

Chapter 6

Land Use Districts

SECTION 6.1 DIVISION OF THE TOWNSHIP

For the purpose of this Ordinance, the Township of Lincoln is divided into the following Zone Districts:

R-1	Single Family Low Density
R-2	Single Family Medium Density
B-1	Business
B-2	Business
M-1	Light Industrial
M-2	Heavy Industrial

SECTION 6.2 OFFICIAL ZONING MAP

The boundaries of said zoning districts are hereby established as shown on the Zoning Map of Lincoln Township, which accompanies this Ordinance, and which map, with all notations, reference and other information shown thereon, shall be as much a part of this Ordinance as if fully described herein. The Zoning Map shall be maintained and kept up to date at the Township Hall, accessible to the public, and shall be final authority as to the current zoning status of lands, buildings, and other structures in the Township.

SECTION 6.3 INTERPRETATION OF BOUNDARIES

- a. Boundaries indicated as approximately following the streets or highways or the center line of said roadways shall be construed to be such boundaries.
- b. Boundaries indicated as approximately following Township Boundary lines or following lot lines shall be construed as following said lines.
- c. Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel to and at such distance from as indicated by given distance or scaled dimension.

SECTION 6.4 SCOPE OF REGULATIONS

No building or structure, or part hereof, shall hereafter be erected, moved, constructed, altered or used and no use of any lot or parcel within the Township of Lincoln shall be made unless it conforms with the provisions of the Ordinance and with the regulations specified for the district in which it is located.

The regulations applying to such districts include specific limitations on the use of land and structure, height and bulk of structures, density of population, lot area, yard dimensions and area of lot that can be covered by each structure.

Uses not expressly permitted are prohibited. Any business, organization, enterprise or use in violation of local, state or federal law is prohibited and is a violation of this Ordinance.

MAP 1 ZONING MAP

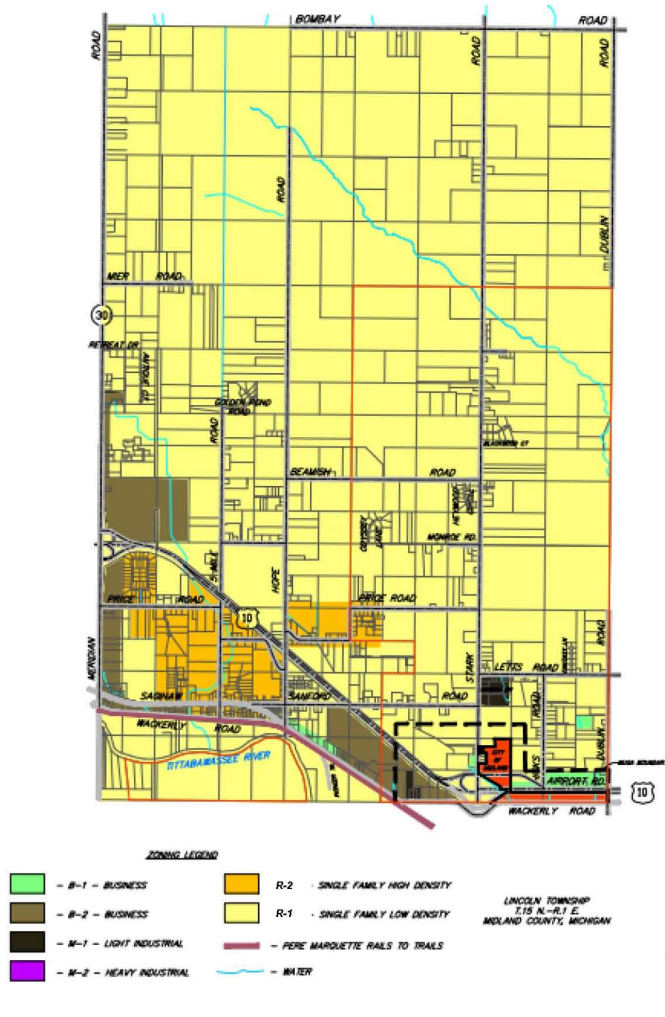


TABLE 3 INTENT AND PURPOSE OF DISTRICTS

ZONING DISTRICT	STATED INTENT AND PURPOSE
Residential R-1 Low Density	Provides a settling for single family residential uses, together with such related uses as schools, churches and recreational uses. The regulations are designed to encourage a residential environment of compatible low density dwellings on individual lots.
Residential R-2 Medium Density Residential	Provides for a medium density residential environment of a high quality. The district is further intended to provide for flexible and creative varieties of single-family development and for two, three and four family residential structures.
Business B-1	This district accommodates office uses, office sales uses, business services and certain personal services. The district is intended as a transition area between residential area and more intensive business development and is intended principally for day-time business functions.
Business B-2	Provides essential service needs to the highway traveler and to accommodate businesses serving a regional market.
Industrial M-1	Is intended primarily for light manufacturing uses which possess few, if any, nuisance characteristics pertaining to the potential for explosion, radioactivity, smoke, dust, noxious or harmful wastes that would pollute streams or soil, vibration, noise, or odor. This District also contemplates uses of land that are not within the scope of uses permitted in the commercial and residential district but are not detrimental to the public health, safety, or welfare in connection with the uses for which such districts are established. All businesses in the M-1 District must meet the Hazard and Nuisance Prevention Requirements of this Ordinance.
Industrial M-2	This district establishes and preserves areas for industrial and related uses of a nature so that they do not create serious problems of compatibility with other kinds of land uses. This district is intended to make provisions for medium to heavy industrial uses and for certain kinds of business uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of the businesses in these areas. All businesses in the M-2 District must meet the Hazard and Nuisance Prevention Requirements.

TABLE 4 USES FOR ALL DISTRICTS

ZONING DISTRICT R = Use by RIGHT S = Use by SPECIAL USE PERMIT	R-1	R-2	B-1	B-2	M-1	M-2
Accessory uses	R	R	R	R	R	R
Automobile Repair				R	R	R
Body shops					R	R
Car wash				S		
Cemeteries	S		R	R		
Clubs, halls				S		
Commercial cleaning plants						S
Commercial recreation facilities				S		
Commercial schools			R	R	R	R
Consumer retail and service outlets				R		
Contractor storage yards					R	R
Day nurseries		S	R	R		
Farming: general	R					
Fireworks storage					R	R
Fuel sales					R	R
Funeral homes		S	R	R		
Gas stations				R	R	R
Golf courses and Country Clubs, public and private areas	S	S				
Greenhouses				R		
Home occupations	R	R				
Industrial parks					S	S
Institutions: Educational	S	S				
Institutions: Human care	S	S				
Institutions: Religious	S	S	R	R		
Institutions: Rehabilitation		S				
Institutions: Social	S	S				
Institutions: Substance Abuse		S				

ZONING DISTRICT R = Use by RIGHT S = Use by SPECIAL USE PERMIT	R-1	R-2	B-1	B-2	M-1	M-2
Kennels				R		
Laboratories					R	R
Lumber , hardware, plumbing, heating, electrical sales				R		
Manufactured housing parks				S		
Manufacturing					R	R
Motels/hotels				S		
Multiple-family dwellings		S	R	R		
Nurseries				R		
Open air businesses				R		
Outdoor uses					R	R
Park, public, recreational		R				
Planned unit developments	S	S	S	S		
Personal service establishments			R	R		
Production, processing, assembling, treatment or packaging of goods					R	R
Professional offices			R	R		
Public buildings		S	R	R		
Public service/utility installations	S	S	S	S	R	R
Restaurants, Bars and Taverns			S	R		
Resource extraction	S				S	S
Retail food establishments			R	R		
Salvage yard and resource recovery facilities						S
Self-storage/mini-storage				R	R	R
Sewage treatment and disposal						S
Sexually oriented businesses, Adult media stores						S
Single-family dwelling	R	R				

ZONING DISTRICT R = Use by RIGHT S = Use by SPECIAL USE PERMIT	R-1	R-2	B-1	B-2	M-1	M-2
Small printing and reproduction centers				R		
Social buildings			R	R		
<u>Solar Energy Facilities</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
State licensed residential facilities for 6 or fewer residents		R				
State licensed residential facilities for 7-20 residents		S				
Storage of waste disposal vehicles						S
Temporary outdoor uses			S	R		
Towing					R	R
Truck terminals					R	R
Two-family dwellings		R	R	R		
Vehicle and machine repair, trailers, boats				R	R	R
Vehicle Sales, new and used; leasing				R		
Veterinary hospitals				R		
Warehouse and storage					R	R
Wholesale and distributing					R	R
Wireless communication facilities					S	S

TABLE 5 DIMENSIONS FOR ALL DISTRICTS

ZONING DISTRICT	R-1	R-2	B-1	B-2	M-1	M-2
Lot Area, Min. sq. ft.	1 acre	1 acre	None	None	25,000 sq ft	25,000 sq ft
Lot Width, Min.	132 ft Corner lot 165 ft frontage	132 ft Corner lot 165 ft frontage	None	None	125 ft	125 ft
Front Yard, Min.	50 ft	50ft.	60 ft	60 ft	60 ft	60 ft
Back Yard, Min.	25 ft	25ft.	None	25 ft 100 ft abutting R-1 or R-2	100 ft abutting R-1 or R-2	100 ft abutting R-1 or R-2
Side Yard	25 ft	25ft.	25 ft 100 ft abutting R-1 or R-2	25 ft 100 ft abutting R-1 or R-2	None	None
Housing Unit., Min. sq. ft.	900 sq ft; 600 sq ft on ground floor for multi-story	900 sq ft; 600 sq ft on ground floor for multi-story	N.A.	N.A.	N.A.	N.A.
Housing Unit, Min. dim.	16'	16'	NA	NA	NA	NA
Height, Max. Feet	2 ½ stories or 35 ft	2 ½ stories or 35 ft	2 ½ stories or 35 ft	2 ½ stories or 35 ft	3 ½ stories or 45 ft	3 ½ stories or 45 ft
Coverage, Max. Percent	35%	35%	50%	50%	50%	75%

TABLE 6 USES – R-1 DISTRICT

R-1 Residential – Low Density Single Family	
Permitted Uses	Special Land Uses
Accessory Uses	Cemeteries
General Farming	Institutions: Human care, Religious, Educational, Social
Home Occupations	Planned Unit Developments
Single Family	Public and private golf courses, country clubs, parks
	Public Utility transformer stations
	Resource Extraction
	Solar Energy Facilities

TABLE 7 DIMENSIONS – R-1 DISTRICT

Residential: Single Family High Density District, R-1 (Min area = 1 acre)

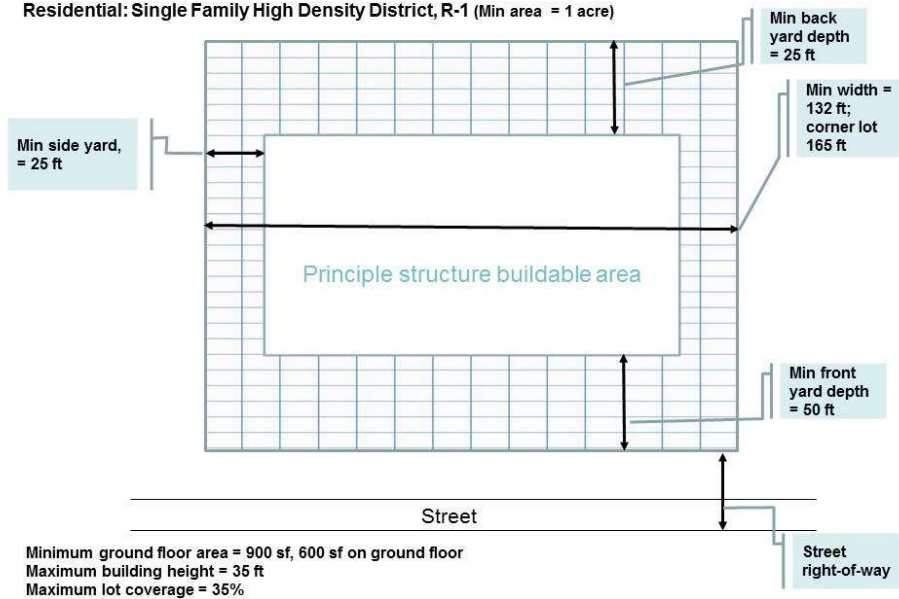


TABLE 8 USES – R-2 DISTRICT

R-2 Residential – Single Family (Medium Density Residential)	
Permitted Uses	Special Land Uses
Accessory Uses	All uses permitted by SUP in R-1
Home Occupations	Day nurseries
Public Parks, Public Recreation	Funeral Homes
Single Family	Institutions: Rehabilitation, Substance Abuse
State Licensed Residential Facilities for fewer than 7	Multiple Family dwellings
Two-Family	Public Buildings, Public Service Installations
	State Licensed Residential Facilities for 7-20

TABLE 9 DIMENSIONS – R-2 DISTRICT

Residential: Single Family Low Density District, R-2 (Min area = 1 acre)

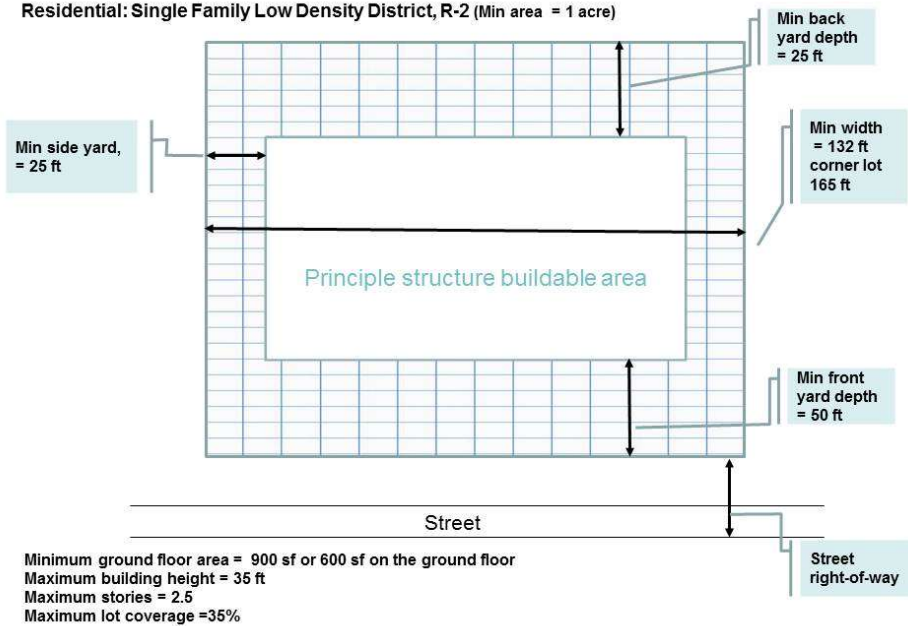


TABLE 10 USES – B-1 DISTRICT

B-1 Business	
Permitted Uses	Special Land Uses
Cemetery	Planned Unit Developments
Commercial schools	Public utility transformer stations, substations, gas regulator stations, utility control functions
Day Nurseries	Restaurants and Dining Establishments
Funeral Homes	Temporary Outdoor Uses
Institutions: Religious	Solar Energy Facilities
Multiple-Family Dwellings	
Personal Service Establishments	
Professional offices	
Publicly owned buildings, exchanges, public utility offices	
Retail Food Establishments	
Social and Public Buildings	
Two family dwellings	

Formatted Table

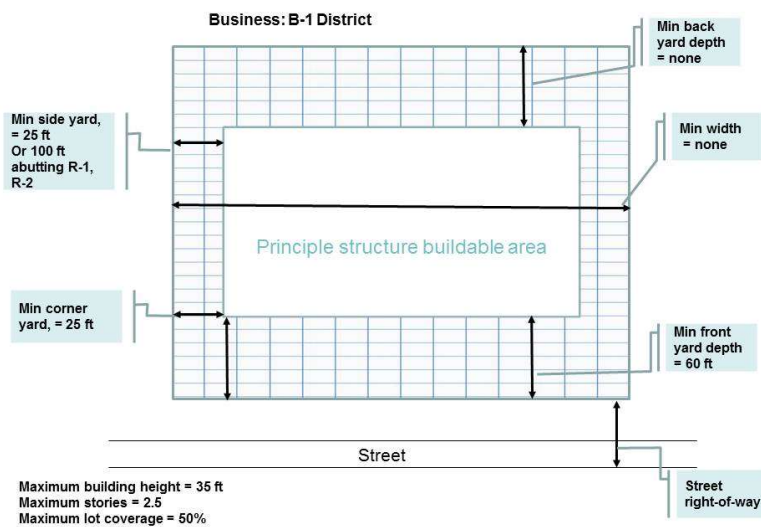
TABLE 11 DIMENSIONS – B-1 DISTRICT

TABLE 12 USES – B-2 DISTRICT

B-2 Business	
Permitted Uses	Special Land Uses
All uses permitted by right in B-1	All uses permitted by SUP in B-1
Consumer retail and service outlets	Automobile Car Wash
Gas stations	Commercial recreation facilities
Greenhouses, Nurseries, Open Air Business	Manufactured Housing Park
Kennels, Veterinary Hospitals and Clinics	Motel/hotel
Lumber, hardware, plumbing, heating, electrical sales	Planned Unit Developments
Ministorage	Clubs, Halls
New, used automobile sales lots, leasing services	Solar Energy Facilities
Restaurants, Bars and Taverns	
Servicing, Repair of Motor Vehicles, trailers, boats	
Small printing and reproduction centers	
Temporary Outdoor Uses	

Formatted Table

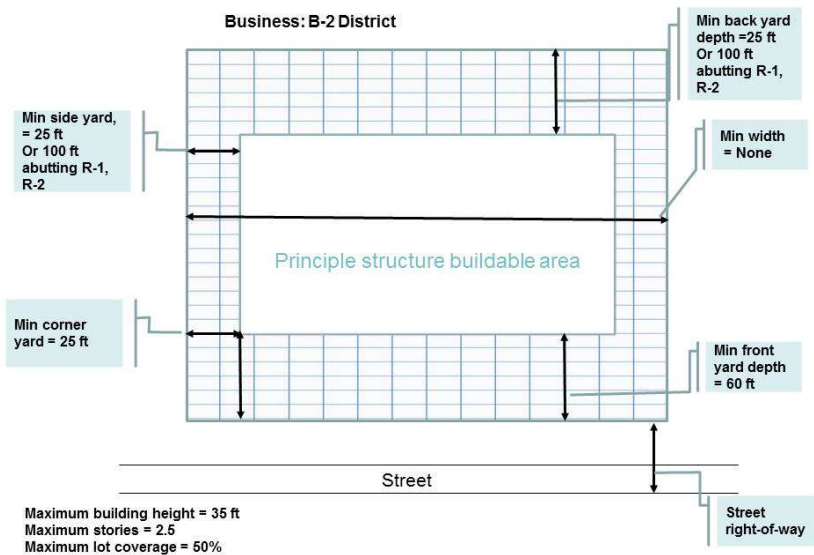
TABLE 13 DIMENSIONS – B-2 DISTRICT

TABLE 14 USES – LIGHT INDUSTRIAL DISTRICT, M-1

M-1 Industrial	
Permitted Uses	Special Land Uses
Commercial Schools	Industrial Park
Contractor Storage Yards	Wireless Communication Facilities
Fireworks Storage	Resource Extraction
Fuel Sales and Gas stations	Solar Energy Facilities
Labs	
Ministorage	
Manufacturing	
Outdoor Uses	
Productions, processing, assembling, treatment or packaging of goods	
Public Service Installations	
Truck Terminals	
Vehicle Repair, Body Shops, Towing	
Warehouse and storage	
Wholesale and distributing	

Formatted Table

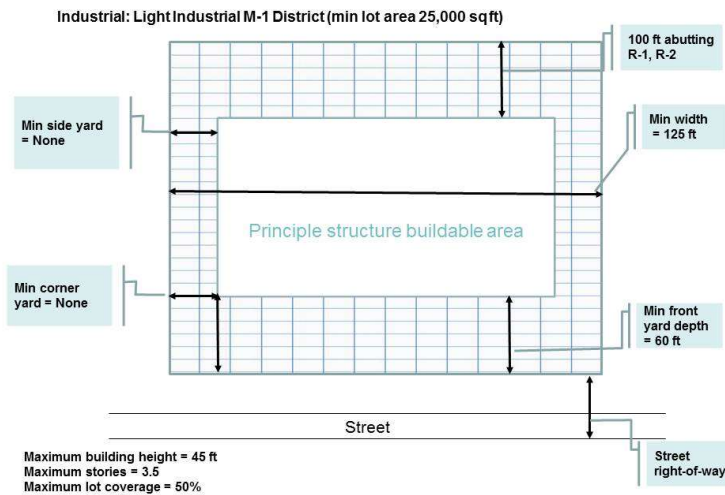
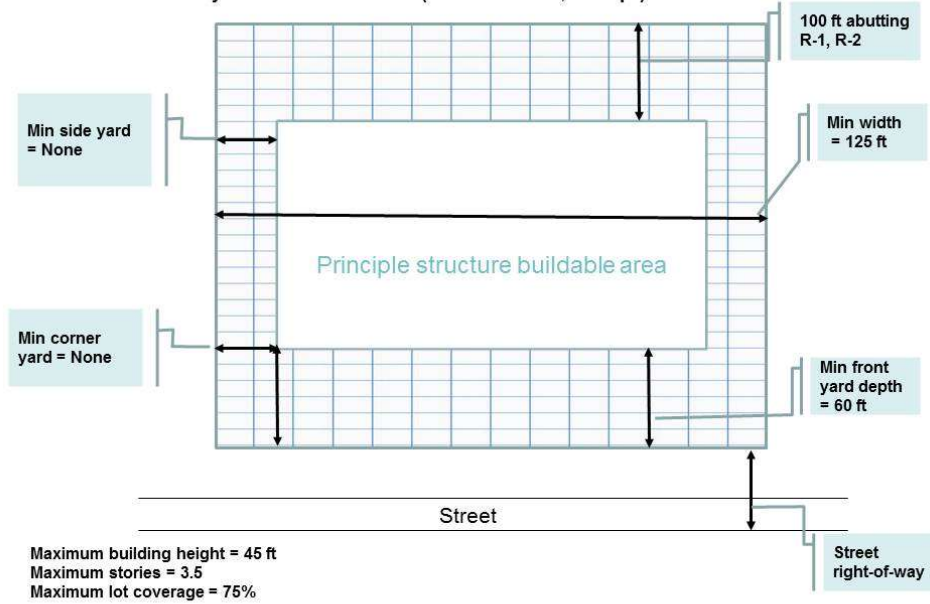
TABLE 15 DIMENSIONS – M-1 DISTRICT

TABLE 16 USES – M-2 DISTRICT

M-2 Industrial	
Permitted Uses	Special Land Uses
All uses permitted by right in M-1	All uses permitted by SUP in M-1
	commercial cleaning plants
	salvage yard, resource recovery facilities,
	Sewage Treatment and disposal,
	Sexually oriented business, adult media stores
	Soil extraction, pond construction
	storage of waste disposal vehicles
	Resource Extraction
	Solar Energy Facilities

TABLE 17 DIMENSIONS – M-2 DISTRICT

Industrial: Heavy Industrial M-2 District (min lot area 25,000 sq ft)



SECTION 6.5 GENERAL USE REQUIREMENTS

- a. All outdoor storage shall be screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, which fence or wall shall be at least four feet (4') in height, but in no case lower than the enclosed storage, up to a maximum of eight feet (8') in height. Such storage shall be deemed to include the parking of licensed motor vehicles over one and one-half (1 ½) tons rated capacity.
- b. **USES IN THE INDUSTRIAL DISTRICT SHALL CONFORM TO THE FOLLOWING STANDARDS:**
 - 1) Emit no smoke, odorous gases or other odorous matter in such quantities as to be offensive at or beyond any boundary of the use of the parcel.
 - 2) Shall only have vehicular access via a hard surface paved road as approved by the Midland County Road Commission, including the road system that connects it to the state and federal designated highway routes by means of an access road(s).
 - 3) When adjacent to or across the road from existing residential developments or zoning districts an industrial use of a lot or parcel shall provide a screening in accordance with the zoning ordinance.
 - 4) Permitted industrial uses shall be served by a public sewer service or an approved packaged sanitary treatment facility, approved by the Midland County Health Department. All packaged treatment plant facilities shall provide a minimum of secondary level treatment and shall be in conformance with all applicable federal, state and local standards and regulations. The collections system used in conjunction with a packaged treatment facility shall be located and designed to readily connect into a future public sewer service system without the need for reconstruction of any main or lateral sewer links.