



Michigan State University Extension
Land Use Series

Organization and Codification of a Zoning Ordinance

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What is Codification?

There is a logical progression, or order, to which various parts of a zoning ordinance. The order in which parts of a zoning ordinance appear in written form should follow this logical progression.

There is also an advantage to using a uniform codification system within a county or area of the state. Often people who use zoning (real estate agents, land appraisers, professional land surveyors and people looking at several sites with intent to buy one parcel) are looking at many different ordinances. It makes their job much easier if each ordinance is organized in the same way.

There are a number of county planning commissions in Michigan which have made it a goal to have the numbering system in each municipal zoning ordinance in their county follow a uniform codification system. This bulletin focuses on a sample of one such system.

*“Thirty seven million acres is
all the Michigan we will ever have”*
William G. Milliken

This is a fact sheet developed by experts on the topic(s) covered within MSU Extension. Its intent and use is to assist Michigan communities making public policy decisions on these issues. This work refers to university-based peer reviewed research, when available and conclusive, and based on the parameters of the law as it relates to the topic(s) in Michigan. This document is written for use in Michigan and is based only on Michigan law and statute. One should not assume the concepts and rules for zoning or other regulation by Michigan municipalities and counties apply in other states. In most cases they do not. This is not original research or a study proposing new findings or conclusions.

Numbering Style

The first task is to select a numbering style. This bulletin uses an outline style shown on the next page. The Section number (101 in the example, below) is numbered using a combination of the Article number (1) and the number of the section within that article (01). Another example would be section 7 of Article 34: 3407.

As illustrated below, each level of the outline also is indented a given number of tabs. Use of indentation makes the organization of the zoning ordinance easier to see and understand, and makes the ordinance more user friendly.

The example of a numbering system is here:

ARTICLE 10

101. Section Title

A. Subsection

1. Paragraph

a. Subparagraph

i. Sub-subparagraph

and so on.

Most newer word processors (such as Corel WordPerfect™ or Microsoft Word™) have automated outline or paragraph numbering feature which can be customized by the user. If the entire ordinance is typed using its automated numbering system then cross references within the ordinance can be done by the word processor. A cross reference is when the text in a zoning ordinance refers to another section of the ordinance, such as “see Section 8607 of this Ordinance.” Cross referencing can be done by placing “target” and “reference” codes in the text. This gives the computer the job of keeping all cross references up-to-date so there is no need to go back and figure out the new cross reference each time a new section is added somewhere, and having to change the numbering of several paragraphs after that point. See the help screen or software user manual for details on how this works with your word processor.

The Logic Behind the Order in Which Things Appear

There should be a systematic progression of the various parts of a zoning ordinance. A law, or in this case a zoning ordinance, is not written like a book. The glossary should not be at the end of the ordinance. It is toward the beginning. This is because the definitions of words should be established in the ordinance before they are used: First define the word, then use it. Another example is the section on nonconforming uses. It should follow the articles of the zoning ordinance which establish the regulations: First establish the regulations, then present the exceptions.

Starting here is a general discussion of how a sample zoning ordinance might be organized. Articles are numbered starting with 1 and ending with 98. Article numbering skips many numbers, both to leave room to add additional articles in the future, and to group articles on similar topics together.

Introductory Articles

The first article, Article 1, is devoted to the title, purposes, codification, and legal clauses of the zoning ordinance. The first task is to establish the ordinance title, how it is abbreviated. Spelling out the ordinance's purpose, explaining how it is organized and clearly indicating the state statute under which the ordinance is adopted should all be presented first. These types of items should be established before starting the "meat" of the zoning ordinance.

Second is Article 5, to define specific words used in the ordinance. Some zoning ordinances divide the definitions into two lists. First is to define words; second is to define uses. Some ordinances also adopt by reference the "North American Industry Classification System Short Titles" (NAICS),¹ (formerly known as the "Standard Industrial Classification System" or SIC). NAICS is a system that lists all economic enterprises into a numeric classification system. For example "grocery stores" is classified as 44511, and is grouped with other enterprises as part of subsector "food & beverage stores (445) which is further grouped with even more enterprises as part of sector "retail trade" (44-45). The advantage of using NAICS is the ability to use the NAICS definitions of nearly every type of land use, without having to reiterate the large number of definitions in the zoning ordinance.

General Regulations

The series of articles, numbered 10 to 19, are for regulations which apply in all zoning districts. That is to say the regulations apply everywhere in the municipality.

Article 10 is for general regulations. This is the article where regulations that are to be applied everywhere in the municipality and all types of uses: permitted uses, conditional uses, special uses. This article is further organized by placing sections on similar topics in groups numbered by 10.

- General provisions: Sections 1001 to 1009.
- Environmental, Water: Sections 1010 to 1019.
- Environmental, Solid Waste: Sections 1020 to 1029.
- Environmental, Land/other: Sections 1030 to 1039.
- Parcel & setback regulations: Sections 1040 to 1049.

¹ NAICS is available in book form: *North American Industry Classification System*, United States 1997, Executive Office of the United States President, Office of Management and Budget, ISBN 0-89059-097-4, Bernan Press, 4611-F Assembly Drive, Lanham, MD, 20706-4391 (800)274-4447 e-mail info@bernan.com; and can be viewed on the World Wide Web at URL: <http://www.ntis.gov/naics>.

- Vehicle access/roads/parking: Sections 1050 to 1059.
- Aesthetics, signs: Sections 1060 to 1069.
- Structure regulations: Sections 1070 to 1079.
- Dwelling/residential standards: Sections 1080 to 1089.
- Other special purpose: Sections 1090 to 1099.

Then, Article 14, is used to present regulations specifically for conditional use standards. In addition to general conditional use standards there may be specific standards for certain types of land uses. Those specific standards are in this article. As used here, conditional uses are in essence “special uses” as defined in the Michigan Zoning Enabling Act.² The intent of conditional use procedure is that the public hearing process would not normally be held, or the review process is in some other way streamlined compared to special use procedure.. Standards for conditional uses are those criteria which, if each one is met, means the conditional use permit must be granted.

Article 16 is used to present regulations specifically for special use standards. In addition to general special use standards there may be specific standards for certain types of land uses. Those specific standards are in this article. Standards for special uses are those criteria which, if each one is met, means the special use permit must be granted.

Districts

The next article, 18, is to establish the various zoning districts, often listing each zoning district, establishes the fact the zoning map exists and how it is identified, how changes are shown, how it is replaced if old or worn out and lists rules for interpreting the map.

The next series of articles, numbered 20 to 79 are for each zoning district which exists in the municipality. They are grouped as follows:

- Specific districts: Environmental, historic, special; Articles 20 - 29. Examples include wetland districts, river protection districts, sand dune districts, historic districts, civic center, and public/park districts.
- Specific districts: Agricultural, forestry, rural; articles 30 - 39. Examples include agriculture preservation or production districts, forest preservation or production districts, mining districts, rural residential districts.
- Specific districts: Residential; articles 40 - 49. Examples include all types of residential districts, single family, low, medium or high density; multiple family; and so on.
- Specific districts: Commercial; articles 50 - 59. Examples include retail, service, commercial, highway strip, downtown, secondary shopping type districts.
- Specific districts: Industrial: articles 60 - 69. Examples include industrial, manufacturing, warehouse, transportation districts.
- Overlay districts: Articles 70- 79. This set of districts are different than the above districts in that they “overlay” on top of the specific districts already established. Examples of overlay districts can include historic, lake or river shoreline overlay districts, sand dune overlay district, wellhead protection overlay district, airport height (airplane approach) limitations and so on.

² P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 *et seq.*) (This footnote, in earlier versions of this flyer, used to cite the following acts, each repealed as of July 1, 2006: For villages and cities the zoning enabling statute is the City and Village Zoning Act (being P.A. 207 of 1921, as amended, M.C.L. 125.581 *et seq.*); for townships and charter townships it is the Township Zoning Act (being P.A. 184 of 1943, as amended, M.C.L. 125.271 *et seq.*); for counties it is the County Planning Act (being P.A. 183 of 1943, as amended, M.C.L. 125.201 *et seq.*).

Administration and Process

The next series of articles (80 - 89) center on nonconformities, zoning administrator, permit process and procedures for the zoning ordinance.

Article 80, introduces the possible exceptions to the zoning district regulations and general regulations. This is where the condition existed prior to the adoption date of the zoning ordinance, or amendment – “grandfathering” or “nonconformities”.

Article 82 creates the office of the zoning administrator and spells out the zoning administrator’s duties.

Article 84 establishes the procedures for a regular or permitted use zoning permit.

Article 85 establishes the procedures for a conditional use permit.

Article 86 establishes the procedures for a special use permit.

Article 88 establishes the procedures for a planned unit development

Ordinance Administration

The last set of articles (Articles 90-99) center on ordinance administration.

Article 94 establishes the requirements for what is shown on a site plan and the procedure for review of the site plan.

Article 96 establishes the zoning board of appeals, spells out the duties of the appeals board, how members are appointed, procedures for seeking an appeal and interpretation of the ordinance or variance from the requirements of the zoning ordinance.

The last, article 98, discusses amending the zoning ordinance and that procedure, repeal of the zoning ordinance, and other miscellaneous provisions.

Sample Zoning Text for Codification

The following is a sample of zoning text which establishes this codification system for a zoning ordinance. It should be placed in the first article of the zoning ordinance.

The following is offered as sample ordinance or ordinance amendment language. It is intended as a starting point for a community to use when considering this issue.

This is a sample, meaning that it is not a definitive recommendation by the authors or MSU Extension. A sample is a starting point for discussion and development of an ordinance, ordinance amendment, or zoning ordinance amendment that is appropriate for a particular community. Conversely a model ordinance, or amendment, would be presented as the ideal or utopia intended as a recommended approach. This is not a model ordinance, or ordinance amendment. That means any numerical standard (dimensional standard) offered in the sample zoning amendment is just a starting point for discussion. Often there is already discussion about the standard in the commentary which is intended to provide a community with information to decide what the numerical standard should be for a particular community.

This document is written for use in Michigan and is based only on Michigan law and statute. One should not assume the concepts and rules for an ordinance or zoning by Michigan municipalities and counties apply in other states. In most cases they do not.

If zoning exists: If this is being done in a city, village, township, or county with its own existing zoning, then these provisions must be adopted pursuant to the Michigan Zoning Enabling Act. A step-by-step checklist of procedures to amend a zoning ordinance is available from Michigan State University Extension's Land Use Series: "Checklist # 4: For Adoption of a Zoning Ordinance Amendment (including some PUDs) in Michigan" is available from www.lu.msue.msu.edu.

Township with county zoning: If this is being done in a township that relies on county zoning, then the township must work with the county planning commission so these provisions are placed in the county's zoning ordinance pursuant to the Michigan Zoning Enabling Act. Checklist #4 is also applicable here.

Zoning done by a Joint Planning Commission: If this is being done in a municipality that relies on joint zoning, then the municipality must work with the joint planning commission so these provisions are placed in the joint zoning ordinance pursuant to the Michigan Zoning Enabling Act, Municipal Joint Planning Act, and the Joint Planning Ordinance and Agreement. Checklist #4 is also applicable here.

There are many different ways for a zoning ordinance to deal with the issues outlined here. The sample provided here is just one. It is written with the following assumptions:

1. The municipality already has a site plan review process in its zoning ordinance.
2. The section numbering system follows the standard system of codification presented in Michigan State University Extension's Land Use Series: "Organization and Codification of a Zoning Ordinance", available from lu.msue.msu.edu.
3. The municipality's attorney whom is experienced in municipal law (planning and zoning) will review any proposed amendments before they are adopted.

Following are the sample zoning ordinance [amendments] with commentary.

106. Codification

This Ordinance is codified by use of articles and sections, and organized in the following manner. Section numbers and article numbers not used in this Ordinance, or skipped, are reserved for future use.

- A. Article 1-9 for introductory material for this Ordinance.
 1. Article 1 for basic legal clauses such as but not limited to title, citation, purposes, legal basis, effective date, explanation of scope and codification.
 2. Article 5 for definitions of words and uses which are used in this Ordinance.
- B. Article 10-19 for general regulations applicable to all of the land under jurisdiction of this Ordinance.
 1. Article 10 for general regulations which are applicable in all zoning districts. This article is further subset as follows:
 - a. Sections 1000-1099 for general provisions.
 - b. Sections 1010-1019 for water related environmental regulations.
 - c. Sections 1020-1029 for solid waste related environmental regulations.
 - d. Sections 1030-1039 for land and other environmental regulations.
 - e. Sections 1040-1049 for parcel and setback regulations.
 - f. Sections 1050-1059 for vehicle access, road and parking regulations.
 - g. Sections 1060-1069 for aesthetic (sign, viewshed, sex oriented businesses and so on) regulations.
 - h. Sections 1070-1079 for structure (not dwelling) regulations.

- i. Sections 1080-1089 for dwelling and residential regulations.
 - j. Sections 1090-1099 for other special purpose general regulations which are not classified above.
2. Article 14 for standards for specific possible conditional uses.
 3. Article 16 for standards for specific possible special uses.
 4. Article 18 for establishment of the zoning map and definition of zoning districts.
- C. Articles 20-79 for each zoning district, further organized as follows with articles 20-69 organized from least intense to most intense:
1. Articles 20-29 for environmental, historic and other special zoning districts with each zoning district organized from least intense to most intense.
 2. Articles 30-39 for agricultural, forestry, rural and rural residential zoning districts zoning districts with each zoning district organized from least intense to most intense.
 3. Articles 40-49 for residential zoning districts with each zoning district organized from least intense to most intense.
 4. Articles 50-59 for commercial zoning districts with each zoning district organized from least intense to most intense.
 5. Articles 60-69 for industrial zoning districts with each zoning district organized from least intense to most intense.
 6. Articles 70-79 for overlay districts.
- D. Articles 80-89 for permit process and procedures.
1. Article 80 for nonconformities.
 2. Article 82 for administration of the Ordinance.
 3. Article 83 for permit procedures.
 4. Article 85 for conditional uses procedures.
 5. Article 86 for special uses procedures.
 6. Article 88 for planned unit development procedures.
- E. Articles 90-99 for Ordinance administration.
1. Article 94 for site plan review process.
 2. Article 96 for appeals board.
 3. Article 98 for Ordinance amendment, validity, enforcement and penalties.

Sample Table of Contents

For purposes of an example, the following is a Table of Contents of a zoning ordinance which follows the codification system outlined in this bulletin. Listing the title of each section can help clarify what parts of an ordinance are placed where.

General category/grouping of sections

ARTICLE number and ARTICLE title

Section number and Section title

Introduction sections and legal clauses

ARTICLE 1: TITLE, PURPOSES AND LEGAL CLAUSES

- 101. Title
- 102. Purposes
- 103. Legal Basis
- 104. Effective Date
- 105. Scope
- 106. Codification

ARTICLE 5: DEFINITIONS

- 501. Purpose
- 502. Undefined Words
- 503. Definitions of words
- 504. North American Industry Classification System
- 505. Definitions of Uses

General regulations applicable in all of the municipality

ARTICLE 10: GENERAL REGULATIONS

- 1001. Purpose
- 1002. Scope
- 1003. Bulk Regulations
- 1004. General Provisions
- Environmental, Water**
- 1010. Water Supply and Sewage Facilities
- 1011. Water Protection
- 1012. Vegetation Belt
- 1013. Hazardous Substance Groundwater Protection
- Environmental, Solid Waste**
- 1020. Waste Accumulation and Outside Storage
- Environmental, Land/other**
- 1030. Greenbelt
- 1031. High Risk Erosion Area
- 1032. Sand Dune
- 1033. Undevelopable Land

1034. Agriculture, and Agriculture-Like Requirements

Parcel & setback regulations

1040. Fences

1041. Buffer Zone

1042. Parcel Width to Depth Ratio

Vehicle access/roads/parking

1050. Access to Public Roads

1051. Driveway and Curb Cuts

1052. High-Forest Fire Urban Interface Regulations

1053. Private Road

1054. Traffic Visibility at Corners

1054. Vehicular Parking Space, Access and Lighting

Aesthetics, signs

1060. Signs

1061. Night Sky, Outside Lighting Regulations

1062. Landscaping Standards

1063. Sex-oriented Businesses

Structure regulations

1070. Height

1071. Location of Accessory Buildings and Structures

1072. Temporary Dwellings

1073. Communication Tower Facilities (permitted use)

1074. On-Site Wind Energy Systems and Anemometer Tower (permitted use)

1075. On-Site Solar Energy Systems (permitted use)

Dwelling/residential standards

1080. Dwellings

1082. Second Dwelling on a Parcel

1083. Additional Living Unit in Dwellings.

1085. Home Occupations (permitted or automatic use)

1086. Vacation (short term) Rentals)

Other special purpose

1090. Marijuana (Marihuana) Facility

ARTICLE 14: CONDITIONAL USE SPECIFIC STANDARDS

1401. Purpose

1402. Non-farm home in an Agricultural Production districts.

1403. Upstairs rental units in commercial districts.

ARTICLE 16: SPECIAL USE SPECIFIC STANDARDS

1601. Purpose

1602. Any in River Corridor District

1603. Any in Agriculture Preservation District

1604. Livestock Agriculture

1605. Campgrounds

1606. Vacation Rental (short term) Absentee Landlord

1607. Cottage Industry (Home Business Enterprise)

1608. Mobile Home Parks

1609. Sex-oriented Businesses

1610. Mining

1611. Temporary mining

1612. Manufacturing, Trucking and Warehousing

1613. Junkyards

1614. Sweetening Plants

1615. Utility-Scale Wind Energy Systems

1616. Utility-Scale Solar Energy Systems

ARTICLE 18: GENERAL ZONING DISTRICT PROVISIONS

1801. Establishment of Districts

1802. Provision for Official Zoning Map

1803. Identification of Official Zoning Map

1804. Changes to Official Zoning Map

1805. Authority of Official Zoning Map

1806. Replacement of Official Zoning Map

1807. Rules of Interpretation

1808. Application of Regulations

Specific districts; environmental, historic, special

ARTICLE 20: RIVER CORRIDOR DISTRICT

2001. Purpose

2002. Permitted Uses

2003. Special Uses

2004. Regulations and Standards

ARTICLE 25: WETLAND CONSERVATION DISTRICT

- 2501. Purpose
- 2502. Permitted Uses
- 2503. Special Uses
- 2504. Regulations and Standards

ARTICLE 27: CIVIC CENTER DISTRICT

- 2701. Purpose
- 2702. Permitted Uses
- 2703. Special Uses
- 2704. Regulations and Standards

ARTICLE 29: MULTIPLE USE DISTRICT

- 2901. Purpose
- 2902. Permitted Uses
- 2903. Special Uses
- 2904. Regulations and Standards

Specific districts; agricultural, forestry, rural

ARTICLE 30: AGRICULTURE PRESERVATION DISTRICT

- 3001. Purpose:
- 3002. Permitted Uses:
- 3003. Conditional Uses:
- 3004. Special Uses:
- 3005. Permitted Use Regulations and Standards
- 3006. Special Use and Conditional Use Regulations and Standards

ARTICLE 34: FOREST PRESERVATION DISTRICT

- 3401. Purpose
- 3402. Permitted Uses
- 3403. Special Uses
- 3404. Regulations and Standards

ARTICLE 37: RURAL RESIDENTIAL DISTRICT

- 3701. Purpose
- 3702. Permitted Uses
- 3703. Special Uses
- 3704. Regulations and Standards

Specific districts; residential

ARTICLE 40: RESIDENTIAL DISTRICT

- 4001. Purpose
- 4002. Permitted Uses
- 4003. Special Uses
- 4004. Regulations and Standards

ARTICLE 42: SPECIAL RESIDENTIAL DISTRICT

- 4201. Purpose
- 4202. Principal Uses Permitted
- 4203. Special Uses
- 4204. Regulations and Standards

ARTICLE 44: MULTIPLE FAMILY RESIDENTIAL DISTRICT

- 4401. Purpose
- 4402. Permitted Uses
- 4403. Special Uses
- 4404. Regulations and Standards

Specific districts; commercial

ARTICLE 50: NEIGHBORHOOD-COMMERCIAL DISTRICT

- 5001. Purpose
- 5002. Permitted Uses
- 5003. Special Uses
- 5004. Regulations and Standards

ARTICLE 53: COMMERCIAL DISTRICT

- 5301. Purpose
- 5302. Permitted Uses
- 5303. Special Uses
- 5304. Regulations and Standards

ARTICLE 55: HIGHWAY COMMERCIAL DISTRICT

- 5501. Purpose
- 5502. Permitted Uses
- 5503. Special Uses
- 5504. Regulations and Standards

ARTICLE 57: LAKEFRONT COMMERCIAL DISTRICT

- 5701. Purpose
- 5702. Permitted Uses

5703. Special Uses

5704. Regulations and Standards

ARTICLE 59: DOWNTOWN BUSINESS DISTRICT

5901. Purpose

5902. Permitted Uses

5903. Special Uses

5904. Regulations and Standards

Specific districts; industrial

ARTICLE 60: LIGHT INDUSTRIAL DISTRICT

6001. Purpose

6002. Permitted Uses

6003. Special Uses

6004. Regulations and Standards

ARTICLE 63: INDUSTRIAL DISTRICT

6301. Purpose

6302. Permitted Uses

6303. Special Uses

6304. Regulations and Standards

ARTICLE 67: LAKEFRONT INDUSTRIAL DISTRICT

6701. Purpose

6702. Permitted Uses

6703. Special Uses

6704. Regulations and Standards

Overlay districts

ARTICLE 70: HISTORIC OVERLAY DISTRICT

7001. Purpose

7002. Overlay District

7003. Uses Permitted

7004. Use Regulations

7005. Historic Standards

7006. Review Procedure

7007. Site Plan

ARTICLE 72: LAKE SHORELINE OVERLAY DISTRICT

7201. Purpose

7202. Area Affected

7203. Permitted Uses

7204. Regulations

ARTICLE 74: SAND DUNE OVERLAY DISTRICT

7401. Purpose

7402. Area Affected

7403. Parcels Affected

7404. Application Requirements

7405. Permitted and Prohibited Uses

7406. Site Plan Review

7407. Use Standards

7408. Sand Dune Special Use Project Review Procedures

7409. Nonconforming Uses

7410. Variances

7411. Penalties

ARTICLE 76: WELLHEAD PROTECTION OVERLAY DISTRICT

7601. Area Affected

7602. Wellhead Protection Zones

7603. Sector A Land Use Prohibitions

7604. Sector B Land Use Restrictions

7605. Sector C Land Use Prohibitions

7606. Conflicting Federal or State Regulations

7607. Nonconforming Land Uses in this Overlay Zone

ARTICLE 78: AIRPORT OVERLAY DISTRICT

7801. Area Affected

7802. Height Limitations

7803. Unlawful Land Uses

7804. Conflicting Federal or State Regulations

Permit process and procedure

ARTICLE 80: NONCONFORMITIES

8001. Purpose

8002. Regulations

8003. Extensions

8004. Repairs and Maintenance

- 8005. Building Damage
- 8006. Completion
- 8007. Non-Use
- 8008. Historic Buildings
- 8009. Change of Tenancy or Ownership
- 8010. High Risk Erosion
- 8011. Nonconforming Special Uses
- 8012. Nonconforming Uses

ARTICLE 82: ADMINISTRATION OF THIS ORDINANCE

- 8201. Purpose
- 8202. Zoning Administrator
- 8203. Zoning Administrator Duties

ARTICLE 84: PERMITS

- 8401. Land Use Permits
- 8402. Land Use Applications
- 8403. Permit Exemptions
- 8404. Start Work Deadline
- 8405. Void Permits

ARTICLE 85: CONDITIONAL USES

- 8501. Purpose
- 8502. Authority to Grant Permits
- 8503. Application and Fee
- 8504. Information Required in Application
- 8505. Review for Completeness
- 8506. Consideration and Decision
- 8507. Conditional Use Permit Standards
- 8508. Conditional Use Permit Conditions
- 8509. Record of Conditional Use Permit
- 8510. Security Requirement
- 8511. Amendment of Conditional Use Permits
- 8512. Transfer of Conditional Use Permits
- 8513. Void Permits
- 8514. Construction Code Permit

ARTICLE 86: SPECIAL USES

- 8601. Purpose
- 8602. Authority to Grant Permits
- 8603. Application and Fee
- 8604. Information Required in Application
- 8605. Review for Completeness
- 8606. Notice of Public Hearing
- 8607. Hearing and Decision
- 8608. Special Use Permit Standards
- 8609. Special Use Permit Conditions
- 8610. Record of Special Use Permit
- 8611. Security Requirement
- 8612. Amendment of Special Use Permits
- 8613. Transfer of Special Use Permit
- 8614. Construction Code Permit
- 8615. Expiration of Special Use Permits
- 8616. Violation of Permit

ARTICLE 88: PLANNED UNIT DEVELOPMENT

- 8801. Purpose
- 8802. Eligibility
- 8803. Procedure
- 8804. Basic restrictions and Modification Procedure

Ordinance administration

ARTICLE 94: SITE PLAN

- 9401. Purpose
- 9402. Site Plan Review
- 9403. Optional Sketch Plan Review
- 9404. Required Data for a Basic Site Plan
- 9405. Required Data for a Medium Site Plan
- 9406. Required Data for a Detailed Site Plan
- 9407. Required Data for a Site Plan Involving Special Groundwater Protection Provisions.
- 9408. Submission of a Site Plan
- 9409. Review for Completeness
- 9410. Standards for Site Plan Review
- 9411. Approval and Compliance

9412. Conditions of Site Plan Approval

9413. Security Requirement

9414. File Copies

9415. Zoning Permits

9416. Amendment of Site Plan

ARTICLE 96: APPEALS BOARD

9601. Appeals Board Established

9602. Duties of the Appeals Board

9603. Variance

9604. Voiding of and reapplication for Variance

9605. Interpretation of Ordinance Text

9606. Appeals to the Appeals Board

9607. Appeals Board Members

ARTICLE 98: AMENDMENT VALIDITY PENALTIES

9801. Initiating Amendments and Fees

9802. Amendment Procedure

9803. Conformance to Court Decree

9804. Violations and Penalties: Nuisance Per Se: Abatement

9805. Caption

9806. Repeal of Ordinance

9807. Pending Zoning Applications

9808. Validity and Severability Clause

9809. Period of Effectiveness

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To find contact information for authors or other MSU Extension experts use this web page:
<http://msue.anr.msu.edu/experts>.

Michigan State University Extension Land Use Series

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