

**Ordinance to Amend the Mecosta Township Zoning Ordinance  
[Text Amendments]**

THE TOWNSHIP OF MECOSTA ORDAINS:

**Section 1. AG Agricultural District- Permitted Uses.** Subsections 2.2 (B) and (C) of the Mecosta Township Zoning Ordinance are amended as follows:

- “Taxidermy and fur dressing” is added as subsection 2.2(B)18.
- Subsection 2.2(C)1. is deleted, and the remaining subsections of (C) are renumbered in numeric order.

**Section 2. AF Agricultural Forestry District – Permitted Uses.** Subsection 2.3(B) of the Mecosta Township Zoning Ordinance is hereby amended by adding the following as subsection (B)18: “Taxidermy and fur dressing.”

**Section 3. AF Agricultural Forestry District – Special Uses.** Subsection 2.3(C) of the Mecosta Township Zoning Ordinance is hereby amended to read in its entirety as follows:

(C) **Uses by Special Permit.** The following uses may be permitted by a special use permit upon specific approval by the Planning Commission, provided they are found to be in accordance with the provisions of Article 5:

1. Nursing homes, foster care homes and similar residential care facilities, including childcare facilities.
2. Licensed small aircraft landing fields.
3. Agricultural labor camps in compliance with Public Act 289 of 1965.
4. Communication Towers.
5. Large recreational gatherings, festivals, concerts, commercial sport facilities, country clubs.
6. Mineral extraction.
7. Campgrounds, camps and day camps.
8. Unlighted golf courses.
9. Livestock slaughtering, processing, and butcher shops and roadside sales which are not covered by generally accepted agricultural and

management practices promulgated under the Right to Farm Act.

10. Bed and Breakfast operations.
11. Public service buildings.
12. Motorized recreational activities.
13. Schools, churches, and other public and semi-public institutional uses.
14. Public and private parks, public, community or private club swimming pools.
15. Duplexes.
16. Group day care homes with no more than 14 minor children, located in the principal residence of the operator, as defined in the Zoning Enabling Act. Group day care homes shall be subject only to the standards provided in the Zoning Enabling Act.

**Section 4.**    **RR District – Special Uses.**    Subsection 2.5(C)5 of the Mecosta Township Zoning Ordinance is hereby amended to read: “Country clubs and similar recreational uses.”

**Section 5.**    **LR Lakes Residential – Special Uses.**    Subsection 2.9(C)1 of the Mecosta Township Zoning Ordinance is hereby amended by the deletion of subsection (f) “Schools”; (g) “Campgrounds”; and (h) “Golf Courses”. The remaining subsections of (C)1 shall be redesignated in alphabetical order.

**Section 6.**    **C – Commercial District – Permitted and Special Uses.**    Subsections 2.10(B) and (C) of the Mecosta Township Zoning Ordinance are hereby amended in to read in their entirety as follows:

(B)    **Permitted Uses.** Land and/or buildings in the district may be used for the following purposes as a permitted use:

**[1-11 unchanged]**

12. Family childcare and group homes with no more than fourteen minor children, located in the principal residence of the operator, as defined and subject to the conditions in Section 206 of the

Michigan Zoning Enabling Act.

**[13-30 unchanged]**

31. Coin operated laundry.
32. Storage areas.
33. Food and meat processing.
34. Automobile repair.
35. Private service clubs, fraternal organizations, banquet halls and meeting halls.
36. Childcare facilities.
37. Veterinarian offices.

(C) **Uses by Special Permit.** The following uses may be permitted by a special permit upon specific use permit upon specific approval by the Planning Commission, provided they are found to be in accordance with any applicable special use standards of this Ordinance, and the general special use standards set forth herein:

1. Multi family residential.
2. Schools.
3. Bottling, laundry and dry-cleaning plants.
4. Printing plants.
5. Contractor's storage yards.
6. Junk yards.
7. Tool and die and machine shops.
8. Similar light industrial uses which are compatible with commercial areas and cause a minimum of adverse effects beyond the boundary of the site upon which they are located.
9. Drive-in theaters.
10. Indoor and outdoor recreational facilities.
11. Sexually oriented businesses, at the locations specified and subject to Section 5.2A.

12. Motel, hotel.
13. Hospitals.
14. Kennels.
15. Truck operations.
16. Outdoor storage.
17. Communication towers.
18. Residential uses when associated with an on premises commercial activity.
19. Temporary sawmills.
20. Mineral extraction.

**Section 7.**    **C - Commercial District - Depth/Width.** Subsection 2.10(D)8 of the Mecosta Township Zoning Ordinance is hereby amended to read as follows: “**Maximum Lot Depth/Width.** Four to one.”

**Section 8.**    **HI - Highway Interchange - Campgrounds.** Subsection 2.11(C) of the Mecosta Township Zoning Ordinance is hereby amended by deleting subsection 3 “Campgrounds and similar open recreational uses” and renumbering the remaining subsections of (C) in numerical order.

**Section 9.**    **I – Industrial District.** Subsections 2.12(B) and (C) of the Mecosta Township Zoning Ordinance are hereby amended as follows:

- Subsection (B)6 is hereby amended to read: “Temporary sawmills and sawmills.”
- Subsection (C) is amended by the deletion of Subsection (C)6 “Temporary sawmills”.
- Subsection (C)7 is renumbered (C)6.

**Section 10.**    **Principal Use per Lot.** Section 3.5 of the Mecosta Township Zoning Ordinance is hereby amended to read in its entirety as follows:

In all districts, except as specifically provided for herein, no more than one

principal use or building shall be placed on a lot, except for groups of industrial, commercial, or agricultural buildings, multi-family dwelling complexes or manufactured housing communities, which are contained within a single integrated complex sharing site features, such as parking, access, or similar features.

**Section 11. Accessory Buildings.** Section 3.11 of the Mecosta Township Zoning

Ordinance is hereby amended to read in its entirety as follows:

(A) Where a lot is devoted to a permitted principal use, customary accessory uses and structures are permitted unless specifically prohibited. Accessory buildings and structures shall comply with all setback requirements of the ordinance, unless otherwise provided in the ordinance. In Districts R-1, R-2, and LR where there is no existing principal building, an accessory building may be permitted if it is accessory to a principal building located on a lot within 200 feet of the lot in which the accessory building is located, and does not exceed a maximum lot coverage of 15 percent of the lot or parcel.

(B) Accessory buildings shall be subject to the same setback and height requirements as principal buildings and shall be included within the maximum lot coverage limitations which apply in the zoning district in which the building is located.

(C) Mobile or modular homes or other buildings or structures designed or constructed for residential use or truck trailers or vehicle components shall not be converted to use as accessory structures.

**Section 12. Keeping of Equine in Residential Districts.** Subsection 5.2(T) of the

Mecosta Township Zoning Ordinance is hereby amended to read as follows:

(T) **Keeping of Equine in Residential Districts.** The keeping of equine and use of horses or other equine in private stables is permitted by right in the A, AG and AF districts or with special land use approval in the R-2, RR-2 and LR Districts. The intent of this section is to allow the keeping and use of horses solely for the pleasure of the owners and occupants of the of the premises, subject to the following conditions:

**[1-6 unchanged]**

**Section 13.**    **Family Childcare Homes.** The Mecosta Township Zoning Ordinance is hereby amended by revising the designation of Family Childcare Homes where it appears in Subsections 2.2(B)17; 2.3(B)17; 2.5(B)11; 2.6(B)7; 2.7(B)8; 2.8(B)11; and 2.9(B)7 to read as follows:

“Family Childcare Homes with no more than seven minor children, located in the principal residence of the operator, as defined and subject to the conditions in Section 206 of the Michigan Zoning Enabling Act.

**Section 14.**    **Group Childcare Homes.** The Mecosta Township Zoning Ordinance is hereby amended by revising the designation of Group Childcare Homes where it appears in subsections 2.2(C)16; 2.3(C)15; 2.5(C)15; 2.6(C)10; 2.7(C)10; 2.8(C)2; and 2.9(C)1(p) to read as follows:

“Group Childcare Homes with no than fourteen minor children, located in the principal residence of the operator, as defined and subject to the conditions in Section 206 of the Michigan Zoning Enabling Act as set forth in Section 2.6(C)(10) of this ordinance.

**Section 15.**    **Conformance with State and Federal Law.** Section 3.0 of the Mecosta Township Zoning Ordinance is hereby amended to read in its entirety as follows:

### **Section 3.0 Intent; Compliance with Law.**

(A) All uses and structures whether permitted by right or special use permit, shall be subject to the following general regulations of this article.

(B) This ordinance is subject to State and Federal Laws which may preempt or affect the application of this ordinance. Examples include but are not limited to the Michigan Right to Farm Act, licensing provisions for congregate living or care facilities, laws pertaining to communications equipment, mineral extraction, and public utilities, the Americans with Disabilities Act, and other statutes. This ordinance has been drafted and is updated from time to time for consistency with these laws. However, in the event of conflict between this ordinance and a state or federal law which preempts or supersedes local ordinance, the Zoning Administrator, enforcement officers, and administrative bodies will interpret and apply this ordinance consistently with law without the need to amend the language of this ordinance.

**Section 16. Redesignation and Editorial Changes.** To the extent not provided for above, the sections, subsections, and cross-references in this ordinance shall be amended to consecutive numerical or alphabetical order, to reflect the amendments above.

**Section 17. Publication; Effective Date.** Notice of adoption including a summary of the regulatory effect of this amendment shall be published in a newspaper of general circulation within the Township within 15 days after adoption. This ordinance shall become effective seven days following such publication.