance, Tuscola Township is hereby divided into the following zoning districts and overlay districts:

Zoning Districts	Zoning District Name
A	Agricultural
RA	Residential Agricultural
R-1	Low Density Residential
R-2	Medium Density Residential
MH	Mobile Home Park
C	Commercial
I	Industrial
MD	Mixed Development

All businesses and home occupations* operating in Tuscola Township must comply with all applicable County, State, and Federal laws and regulations.

SECTION 8.02 ZONING DISTRICTS MAP

The boundaries of these districts are hereby defined and established as shown on the map entitled “Tuscola Township Zoning District Map, Tuscola County, Michigan,” which is hereby made part of this ordinance. Except where reference on the map is to a street* line or other designated line by dimensions shown, the district boundary lines follow lot* lines or the center lines of streets. In cases where interpretation of zoning district boundaries is uncertain the Zoning Board of Appeals* shall be responsible for making an interpretation.

SECTION 8.03 ZONING DISTRICTS

A. Agricultural (A)

1. Purpose:

The purpose of this district is to preserve land for agricultural uses including crop production*, to protect the area from competing non-agricultural uses that could consume prime agricultural land* and to prevent the conflicts that arise between commercial agricultural operations and non-farm uses.

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2. Uses Permitted by Right
 - a. Adult Foster Care Family Home*
 - b. Adult Foster Care Small Group Home*
 - c. Bed and Breakfast* Operation (In compliance with standards in Section 15.03.D)
 - d. Boarding House*
 - e. Houses of Worship*
 - f. Crop Production*
 - g. Equestrian Sport Facility*
 - h. Family Day Care Home* (must meet State of Michigan requirements)
 - i. Commercial Freestanding Towers* (when in compliance with section 15.03(G))
 - j. Greenhouses* and Nurseries*, Commercial
 - k. Home Occupation* (In compliance with standards in 15.03.B)
 - l. Landing Field, Private*
 - m. Library*
 - n. Livestock and Horses
 - o. Lodging House*
 - p. Museum*
 - q. School*
 - r. Single Family Residence*

3. Uses Permitted by Conditional Use Permit
 - a. Airport, Small*
 - b. Campground*
 - c. Cemeteries*
 - d. Convalescent Home*
 - e. Duplexes* (Must meet double the lot* requirements of a single family residence*)
 - f. Elderly housing
 - g. Feed Lot*
 - h. Golf Courses*
 - i. Group Day Care Home* (Must meet State of Michigan requirements)
 - j. Kennel, Commercial* (In compliance with standards in Section 15.03C)
 - k. Parks* -- Non-Profit
 - l. Temporary residences for farm labor or medical hardship (In compliance with standards in Section 15.03.E)
 - m. Sand and gravel extraction*
 - n. Roadside Stand*
 - o. Large-Scale Commercial Energy System*

Section 8.03A3 Text Amended per Ordinance 2023-3

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B. Residential Agricultural (RA)

1. Purpose

The purpose of this district is to permit the development of rural residential settings along with continued agricultural activities.

2. Uses Permitted by Right

- a. Adult Foster Care Family Home*
- b. Adult Foster Care Small Group Home*
- c. Bed and Breakfast* Operation (In compliance with standards in Section 15.03.D)
- d. Boarding House*
- e. House of Worship*
- f. Crop Production*
- g. Equestrian Sport Facility*
- h. Family Day Care Home* (Must meet State of Michigan requirements)
- i. Lodging Houses*
- j. Livestock and horses
- k. Commercial Freestanding Towers* (when in compliance with section 15.03(G))
- l. Greenhouses* and Nurseries Commercial*
- m. Home Occupations* (In Compliance with standards in 15.03B)
- n. Landing field, Private*
- o. Library*
- p. Museum*
- q. School*
- r. Single Family Residence*

3. Uses Permitted by Conditional Use Permit

- a. Campground*
- b. Cemeteries*
- c. Community Buildings*
- d. Convalescent Home*
- e. Country Club*
- f. Duplexes* (Must meet double the Lot* requirements of a single family residence*)
- g. Elderly housing
- h. Fraternal or Similar Social Club*
- i. Golf Courses*
- j. Group Day Care Home*
- k. Kennel, Commercial* (In compliance with standards in 15.03.C.A)
- l. Parks* – Non-Profit
- m. Planned Unit Development* (In compliance with standards in 15.03.F)

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- n. Temporary residences for farm labor or medical hardship (In compliance with standards in 15.03.E)
- o. Roadside Stand*
- p. Large Scale Commercial Solar Energy System*

Section 8.03B3 Text Amended per Ordinance 2023-3

C. Low Density Residential (R-1)

1. Purpose

The purpose of this district is to promote the development of single-family residential* uses, with other incompatible uses excluded or regulated.

2. Uses Permitted by Right

- a. Adult Foster Care Family Home*
- b. Adult Foster Care Small Group Home*
- c. Bed and Breakfast* Operations (In compliance with standards in 15.03.D)
- d. House of Worship*
- e. Lodging House*
- f. Crop Production*
- g. Family Day Care Home* (Must meet State of Michigan requirements)
- h. Home Occupation* (In compliance with standards in 15.03.B)
- i. Library*
- j. School*
- k. Single Family Residence*

3. Uses Permitted by Conditional Use Permit

- a. Adult Foster Care Medium Group Home*
- b. Community Buildings*
- c. Convalescent Home*
- d. Country Club*
- e. Duplexes* (Must meet double the lot* requirements of a single family residence*)
- f. Elderly housing
- g. Fraternal or Similar Social Club*
- h. Group Day Care Home*
- i. Parks* -- Non-Profit
- j. Planned Unit Development* (In compliance with standards in 15.03.F)
- k. Landing Field, Private*

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D. Medium Density Residential (R-2)

1. Purpose

The purpose of this district is to provide an area for higher density single-family residential development as well as multi-family residences in areas appropriate for such development.

2. Uses Permitted by Right

- a. Adult Foster Care Family Home*
- b. Adult Foster Care Small Group Home*
- c. Bed and Breakfast* Operation (In compliance with standards in 15.03.D)
- d. Duplexes* (Must meet double the lot*) requirements of a single family residence*)
- e. Boarding house*
- f. House of worship*
- g. Crop Production*
- h. Family Day Care Home*
- i. Home Occupation* (In compliance with standards in 15.03.B)
- j. Hospital*
- k. Library*
- l. Museum*
- m. School*
- n. Single Family Residence*

3. Uses Permitted by Conditional Use Permit

- a. Convalescent Home*
- b. Community Buildings*
- c. Country Club*
- d. Fraternal or Similar Social Club*
- e. Group Day Care Home*
- f. Parks* - Non-Profit
- g. Planned Unit Development* (In compliance with standards in 15.03.F)
- h. Apartments*
- i. Elderly housing
- j. Campground*
- k. Townhouses* (3 or more units)

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E. Mobile Home Park (MH)

1. Purpose

The purpose of this district is to provide appropriate locations for development of Mobile Home Parks*.

2. Uses Permitted by Right

- a. Mobile Home Park

3. No Uses Permitted by Conditional Use Permit

F. Mixed Development (MD)

1. Purpose

The purpose of this district is to provide areas where a mixture of different land uses can be provided for, and to regulate future development in areas of existing mixed uses such as the Community of Tuscola.

2. Uses Permitted by Right

- a. Adult Foster Care Family Home*
- b. Adult Foster Care Small Group Home*
- c. Bed and Breakfast* Operation (In compliance with standards in 15.03.D)
- d. Boarding House*
- e. House of worship*
- f. Crop Production*
- g. Duplexes* (Must meet double the lot*) requirements of a single family residence*)
- h. Family Day Care Home* (must meet State of Michigan requirements)
- i. Golf Courses*
- j. Home Occupation*
- k. Hospital*
- l. Library*
- m. Lodging House*
- n. Museum*
- o. Parks* - Non-Profit
- p. School*
- q. Single Family Residence*
- r. Theater*

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3. Uses Permitted by Conditional Use Permit
 - a. Adult Foster Care Medium Group Home*
 - b. Amusement Facilities*
 - c. Apartments* (3 or more units)
 - d. Auto Body Repair Shop* (Gasoline Service Station*)
 - e. Automobile Sales, New and Used*
 - f. Bar*
 - g. Building Material*, Farm Implement*, Garden* and Auto Parts Supplies*
 - h. Business Service Establishment*
 - i. Car Wash*
 - j. Cemeteries*
 - k. Community Buildings*
 - l. Convalescent Home*
 - m. Country Club*
 - n. Drive-Thru Establishments*
 - o. Elderly Housing
 - p. Finishing or Assembly Facilities*
 - q. Fraternal or Similar Social Club*
 - r. Gasoline Service Station*
 - s. General Building Contractor's Establishment*
 - t. Group Day Care Home*
 - u. Hotel*
 - v. Jobbing and Machine Shop*
 - w. Manufacturing Facilities*
 - x. Monument and Art Stone Production*
 - y. Mortuaries and Funeral Home
 - z. Motel*
 - aa. Municipal Buildings*
 - bb. Offices*
 - cc. Offices, Including Professional and Medical Services and Dental Uses
 - dd. Personal Service Establishments*
 - ee. Planned Unit Development* (In compliance with standards in 15.03.F)
 - ff. Restaurants – Conventional*
 - gg. Restaurants - Drive In*
 - hh. Retail Sales Establishment*
 - ii. Townhouses* (3 or more units)
 - jj. Veterinary Facilities*
 - kk. Wholesale and Warehouse Facilities*

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4. Design Requirements

All uses permitted in the Mixed Development District must meet the landscaping and buffering requirements in Section 15.02.

G. Commercial (C)

1. Purpose

The purpose of this district is to provide appropriate locations for neighborhood commercial, general commercial and highway services commercial uses.

2. Uses Permitted by Right

- a. Adult Foster Care Large Group Home*
- b. Adult Foster Care Medium Group Home*
- c. Auto Body Repair Shop* (Gasoline Service Station*)
- d. Automobile Sales, New and Used*
- e. Bar*
- f. Billboard adjacent to M-15 (In compliance with state law)
- g. Building Material*, Farm Implement*, Garden* and Auto Parts Supplies*
- h. Business Service Establishment*
- i. Car Wash*
- j. Community Buildings*
- k. Country Club*
- l. Crop Production*
- m. Drive-Thru Establishment*
- n. Fraternal or Similar Social Club*
- o. Commercial Freestanding Towers* (when in compliance with section 15.03(G))
- p. Gasoline Service Stations*
- q. General Building Contractor's Establishment*
- r. Greenhouses* and Nurseries*, Commercial
- s. Hospital*
- t. Hotel*
- u. Jobbing and Machine Shop*
- v. Library*
- w. Mini-Warehouse
- x. Monument and Art Stone Production*
- y. Mortuaries and Funeral Home
- z. Motel*
- aa. Municipal Buildings*
- bb. Offices*
- cc. Offices, Including Professional and Medical Services and Dental Uses
- dd. Personal Service Establishment*

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- ee. Pet Cemeteries
- ff. Restaurants – Conventional*
- gg. Restaurants – Drive In*
- hh. Retail Sales Establishment*
- ii. Theater*
- jj. Veterinary Facilities*

- 3. Uses Permitted by Conditional Use Permit
 - a. Amusement Facilities*
 - b. Churches (2 acre minimum)
 - c. Convalescent Home*
 - d. Crematories*
 - e. Elderly housing
 - f. Finishing or Assembly Facilities*
 - g. Manufacturing Facilities*
 - h. Museum*
 - i. Pet Crematories*
 - j. Wholesale and Warehouse Facilities*

H. Industrial (I)

1. Purpose

The purpose of this district is to provide appropriate locales for industrial operations or industrial parks*.

2. Uses Permitted by Right

- a. Auto Body Repair Shop* (Gasoline Service Station*)
- b. Butchering, Commercial*
- c. Billboard adjacent to M-15
- d. Crematories*
- e. Dry Bulk Blending Plant*
- f. Fabrication, Forming, Molding of Metal or Plastic Products*
- g. Fertilizer Blending Plant*
- h. Finishing or Assembly Facilities*
- i. Commercial Freestanding Towers* (when in compliance with section 15.03(G))
- j. Gasoline Service Station*
- k. Grain Elevator*
- l. Greenhouses* and Nurseries*, Commercial
- m. Industrial Park*
- n. Jobbing and Machine Shop*
- o. Library*
- p. Manufacturing Facilities*

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- q. Manufacturing of Electrical and Electronic Equipment*
 - r. Mini-Warehouse
 - s. Monument and Art Stone Production*
 - t. Processing of Agricultural Products*
 - u. Wholesale and Warehouse Operations*
3. Uses Permitted by Conditional Use Permit
- a. Pet Cemeteries & Crematories*
 - b. Convalescent Home*
 - c. Crop production*
 - d. Roadside stand*
 - e. Chemical Manufacturing*
 - f. Drop forge, Hammering, and other similar processing activities
 - g. Elderly housing
 - h. Fuel storage Facilities*
 - i. Petroleum refining*
 - j. Salvage Yard*
 - k. Sawmill*
 - l. Large Scale Commercial Energy System*

Section 8.03H3 Text Amended per Ordinance 2023-3

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SECTION 8.04 SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size (sq. ft. or acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Building Height* (feet)	Maximum Building Height (stories)	Minimum Front Yard Setback (feet) Measured from ROW	Minimum Side Yard Setback (feet) (a)	Minimum Rear Yard Setback (feet)	Minimum Livable Floor Area per unit	Maximum Dwelling Unit Density
"A" Agricultural Non-Cluster	49,500 sq. ft.	200	247.5	35	2.5	40	8	20	1200 for 1 story 1400 for 2 story (with 1000 on 1st floor)	(e) 1 per 20 acres (See Section 9.07)
"RA" Residential / Agricultural Non-Cluster	30,000	200	150	35	2.5	40	8	20	"	N/A
"R-1" Low Density Residential	18,000	120	150	35	2.5	40	8	20	"	N/A
"R-2" Medium Density Residential	18,000	120	150	35	2.5	40	8	20	(b)	4 units per acre for multiple family units
"MH" Mobile Homes	Mobile Homes in Mobile Home Parks must meet the requirements of the Mobile Home Commission Act									N/A
"C" Commercial	18,000	120	150	35	2.5	(c)	5	20	N/A	N/A
"I" Industrial	40,000	200	200	35	2.5	(c)	30	50	N/A	N/A
"MD" Mixed Development	7,200	60	120	35	2.5	20	(d)	(d)	N/A	N/A

Footnotes

- * See Section 3.04 for height limitations related to the Zehnder Field airport located in adjacent Frankenmuth Township.
- (a) On corner lots* both yards fronting on a street are front yards and all other yards are side yards.
- (b) The minimum floor area, per unit, for multiple family dwellings shall be as follows:
 - 600 square feet for efficiency unit.
 - 720 square feet for one bedroom unit.
 - 840 square feet for two bedroom unit.
 - 960 square feet for three bedroom unit.
 - 120 square feet for each additional bedroom over three.
- (c) Setback shall vary based on the type of road that the parcel fronts upon as follows:
 - 50 foot setback from centerline of road along State Highway.
 - 30 foot setback along county roads.
- (d) Side yard setbacks will be based on the type of adjacent uses and the type of buffering provided as specified in Section 15.02 Buffer Yards.
- (e) Density regulations apply to single family residences* built or moved on to a parcel after the effective date of this ordinance. Density is based on the size of parcels of record as of the effective date of this ordinance. Fractional units of 50% or more are rounded up, less than 50% are rounded down.

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SECTION 8.05 SCHEDULE OF USES

In the table below the codes in the district columns are as follows:

“R” is a Use Permitted by Right

“C” is a Use Permitted by Conditional Use Permit

AGRICULTURAL USES	A	RA	R-1	R-2	MH	C	I	MD
Crop Production	R	R	R	R		R	C	R
Equestrian Sport Facilities	R	R						
Feed Lots	C							
Grain Elevators							R	
Raising of Livestock and Horses	R	R						
Roadside Stand	C	C					C	

COMMERCIAL USES	A	RA	R-1	R-2	MH	C	I	MD
Amusement Facilities						C		C
Auto Body Repair Shop (Gasoline Service Station)						R	R	C
Automobile Sales, New and Used						R		C
Bars						R		C
Building Material, Farm Implement, Garden and Auto Parts Supplies						R		C
Business Service Establishments						R		C
Butchering, Commercial							R	
Car Wash						R		C
Crematories						C	R	
Drive-Thru Establishment						R		C
Finishing or Assembly Facilities						C	R	C
Commercial Freestanding Towers	R	R				R	R	
Gasoline Service Stations						R	R	C
Golf Driving Range								
Greenhouses and Nurseries, Commercial	R	R				R	R	
Hotels						R		C
Kennels, Commercial	C	C						
Landing Fields, Private	R	R	C					
Manufacturing Facilities						C	R	C
Mini-Warehouse						R	R	
Mortuaries and Funeral Homes						R		C
Motels						R		C
Offices						R		C
Offices, Including Professional and Medical Services and Dental Uses						R		C
Personal Service Establishment						R		C

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COMMERCIAL USES (continued)	A	RA	R-1	R-2	MH	C	I	MD
Restaurants – Conventional						R		C
Restaurants – Drive In						R		C
Retail Sales Establishments						R		C
Theaters						R		R
Veterinary Facilities						R		C

INDUSTRIAL USES	A	RA	R-1	R-2	MH	C	I	MD
Airports, Small Aircraft	C							
Chemical Manufacturing							C	
Drop Forge, Hammering, and Other Similar Processing Activities							C	
Dry Bulk Blending Plant							R	
Fabrication, Forming, Molding of Metal or Plastic Products							R	
Fertilizer Blending Plant							R	
Fuel Storage Facility							C	
General Building Contractor's Establishment						R		C
Industrial Parks							R	
Jobbing and Machine Shops (Eliminate "per job basis" from definition)						R	R	C
Manufacturing of Electrical and Electronic Equipment							R	
Monument and Art Stone Production						R	R	C
Petroleum Refining							C	
Processing of Agricultural Products							R	
Sand and Gravel Extraction (w/50 front yard & 100 side yard setback of mining area)	C							
Sawmills							C	
Wholesale and Warehouse Facilities						C	R	C

MISCELLANEOUS	A	RA	R-1	R-2	MH	C	I	MD
Billboards – Adjacent to M-15 in accordance with State regulations						R	R	

PUBLIC/QUASI-PUBLIC USES	A	RA	R-1	R-2	MH	C	I	MD
Campgrounds	C	C		C				
Cemeteries	C	C						C
Houses of Worship (2 acre minimum)	R	R	R	R		C		R
Community Building		C	C	C		R		C
Convalescent Home	C	C	C	C	C	C	C	C
Correctional Facilities								
Country Club		C	C	C		R		C

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PUBLIC/QUASI-PUBLIC USES (continued)	A	RA	R-1	R-2	MH	C	I	MD
Elderly Housing	C	C	C	C	C	C	C	C
Fraternal or Similar Social Clubs		C	C	C		R		C
Golf Courses	C	C						R
Hospitals				R		R		R
Libraries	R	R	R	R	R	R	R	R
Municipal Buildings						R		C
Museums	R	R		R		C		R
Parks – Non-Profit	C	C	C	C				R
Pet Cemeteries and Pet Crematories						R	C	
Schools	R	R	R	R				R

RESIDENTIAL USES	A	RA	R-1	R-2	MH	C	I	MD
Adult Foster Care Family Home	R	R	R	R				R
Adult Foster Care Large Group Home						R		
Adult Foster Care Medium Group Home			C	C		R		C
Adult Foster Care Small Group Home	R	R	R	R				R
Apartments (3 or more units)				C				C
Bed and Breakfast Operations	R	R	R	R				R
Boarding Houses	R	R		R				R
Duplexes (Must meet double the lot requirements of a single family residence)	C	C	C	R				R
Family Day Care Home	R	R	R	R				R
Group Day Care Home	C	C	C	C				C
Home Occupations	R	R	R	R				R
Lodging Houses (Limitations based on number of rooms)	R	R	R					R
Mobile Home Park					R			
Planned Unit Development		C	C	C				C
Single Family Residence	R	R	R	R				R
Townhouses (3 or more units)				C				C
Temporary residence for farm labor or medical hardship	C	C						