

Table 3-1
PURPOSES of ZONING DISTRICTS

Table 3-1 identifies the principal purposes of the Districts of this Ordinance.

DISTRICTS	PURPOSE
<u>ALL DISTRICTS (except where provided otherwise)</u>	
All Districts	<ol style="list-style-type: none"> 1) Uses shall protect environmental resources including wetlands, woodlands and water courses. 2) Districts shall be located in coordination with the Lake Township Master Plan. 3) Uses shall minimize negative impacts on surrounding land uses. 4) Commercial, industrial and other non-residential uses are to complement the community's character through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) Uses shall facilitate safe and efficient vehicular and non-motorized travel. 6) Uses shall be served by adequate facilities and services including sewage disposal, potable water, fire protection, and roads.
<u>AGRICULTURAL DISTRICTS</u>	
AG Agricultural	<ol style="list-style-type: none"> 1) Provide opportunities for and encourage agriculture. 2) Retain land areas that are well suited for production of plants and animals useful to humans, due to soil, topographic and other conditions, or which support nearby agricultural operations such as wetlands and woodland stands. 3) Provide opportunities for low density residential lifestyles. 4) See also the "All Districts" purpose statement above.
<u>RESIDENTIAL DISTRICTS</u>	
RR Rural Residential R-1 Single-Family Residential R-2 Single-Family Residential	<ol style="list-style-type: none"> 1) Provide opportunities for single and/or two-family residences of incrementally decreasing lot sizes and increasing density, to accommodate varying rural and suburban lifestyles. 2) Meet the varied housing needs of current and future residents. 3) In the case of the R-1 District, provide opportunities for lakefront residential development that preserves the environmental and visual character of Lake Huron. 4) Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services. 5) See also the "All Districts" purpose statement above.
R-MF Multiple Family	<ol style="list-style-type: none"> 1) Provide opportunities for apartment, townhouse and similar multiple family developments to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
R-MHC Manufactured Housing Community	<ol style="list-style-type: none"> 1) Provide opportunities for manufactured housing communities to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
RB Residential Business	<ol style="list-style-type: none"> 1) To provide opportunities for commercial lodging facilities of a single-family dwelling character. 2) See also the "All Districts" purpose statement above.

Table 3-1 Continued on Next Page

Table 3-1 Continued (Purposes of Zoning Districts):

DISTRICTS	PURPOSE
<u>BUSINESS DISTRICTS</u>	
B-1 Local Business	<ol style="list-style-type: none"> 1) To provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents, visitors and the highway traveler. 2) Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single lot and in coordination with surrounding lots. 3) Facilitate safe, convenient and efficient vehicular circulation and pedestrian and other non-motorized modes of travel within the development, including linkages to neighboring commercial uses. 4) Facilitate development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) See also the "All Districts" purpose statement above.
<u>INDUSTRIAL DISTRICTS</u>	
I-1 Light Industrial	<ol style="list-style-type: none"> 1) Provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes and the absence of objectionable external affects. 2) Development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 3) See also the "All Districts" purpose statement above.
<u>OTHER DISTRICTS</u>	
PUD Planned Unit Development	See Section 4.1, Planned Unit Development (PUD) District.
C Conservation	<ol style="list-style-type: none"> 1) Encourage the conservation of woodlands; wetlands; stream, river and lake environments including shorelines and natural corridors; and other important open spaces. 2) Protect open spaces that do not lend themselves to environmentally prudent development practices.

End of Table 3-1