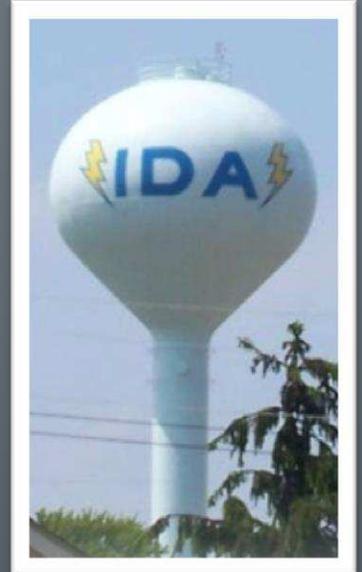


Ida Township

# Zoning Ordinance



2015



# Ida Township Zoning Ordinance

## Table of Contents

<b>Article 1</b>	<b>Title, Purpose, Scope, Construction, Validity, Severability, Conflict and Vested Right</b>	
Section 1.1	Title	1
Section 1.2	Purpose	1
Section 1.3	Scope and Construction Regulations	1
Section 1.4	Validity and Severability Clause	2
Section 1.5	Conflict with Other Laws, Regulations and Agreements	2
Section 1.6	Vested Right	3
<b>Article 2</b>	<b>Definitions and Rules Applying to Text</b>	
Section 2.1	Rules Applying to Text	5
Section 2.2	Definitions	6
<b>Article 3</b>	<b>Administration and Enforcement</b>	
Section 3.1	Zoning Administration	55
Section 3.2	Duties	55
Section 3.3	Special Land Uses	56
Section 3.4	Site Plan Review	60
Section 3.5	Condominium and Site Condominium Project Regulations	68
Section 3.6	Building Permits	73
Section 3.7	Certificates of Occupancy	74
Section 3.8	Use of Consultants	75
Section 3.9	Performance Guarantee	75
Section 3.10	Fees	76
Section 3.11	Violations and Penalties	77
Section 3.12	Amendments	77
<b>Article 4</b>	<b>Zoning Districts</b>	
Section 4.1	Establishment of Zoning Districts	85
Section 4.2	Provisions for the Official Zoning Map	85
Section 4.3	Changes to Official Zoning Map	85
Section 4.4	Authority of Official Zoning Map	86
Section 4.5	Interpretation of Zoning Districts	86
Section 4.6	AG-1 and AG-2, Restricted Agricultural Districts	87
Section 4.7	RA-1, RA-2 and RB, Single-Family Residential Districts	90
Section 4.8	RM, Multiple-Family Residential District	92
Section 4.9	MH, Manufactured Housing	93
Section 4.10	C-1, Commercial District	94
Section 4.11	LI, Light Industrial District	97

Section 4.12	PUD, Planned Unit Development District	100
Section 4.13	Schedule of Area, Height and Placement Regulations	102
Section 4.14	Footnotes to Schedule of Area, Height and Placement Regulations	103
Section 4.15	Additional Regulations	106

## **Article 5      General Provisions**

---

Section 5.1	Intent	109
Section 5.2	Access Management	109
Section 5.3	Accessory Buildings, Structures and Uses	118
Section 5.4	Essential Services	123
Section 5.5	Farm Dwellings	123
Section 5.6	Fences, Walls and Screens	124
Section 5.7	General Exceptions	125
Section 5.8	Home Business	126
Section 5.9	Home Occupation	128
Section 5.10	Open Space Preservation	129
Section 5.11	Open Space Preservation Option	130
Section 5.12	Similar Permitted and Special Land Uses	134
Section 5.13	Single-Family Dwellings, Manufactured Housing, Pre-fabricated Housing- Residential Design	134
Section 5.14	Storage of Vehicles	137
Section 5.15	Temporary Building and Structures	139
Section 5.16	Visibility at Intersections	141

## **Article 6      Special Provisions**

---

Section 6.1	Intent	143
Section 6.2	Adult and Child Day-Care Facilities	143
Section 6.3	Adult and Child Foster Care Facilities	145
Section 6.4	Adult Regulated Uses	146
Section 6.5	Airports, Airstrips and Heliports	148
Section 6.6	Animal Rescues or Shelters	148
Section 6.7	Artisan and Farmer's Markets	148
Section 6.8	Automobile Filling Stations, Repair Garages, Service Stations and Dealerships	149
Section 6.9	Automobile Washes or Car Wash Establishments	151
Section 6.10	Bed and Breakfast Establishments	152
Section 6.11	Cemeteries	153
Section 6.12	Churches and Houses of Worship	153
Section 6.13	Colleges, Universities and Technical Training Institutions	153
Section 6.14	Commercial and Recreational Vehicle Storage	153
Section 6.15	Community Waste Treatment Facilities	154
Section 6.16	Composting	155
Section 6.17	Container Warehouse Facilities	158
Section 6.18	Drive-Through Facilities	159

Section 6.19	Extracting, Removing, Filling, Depositing and Dumping Operations	159
Section 6.20	Funeral Homes and Mortuaries	168
Section 6.21	General Building and Landscape Contractor’s Offices and Yards	169
Section 6.22	General Hospitals, Mental Health Facilities, Medical Clinics and Urgent Care Facilities	170
Section 6.23	Golf Courses	170
Section 6.24	Gun Clubs, Firing and Archery Ranges	171
Section 6.25	Housing for the Elderly and Nursing Homes / Convalescent Centers	172
Section 6.26	Industrial or Commercial Waste Lagoon Ponds	175
Section 6.27	Industrial Park Standards	175
Section 6.28	Incineration of any Refuse, Industrial, Hazardous or Other Waste	176
Section 6.29	Intensive Livestock Operations	178
Section 6.30	Kennels (Commercial)	178
Section 6.31	Kennels (Private)	179
Section 6.32	Large Scale Retail Facilities	180
Section 6.33	Live / Work Units	183
Section 6.34	Livestock Auction Yards / Markets	184
Section 6.35	Manufactured Housing Park Development Standards	184
Section 6.36	Motels and Hotels	189
Section 6.37	Outdoor Display and Sales	189
Section 6.38	Outdoor Recreation Facilities	190
Section 6.39	Outdoor Sales of Automobiles or Vehicles	191
Section 6.40	Outdoor Furnaces	191
Section 6.41	Ponds	193
Section 6.42	Regulation of Animals	196
Section 6.43	Riding Stables, Commercial	198
Section 6.44	Roadside Produce Stands and Markets	199
Section 6.45	Seasonal and Transient Display of Products or Materials Intended for Sale	199
Section 6.46	Self-Storage Facilities	200
Section 6.47	Seasonal Outdoor Dining	201
Section 6.48	Solar Structures and Easements	202
Section 6.49	Special Events	202
Section 6.50	Veterinary Hospitals or Clinics	205
Section 6.51	Wind Energy Conversion Systems	206
Section 6.52	Wireless Communication Facilities	211

**Article 7 Environmental Provisions**

Section 7.1	Intent	223
Section 7.2	Airborn Emissions	223
Section 7.3	Building Grades	226
Section 7.4	Electrical Disturbance, Electromagnetic or Radio Frequency Interference	226
Section 7.5	Fire and Explosive Hazard	226
Section 7.6	Glare and Exterior Lighting	223
Section 7.7	Landscape and Screening	229

Section 7.8	Noise	245
Section 7.9	Radioactive Materials	247
Section 7.10	Safety	247
Section 7.11	Stormwater Management	247
Section 7.12	Use, Storage and Handling of Hazardous Substances, Storage and Disposal of Solid, Liquid and Sanitary Wastes	248
<b>Article 8 Planned Unit Development (PUD)</b>		
Section 8.1	Intent	251
Section 8.2	General Provisions	251
Section 8.3	Design Considerations and Site Development Capabilities	253
Section 8.4	Project Densities and Intensities	255
Section 8.5	Design Standards	256
Section 8.6	Application and Processing Procedures	259
Section 8.7	Conditions	263
Section 8.8	Phasing and Commencement of Construction	264
Section 8.9	Performance Guarantee	265
Section 8.10	Modifications to an Approved PUD Plan	265
<b>Article 9 Signs</b>		
Section 9.1	Intent	267
Section 9.2	General Conditions	267
Section 9.3	Permitted Ground Signs	270
Section 9.4	Permitted Wall Signs	271
Section 9.5	Permitted Temporary Signs	272
Section 9.6	Miscellaneous Permitted Signs	274
Section 9.7	Permits Required	277
<b>Article 10 Off-Street Parking and Loading</b>		
Section 10.1	Intent and Purpose	279
Section 10.2	General Provisions	279
Section 10.3	Off-Street Parking Requirements	281
Section 10.4	Table of Off-Street Parking Requirements	282
Section 10.5	Off-Street Parking Lot Design and Construction	288
Section 10.6	Off-Street Loading Requirements	290
Section 10.7	Off-Street Stacking Space for Drive-Through Facilities	291
Section 10.8	Requirements for Barrier-Free / Accessible Parking Spaces	293
<b>Article 11 Non-Conforming Lots, Uses and Structures</b>		
Section 11.1	Intent	295
Section 11.2	Non-Conforming Lots	295
Section 11.3	Non-Conforming Uses of Land	295
Section 11.4	Non-Conforming Structures	296
Section 11.5	Non-Conforming Structures and Land	296

Section 11.6	Repairs and Maintenance	297
Section 11.7	Uses Allowed as Conditional Approval Uses, not Non-Conforming Uses	298
Section 11.8	Change of Tenancy or Ownership	298

**Article 12 Zoning Board of Appeals**

---

Section 12.1	Creation	299
Section 12.2	Membership and Terms	299
Section 12.3	Meetings	300
Section 12.4	Appeal	300
Section 12.5	Jurisdiction	301
Section 12.6	Exercising Powers	302
Section 12.7	Notice	302