

LELAND TOWNSHIP ZONING ORDINANCE

**Adopted July 8, 1996
Effective August 17, 1996**

**As Amended through
October 2016**

By Amendments:
1996-01 through 1996-07
1997-01 through 1997-18
1998-01 through 1998-03
1999-01 through 1999-07
2001-01 through 2001-02
2002-01
2004-01 through 2004-09
2006-03 through 2006-05
2007-01 through 2007-03
2009-01 through 2009-03
2013-01 through 2013-07
2014-01 through 2014-02
2015-01
2016-01 and 2016-02

**Leland Township
Leelanau County, Michigan**

provided that all requirements of the building code are met, and that adequate on site parking is provided, based on the standards of Section 21.03. (Amendment 2004-07)

D. Site Development Requirements

The following minimum and maximum standards shall apply to all uses and structures in the Village Commercial District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Conditions; or as varied pursuant to Article 4, Zoning Board of Appeals.

1. **Minimum Lot Area:** Six thousand (6,000) square feet.
2. **Minimum Lot Frontage and Lot Width:** Fifty (50) feet.
3. **Yard and Setback Requirements:**
 - a. Front yard: Five (5) feet.
 - b. Side yards: Five (5) feet, except that ten (10) feet shall be required on the street side of a corner lot or where a side yard abuts a residential zoning district.
 - c. Rear Yard: Five (5) feet, except that twenty-five (25) feet shall be required where a rear yard abuts a residential zoning district.
4. **Maximum Height:** Thirty-five (35) feet.
5. **Maximum Floor Area Per Building used for Commercial Retail Purposes:** Eight thousand (8,000) square feet, excluding dwelling floor area, except that businesses selling primarily fresh produce, dairy products, poultry and meats, and whose customers typically require a food cart for the collection of the food stuffs, shall not exceed fifteen thousand (15,000) square feet in commercial floor area.
6. **Maximum Lot Coverage:** Eighty (80) percent.
7. **Applicable provisions of:** **Article 19:** Nonconforming Uses; **Article 20:** Access Control and Private Roads; **Article 23:** Landscaping and Screening; **Article 24:** Environmental Provisions, and other provisions of this Ordinance as may be applicable.
8. **Provisions of Article 21:** Off-Street Parking and Loading apply to newly established C-1 districts but not to existing C-1 districts. (Amendment 1996-06)

Section 12.02 C-2: GENERAL COMMERCIAL DISTRICT

A. Intent: The General Commercial District is intended to accommodate commercial land uses which address retail and service needs of local, regional, and tourist populations and which typically are comparatively large in building area, encourage comparatively high levels of vehicular traffic or otherwise benefit from high levels of vehicular traffic and on-site parking, and/or do not significantly benefit from being located within a comparatively high level pedestrian traffic area. This District is intended to accommodate retail and service activities which are not generally compatible with the intended character of the Township's Village Commercial District. The General Commercial District is intended to implement, in part, the Mixed Use Area(s) component of the Leland Township Comprehensive Development Plan.

B. Uses Permitted By Right

1. Automobile dealership.
2. Automobile car wash.
3. Offices and showrooms of plumbers, electricians, decorator, or similar trades in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making, merchandise, and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices or display.
(Amendment 1999-01)

4. Wholesale businesses handling candy, drugs, jewelry, novelties, professional barber and beauty supplies, office supplies, radio and television parts, tobacco, and similar products.
5. Service establishments, including computer services, printing, publishing, photographic reproduction, blueprinting, and related trades or arts.
6. Building supply and equipment, for predominantly retail sales.
7. Private clubs and meeting halls.
8. Veterinarian clinic.
9. Accessory uses and structures customarily incidental to and subordinate to the permitted principal use. (Amendment 1999-01)
10. Single family dwelling. (Amendment 2001-01)
11. Standard restaurants. (Amendment 2009-02)

C. Special Land Uses Permitted By Special Approval

1. Public facilities, including parking lots, cemeteries, parks, schools, libraries, and similar uses and activities, including administrative buildings associated with public utilities and substations or structures and enclosures or shelters for utility service equipment and maintenance depots associated with public utilities.
2. Motor vehicle, trailer, and boat service and repair stations.
3. Open air business including automobile, truck, and boat sales; nursery and landscape supplies sales; sale of lawn furniture, farm equipment, and playground equipment, and similar outdoor businesses.
4. Clubs and other establishments which provide food or drink for consumption by persons seated within a building that is not part of a drive-in, and may also provide dancing and entertainment. (Amendment 2009-02)
5. Private parking facility.
6. Motels and hotels.
7. Funeral homes and mortuaries.
8. Mini storage facility.
9. Outdoor commercial recreation, excluding golf courses and country clubs. Accessory uses to the above permitted uses such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, offices for management functions, spectator seating and service areas, and locker rooms and rest rooms are permitted.
10. Schools under private sponsorship including trade schools.
11. Indoor commercial recreation facilities such as indoor theaters, bowling alleys, skating rinks or similar uses.
12. Marina.
13. Public or private office buildings. (Amendment 1997-09)
14. Adult related businesses. (Amendment 1997-17)
15. Single family dwellings.
16. Planned unit development. (Amendment 2004-07)
17. Conversion of existing structure to a condominium project with no more units than in existing structure or the number of units allowed by the district (whichever is greater); provided that all requirements of the building code are met, and that adequate on site parking is provided, based on the standards of Section 21.03. (Amendment 2004-07)

D. Site Development Requirements

The following minimum and maximum standards shall apply to all uses and structures in the General Commercial District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Conditions; or as varied pursuant to Article 4, Zoning Board of Appeals.

1. **Minimum Lot Area:** Eight thousand square feet (8,000) except where the parcel gains access from a minor or major thoroughfare, in which case a minimum lot area of one (1) acre shall be required.
2. **Minimum Lot Frontage and Width:** Fifty (50) feet, except where the parcel gains access from a minor or major thoroughfare, in which case the minimum lot frontage and

- width shall be two hundred (200) feet.
3. **Yard and Setback Requirements:**
 - a. Front yard: Five (5) feet (Amendment 2002-02)
 - b. Side yards: Five (5) feet (Amendment 2002-02)
 - c. Rear yard: Five (5) feet. (Amendment 2002-02)
 4. **Maximum Lot Coverage**: Eighty (80) percent.
 5. **Maximum Height**: Forty (40) feet. (Amendment 2013-07)
 6. Applicable provisions **Article 19**: Nonconforming Uses; **Article 20**: Access Control and Private Roads; **Article 21**: Off-Street Parking and Loading; **Article 22**: Signs; **Article 23**: Landscaping and Screening; **Article 24**: Environmental Standards; and other provisions of this Ordinance as may be applicable.

Section 12.03 C-3: WATERFRONT COMMERCIAL DISTRICT

A. Intent: The Waterfront Commercial District is intended to provide opportunities for recreation and transportation based public and commercial facilities that are uniquely dependent upon adjacency to lake and/or river resources, or which uniquely benefit from adjacency to such resources. This district is intended to be established only where a parcel has frontage upon a body of water and accommodate specific water-based needs of local residents, area tourists and business owners. Uses established in this District shall be planned and designed so as to not undermine the environmental resources and recreational value of such water sources, and to assure the continued and unimpeded enjoyment of abutting properties by land owners.

B. Uses Permitted By Right

1. Marinas.
2. Accessory uses and structures customarily incidental to and subordinate to the permitted principal use, including picnic and playground facilities, restrooms and public park facilities where such facilities are the principal use of the parcel.

C. Special Land Uses Permitted By Special Approval

1. Loading and unloading of industrial or commercial goods and passengers where such loading and unloading is the principal use of the waterfront frontage.

D. Site Development Requirements

The following minimum and maximum standards shall apply to all uses and structures in the Waterfront Commercial District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Conditions; or as varied pursuant to Article 4, Zoning Board of Appeals.

1. **Minimum Lot Area**: Ten thousand (10,000) square feet.
2. **Minimum Lot Frontage and Width**: One hundred (100) feet.
3. **Yard and Setback Requirements:**
 - a. Front yard: Twenty-five (25) feet.
 - b. Side yards: Twenty-five (25) feet.
 - c. Rear Yard: Twenty-five (25) feet.
4. **Maximum Height**: Thirty-five (35) feet.
5. **Maximum Floor Area per Building used for Commercial Purposes**: Six thousand (6,000) square feet.
6. **Maximum Lot Coverage**: Twenty (20) percent.
7. Applicable provisions of **Article 19**: Nonconforming Uses; **Article 20**: Access Control and Private Roads; **Article 21**: Off-Street Parking and Loading; **Article 22**: Signs; **Article 23**: Landscaping and Screening; **Article 24**: Environmental Standards; and other provisions of this Ordinance as may be applicable.
8. **Additional Marina Standards**: Marinas shall comply with the following standards and requirements: The Planning Commission may waive under site plan review proceedings