**INTRODUCTION**

This Chapter opens with a general description of a zoning plan. It is followed by a brief explanation of the relationship between this Master Plan and the zoning ordinances of Norwood Township. The intent and key dimensional standards of the zoning districts in each zoning ordinance are briefly described.

**WHAT IS A ZONING PLAN?**

A “zoning plan” is another term for a “zone plan”. What is clear is that zoning must be based on a plan, and if there is a Planning Commission such as is the case in Norwood Township, zoning must be based on the master plan that was newly adopted in the Township. It is also a requirement that the master plan must contain a zoning plan.

The requirement for a zoning plan has a long legal history in Michigan as the requirement has existed in every zoning-enabling act since the City-Village Zoning Act, PA 201 of 1921. The Michigan Zoning Enabling Act (MZEA), PA 110 of 2006 requires in Sec. 203 (1) that zoning be based on a plan and includes a long list of things that such a plan is designed to promote. The Michigan Planning Enabling Act (MPEA) has specific zoning plan requirements in Sec. 33 (2) (d).

The zoning plan can be inside the master plan (as a chapter or section), or it can be a separate document outside the master plan, but still adopted as a part of the master plan. The zoning plan really is a special plan and not a sub plan because it applies across the whole community and not to just a part of it-as sub plans do. In the past, some communities spread the zoning plan element throughout the master plan. While the MPEA does not prohibit that, it may present unnecessary legal risks if there were a challenge to the zoning ordinance which alleges the ordinance was not based on a valid master plan because the required plan elements could not be found in the master plan.

**REQUIRED ELEMENTS OF A ZONING PLAN**

1. A description of each of the zoning district, the general purpose of each district, a general description of the class of uses to be permitted in each district, and the general locations for those types of districts. Some use classes include single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, mining, etc.
2. A proposed schedule of regulations by district that includes at least, building height, lot area, bulk and setbacks.
3. The standards or criteria to be used to consider rezoning consistent with the master plan.
4. A proposed zoning map showing the location of proposed zoning district.
5. Lastly, Sec. 33 (2) (d) of the MPEA states “an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.”

This Plan fulfills that purpose for Norwood Township.
RELATIONSHIP TO MASTERPLAN
This Master Plan sets forth the vision, goals and policies for growth and development in Norwood Township for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure in the Township over this period, and will be periodically reviewed and updated at least once each five years. This chapter presenting the Zoning Plan, along with the rest of the relevant parts of this Master Plan, is intended to guide the implementation of and future changes to the zoning ordinances of each jurisdiction. Existing permitted uses of land, including density, setbacks and other related standards are as established in each zoning ordinance.

DISTRICTS AND DIMENSIONAL STANDARDS
Following are the general purposes and characteristics of zoning within Norwood Township. The specific purposes of each jurisdiction’s individual zoning districts and permitted land uses are listed in the specific district provisions of their respective zoning ordinances. The Section references indicate where detailed ordinance language for each district is located within each zoning ordinance.

Norwood Township

Agricultural
The predominant land uses in this District are primarily rural in character, including agricultural uses mixed with water bodies, forestlands and open lands. It is the intent of this Ordinance to conserve and promote the general continuance of these uses, where suitable conditions exist. The other land use prominent in the agricultural district is rural residential, which is compatible with the agricultural uses and will be allowed to continue.

The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

Conservation Reserve
The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Township particularly adapted to recreational and forest uses. The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments. If properly integrated, the inclusion of such uses is provided by special approval.

Low Density Residential
The land uses in this District are intended to encourage and accommodate residential structures located on existing smaller individual lots, parcels, or site condominiums along with other residential related facilities which serve the residents within the District.

Rural Residential
The Rural Residential (RR) District is designed to provide a location within the Township for low density single family residential housing.
Mobile Home park District

The purpose of the provisions of this District is to preserve the interests of the various types of residential developments which should be permitted in every community for the protection of residents of any mobile home type development, these regulations are considered as a minimum standard to be applied to all mobile home park developments in the Township.

Commercial District

The purpose in creating the Commercial District (C) is to provide a compatible mix of commercial and residential uses in designated areas of the Township.

Industrial District

The Industrial (I) District is designed to provide for a variety of manufacturing and light industrial uses, in areas of the Township which afford direct access to all-weather highways. All uses in the Industrial District are subject to Special Approval.

Zoning Regulations in Norwood Township

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<td>35 (c)</td>
<td>50 (a) (c) (f)</td>
<td>25 (f)</td>
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<td>Low Density Residential</td>
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<td>35</td>
<td>50’ (c)</td>
<td>15’ (d)</td>
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<tr>
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<td>15’</td>
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<tr>
<td>MH</td>
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<td>As regulated by the State of Michigan</td>
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<tr>
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<td>100 (b)</td>
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<tr>
<td>I</td>
<td>Industrial</td>
<td>2 acres</td>
<td>150’</td>
<td>2.5</td>
<td>35’</td>
<td>100’ (b)</td>
<td>50’</td>
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*D.U. Dwelling Unit

Footnotes to Schedule of Regulations:

a. For lots which border a lake or a stream, the minimum structure setback on the waterfront side shall be fifty (50) feet from the ordinary high water mark.
b. Side yards shall be increased in the Commercial (C) and Industrial (I) districts, where adjacent to any Conservation Reserve or Residential District. In such cases the adjacent District regulations will apply.

c. Planned Unit Development located on a major road shall be setback at least seventy (70) feet from the road right-of-way.

d. For lots of record, less than one hundred fifty (150) feet wide, the side yard setback shall be reduced to ten (10) feet.

e. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.

f. Agricultural accessory buildings shall be setback at least thirty five (35) feet or the height of the building from any lot line, whichever is greater, and shall be at least fifty (50) feet from the main dwelling.

PROPOSED CHANGES TO THE ZONING ORDINANCE

Because the Master Plan incorporates new policies, land uses, public improvements and other measures related to further improving quality of life in the Township there are changes to the Zoning Ordinance that should be made to make it fully consistent with the Plan and Future Land Use Plan. These changes are listed below. They include changes proposed by the Norwood Township Planning Commission and the Zoning Administrator, as well as members of the Township Board. These changes should be pursued as the need or opportunity presents itself, but before the Township initiates action to implement one of the recommendations or new policies in this Plan. That means the Planning Commission should identify the major policies it first wishes to implement and being work on the corresponding zoning changes at the same time. If a proposed development comes along that presents an opportunity to address another change in the list, it should be seized and changed at that time. At time public comments may result in the need to review and amend this plan before the zoning amendments are implemented.

Serious considerations should be made to making the following changes to the Zoning Ordinance:

► Adopt Planning Commission ordinance that complies with new MPEA
► Update Planning Commission by-laws
► Establish a Mobile Home District
► Create and implement a meteorological tower ordinance
► Investigate the creation of a wind turbine ordinance
► Have Planning Commission create a CIP Plan
► Create a zoning district for the Village of Norwood
► Investigate a working Transfer of Development Rights ordinance
► Investigate subdivision regulations
► Present annual report, work program and budget to Township Board
► Review cell tower ordinance changes based on citizens survey
► Look at need for separate dark skies ordinance or incorporate regulations into current zoning ordinance
► Outside display regulations need to be created
► Review fee schedule
► Review other current ordinances and make recommendations to Township Board
► Work on shared access management
► Review acreage regulations for Rural Residential
► Review ordinance for complete compliance to all new planning laws
► Investigate the need and cost feasibility of a sensitive development overlay
► Work with citizens to make sure that they are involved in changes that may be happening to the wording and regulations of the ordinance.

The Planning Commission will prioritize these changes and work on a smooth transition to the regulations that have to be implemented.