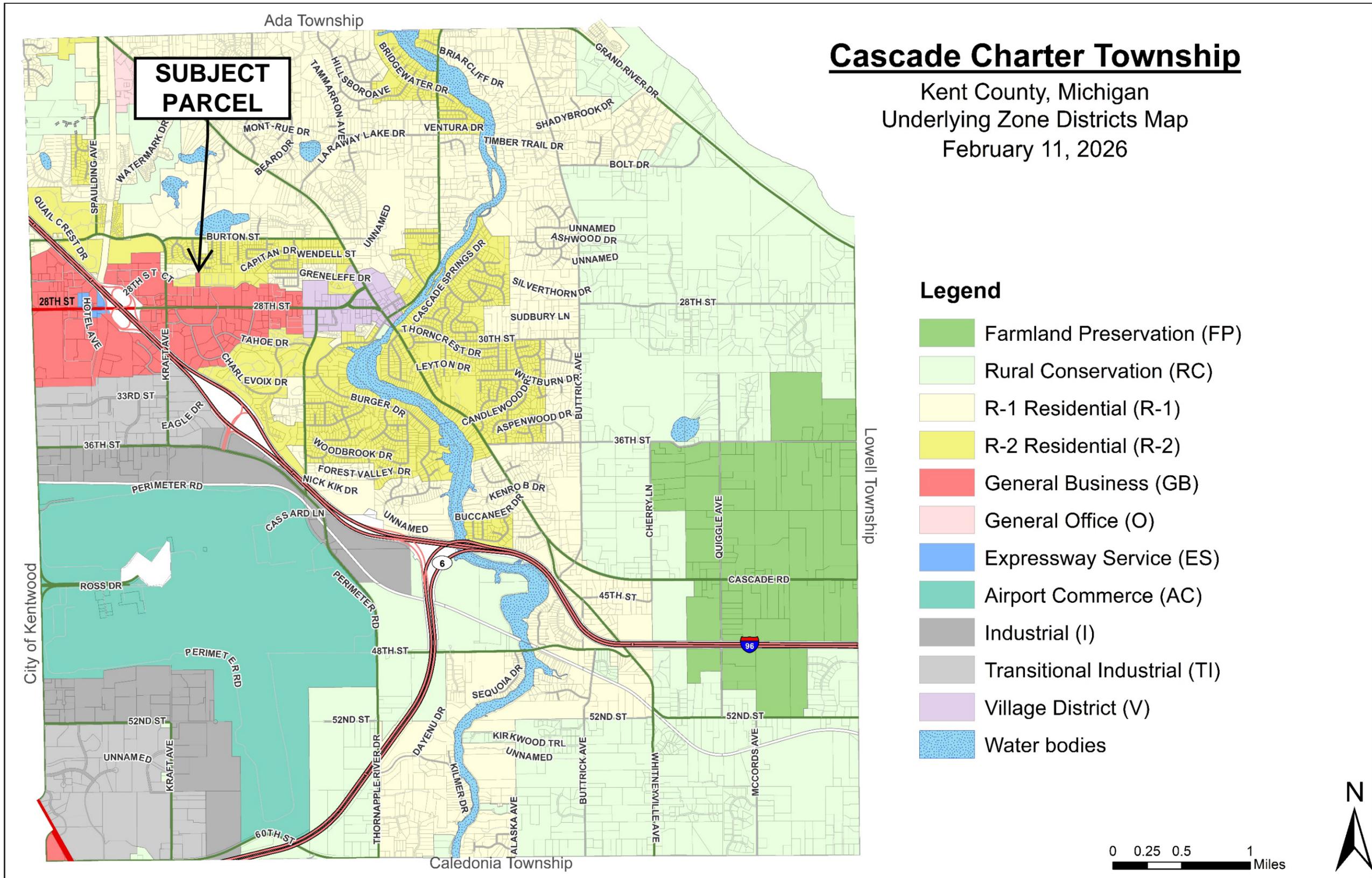


Section 2.3 District Boundaries Interpretation

- A. Where uncertainty exists as to the boundaries of districts as shown on the official map, the following rules shall apply:
 - 1. Boundaries depicted as approximately following the centerlines of streets shall be construed to follow such centerlines.
 - 2. Boundaries depicted as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such change. Boundaries indicated as approximately following the centerlines of streams or rivers shall be construed as following such centerlines.
 - 3. Boundaries depicted as approximately following lot or property lines shall be construed as following such lines.
 - 4. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
- B. The Zoning Board of Appeals shall be the approval authority when interpretation of district boundaries is necessary.

Section 2.4 Zone District Descriptions

- A. **Farmland Preservation (FP) District.** The FP, Farmland Preservation District is intended to support and encourage the continuation of agricultural land uses in Cascade Township. The purpose of this District is not to prohibit single-family land uses, but to discourage excessive lot splits and residential neighborhoods, as residential land uses tend to degrade farmland over time. This District is also intended to offer opportunities for supplemental income for farmers and agricultural producers to support the longevity of farmland uses. It is further the intent of this District to encourage the continuation of undeveloped land and open space.
- B. **Rural Conservation (RC) District.** This RC district is intended in part to conserve the rural open space qualities of the community and to allow low density residential development in areas where soil conditions, topography, vegetation and or lack of existing or programmed public utilities, water and sewer preclude and will continue to preclude for an extended period, more intensive development. It is further intended of this district to conserve large tracts of land suitable for agricultural and other specialized rural uses and to promote harmony between these uses and residences and the uses permitted in adjacent districts. The requirements of this district are such that if intense development and land subdivision is to occur, it shall be preceded by appropriate rezoning based on sound planning principles and the efficient programming of those public improvements and public utilities necessary to support the development.
- C. **R-1 Single Family Residential (R-1) District.** The R-1 district is intended to provide large-lot rural neighborhoods to accommodate single family detached homes and promote a low-density residential environment. Commercial activities are not contemplated, other than home occupations and limited community and educational uses.
- D. **R-2 Single Family Residential (R-2) District.** The R-2 district is intended to provide large-lot suburban neighborhoods to accommodate single family detached homes and promote a suburban low-density neighborhood. Commercial activities are not contemplated, other than home occupations and limited community and educational uses.
- E. **General Business (GB) District.** The GB district is intended to satisfy the land needs for a wide range of business uses and to cater to needs of a larger consumer population. This district recognizes the economic value or potential value of these lands as well as various problems often encountered in the development of these areas, including hazardous traffic conditions, traffic congestion, over development of lands, shopper inconvenience, and potential lack of amenities necessary to maintain long-range property values.
- F. **General Office (O) District.** The O District is intended to provide a variety of business, professional, executive, and administrative office uses, sports or club buildings, and related activities, as well as a limited range of personal services. Uses in this district, by virtue of their relatively low level of intensity, unobtrusive hours of operation, and architecture, may often serve as a transition between more intensive uses and residential uses.



Cascade Charter Township

Kent County, Michigan
 Underlying Zone Districts Map
 February 11, 2026

Legend

- Farmland Preservation (FP)
- Rural Conservation (RC)
- R-1 Residential (R-1)
- R-2 Residential (R-2)
- General Business (GB)
- General Office (O)
- Expressway Service (ES)
- Airport Commerce (AC)
- Industrial (I)
- Transitional Industrial (TI)
- Village District (V)
- Water bodies

Section 2.6 Mixed-Use Overlays

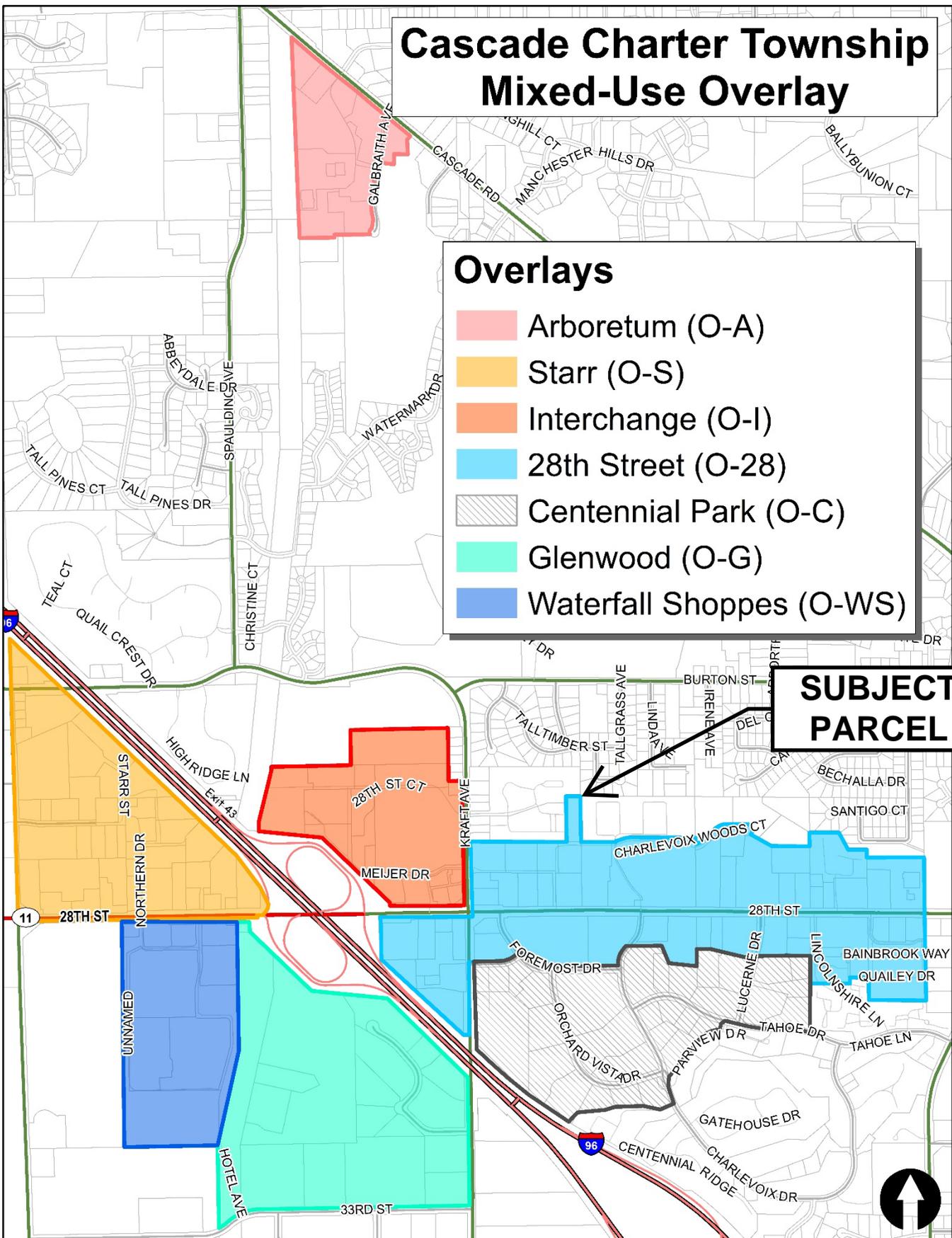
- A. **General Purpose and Intent.** The purpose of the Mixed-Use Overlay Districts described below is to create a customized mixed-use zoning system to encourage new development and redevelopment envisioned by the Township Master Plan. It is further the intent of the Mixed-Use Overlay Districts to establish requirements that support and elevate high-quality building and site design standards within specific commercial and mixed-use areas while simultaneously elevating public safety and appropriate Fire Department access. The Mixed-Use Overlay Districts have been identified in the following 8 overlays:
1. **28th Street (O-28) Overlay District.** The O-28 Overlay District is intended to create a modern land use and architectural fabric. This includes mixed-uses, commercial, medical, and office uses. It is envisioned the 28th Street Corridor will redevelop into a corridor with cross-access between businesses, right-sized parking areas, high quality landscaping, attractive signage, and high-quality building and site design. In this context, High Quality Building Design includes building materials constructed from brick, masonry, stone, siding, and other applicable materials. (Re)development sites should include robust frontage, parking lot, and general site landscaping elements.
 2. **Starr (O-S) Overlay District.** The O-S Overlay District is intended to allow the redevelopment of antiquated office and light industrial space into residential or more modern business spaces. Existing mature growth trees and natural spaces should be preserved. Further, new residential development proposals should include greenspace, open space, active or passive recreation space.
 3. **Glenwood (O-G) Overlay District.** The O-G Overlay District is intended to allow the redevelopment of antiquated office space into residential or more modern business spaces, and to allow residential or mixed-use development on remaining development sites. Existing mature growth trees and natural spaces should be preserved. Further, new residential development proposals should include greenspace, open space, active or passive recreation space.
 4. **Arboretum (O-A) Overlay District.** The O-A Overlay District is intended to encompass the business park along Cascade Road, east of Spalding. Current conditions include small commercial businesses surrounded by residential land uses. The Township should continue to support these local businesses but also offer opportunities for mixed-use redevelopment. Any new commercial development should be at a small-scale intended to serve adjacent residential homes.
 5. **Interchange (O-I) Overlay District.** The O-I Overlay District is intended to include the current Meijer store located on 28th Street and immediate parcels north and west of the store. Development activities here can include development or redevelopment of existing structures, as applicable. Existing conditions in this area include commercial businesses, hotels, and offices.
 6. **Waterfall Shoppes (O-WS) Overlay District.** The O-WS Overlay District encompasses an existing commercial and retail hub in Cascade Township. This area is a popular regional destination for general commercial activities. The area experiences high traffic volumes, frequent loading and unloading activities for big box retail stores, vast parking lots, and other similar features consistent with suburban commercial development on a large scale. The overarching vision for the future of this area is to support and maintain economic activities to occur in this area, but also support potential redevelopment, as applicable or appropriate.
 7. **Centennial (O-C) Overlay District.** The O-C Overlay District is intended to re-energize the declining office park land uses in the Township. Currently, Centennial Park is the locale for Cascade Township Hall, and other office businesses and buildings. The Centennial mixed-use area is envisioned to emerge into a walkable mixed-use node within the Township.
- B. **Map of Overlay Districts.** The boundaries of these mixed-use Overlays are shown upon the map attached hereto and made a part of this Ordinance. The Map of Overlay Districts attached hereto and on file with the Clerk of the Township, and all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if those notations, references and other information shown on it were fully set forth or described herein.

Cascade Charter Township Mixed-Use Overlay

Overlays

-  Arboretum (O-A)
-  Starr (O-S)
-  Interchange (O-I)
-  28th Street (O-28)
-  Centennial Park (O-C)
-  Glenwood (O-G)
-  Waterfall Shoppes (O-WS)

**SUBJECT
PARCEL**



Article 5. Permitted Uses



Section 5.1 Permitted Uses



	FP	RC	R-1	R-2	GB	O	ES	AC	HI	I	TI	O-28	O-S	O-G	O-C	O-A	O-I	O-WS	V-VC	V-VF	V-TC	V-O28	Definitions and Standards
Agricultural Uses																							
Agriculture/Farming Operations	P	P																					9.2.A
Agri-tourism/U-Pick Operations	A, SLU	A, SLU																					9.2.B
Barn Event Venue	A, SLU	A, SLU																					9.2.C
Commercial or Botanical Gardens	SLU	SLU																					9.2.D
Community Supported Agriculture (CSA)	SLU	SLU																					9.2.E
Composting Facilities	A, SLU	A, SLU							SLU	SLU													9.2.F
Concentrated Animal Feeding Operations (CAFO)	SLU																						9.2.G
Farmer's Market	P	P																					9.2.H
Food Processing	SLU	SLU																					9.2.I
Food Processing, Small Scale	A, SLU	A, SLU																					9.2.J
Nurseries, Greenhouses, Commercial	SLU	SLU																					9.2.K
Roadside Stands	A	A																					9.2.L
Stables	P	P																					9.2.M
Tree Farm	P	P																					9.2.N
Winery	A, SLU	A, SLU																					9.2.O

P= Permitted Use
A = Accessory Use
SLU = Special Land Use
Blank Cell = Use Is Not Permitted in Zoning District

	FP	RC	R-1	R-2	GB	O	ES	AC	HI	I	TI	O-28	O-S	O-G	O-C	O-A	O-I	O-WS	V-VC	V-VF	V-TC	V-O28	
Residential Uses																							
Bed and Breakfast		SLU	SLU	SLU															SLU				9.3.A
Single Family Dwelling Unit	P	P	P	P									P	P	P				P				9.3.B
Two-Family Dwelling Units													SLU	SLU	P				P	P	P	P	9.3.B
Multiple Family Dwelling Units													SLU	SLU	SLU						SLU	SLU	9.3.B
Dwelling Units in Mixed-Use Buildings													A	A	A				A	A	A	A	9.3.B
Home Occupations	A	A	A	A									A	A	A								9.3.C
Keeping of Domestic Animals, Including Fowl	A	A	A	A																			9.3.D
Manufactured Housing Communities																							9.3.E
Senior Living, Assisted or Nursing Home					SLU		SLU						SLU	SLU	P		SLU		SLU	SLU	SLU	SLU	9.3.F
Senior Living, Independent					SLU		SLU*						SLU	SLU	P		SLU		SLU	SLU	SLU	SLU	9.3.G
State Licensed Child Care Family Home	P	P	P	P									P	P	P	P			P				9.3.H
State Licensed Child Care Group Home	SLU	SLU	SLU	SLU									SLU	SLU	SLU	SLU			SLU				9.3.I
State Licensed Residential Facility, Adult Care Family Home	P	P	P	P									P	P	P	P			P				9.3.J
State licensed Residential Facility, Adult Care Small Group Home	SLU	SLU	SLU	SLU									SLU	SLU	SLU	SLU			SLU				9.3.K
State licensed Residential Facility, Adult Care Large Group Home	SLU	SLU	SLU	SLU									SLU	SLU	SLU	SLU			SLU				9.3.L
Telecommuting	A	A	A	A								A	A	A	A	A	A	A	A	A	A	A	9.3.M



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	FP	RC	R-1	R-2	GB	O	ES	AC	HI	I	TI	O-28	O-S	O-G	O-C	O-A	O-I	O-WS	V-VC	V-VF	V-TC	V-O28	
Commercial Uses																							
Adult Businesses							SLU		SLU														9.4.A
Airport Operations Facilities								P															9.4.B
Artisan/Maker Space							SLU	P		P	P								SLU	SLU	SLU	SLU	9.4.C
Banks and Financial Institutions					P		P	P		P	P	P	P	P	P	P	P	P	A, SLU	A, SLU	A	A, SLU	9.4.D
Banquet Halls, Lodge Halls and Meeting Halls					SLU		SLU	P			P	SLU							SLU	SLU	SLU	SLU	9.4.E
Breweries, Wineries, and Distilleries	A, SLU	A, SLU			SLU		P		P	P	P	SLU	SLU	SLU	SLU		SLU	SLU	P	P	P	P	9.4.F
Campgrounds, Private		SLU																					9.4.G
Cinemas, Concert Halls, Theaters, and Other Similar Places of Assembly					P		P					P							SLU	SLU	SLU	SLU	9.4.H
Contractor Supply Wholesale Facility					P		P	P		P	P	P											9.4.I
Daycares and Child Care Centers		A	A	A	P		P	P	P	P	P	P	P	P	P	P	P	P	SLU	SLU	SLU	SLU	9.4.J
Drive-Thrus					A, SLU		A, SLU	A			A, P	A, SLU					A, SLU	A, SLU					9.4.K
Event Venue					SLU		SLU					SLU	SLU	SLU		SLU	SLU	SLU	SLU	SLU	P	SLU	9.4.L
Funeral Homes and Mortuaries					SLU		P					SLU	SLU	SLU	SLU		SLU						9.4.M
Golf Courses, Country Clubs, and Driving Ranges; Public or Private		SLU									SLU												9.4.N
Hospitals					SLU		SLU				SLU	SLU	SLU	SLU			SLU						9.4.O



	FP	RC	R-1	R-2	GB	O	ES	AC	HI	I	TI	O-28	O-S	O-G	O-C	O-A	O-I	O-WS	V-VC	V-VF	V-TC	V-O28	
Commercial Uses																							
Hotels and Motels								SLU									SLU						9.4.P
Indoor Recreation Facilities					SLU	SLU	P				P	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	SLU	9.4.Q
Kennels	SLU	SLU			SLU		SLU		SLU	SLU	SLU	SLU											9.4.R
Laundromats					SLU		P		P	P	P	SLU					P	SLU					9.4.S
Medical or Dental Clinics					P	P	P				P	P	P	P	P		P	P	P	P	P	P	9.4.T
Motor Vehicle Car Wash Establishment					SLU		SLU					SLU					SLU						9.4.U
Motor Vehicle Repair, Major							SLU		P	P	P												9.4.V
Motor Vehicle Repair, Minor					SLU		SLU		P	P	P	SLU										SLU	9.4.W
Motor Vehicle Sales							SLU*	P	SLU	SLU	SLU												9.4.X
Motor Vehicle Fuel Establishment					SLU		P		SLU	SLU	SLU	SLU					A, SLU	A, SLU		SLU	SLU	SLU	9.4.Y
Motor Vehicle Rental Establishments								P															9.4.Z
Office, General					P	P	P	P	P	P	P	P	SLU	SLU	P	P	P	P	P	P	P	P	9.4.AA
Off-Site Food Services					A		A	A			P	A	P	A	A	A	A	P	A	A	A	A	9.4.BB
Outdoor Display and Sales					A		A					A							A	A	A	A	9.4.CC
Outdoor Recreation Facilities, Private	P	P	SLU	SLU	SLU			P				SLU	SLU	SLU	SLU	SLU	SLU	SLU					9.4.DD
Outdoor Seating and Dining					A		A	A				A	A	A	A	A	A	A	A	A	A	A	9.4.EE
Personal Service Establishments					P	SLU	P	P				P	P	P	P	P	P	P	P	P	P	P	9.4.FF
Restaurants					P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	9.4.GG
Retail Sales					P		P	P	A	A	A	P	P	P	P	P	P	P	P	P	P	P	9.4.HH
Small Equipment Repair					SLU		SLU	SLU	P	P	P	SLU	SLU	SLU					SLU	SLU	SLU	SLU	9.4.II
Veterinary Clinics or Animal Hospitals	SLU	SLU			P		P	P				P	P	P		P	P	P	SLU	SLU	SLU	SLU	9.4.JJ



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Industrial Uses																							
Contractor's Storage Yards		SLU							SLU	SLU	SLU												9.5.A
Crematorium									P	P	SLU												9.5.B
Dry Cleaning Facilities									P	P	P												9.5.C
Dye Processing Facilities									P	SLU	SLU												9.5.D
Manufacturing, High Intensity									SLU	SLU													9.5.E
Manufacturing, Low Intensity									P	P	P												9.5.F
Motor Vehicle Disposal and Junkyards									SLU														9.5.G
Research and Development									P	P	P					SLU							9.5.H
Mineral Resource Extraction	SLU	SLU							SLU														9.5.I
Mini-Warehouses and Self-Storage Facilities									P	SLU	SLU												9.5.J
Motor Vehicle Repair, Industrial									P	P	SLU												9.5.K
Outdoor Storage					A, SLU				SLU	A, SLU	A, SLU	A, SLU										A, SLU	9.5.L
Outdoor Storage of Commercial and Recreational Vehicles, Commercial		SLU							SLU	SLU	SLU												9.5.M
Printing and Publishing Facilities									P	P	P												9.5.N
Solid Waste Facilities									SLU														9.5.O
Stock Yards, Slaughter Houses, and Meat Processing	SLU								SLU														9.5.P
Transportation and Logistics									SLU	SLU													9.5.Q
Truck and Trailer and Heavy Equipment Sales, leasing and rental									P	P	P												9.5.R
Truck Terminals									SLU	SLU	SLU												9.5.S
Warehouse					A, SLU			P	P	P	P	A, SLU	A, SLU	A, SLU									9.5.T
Wholesale									P	P	P												9.5.U



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Other Uses																							
Cemeteries		SLU																					9.6.A
Cultural and Government Services and Buildings	P	P	P	P	SLU	SLU	P	P	P	P	P	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	P	P	9.6.B
Institutions of Higher Education					SLU						SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	9.6.C
K-12 Schools, Public	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	9.6.D
K-12 Schools, Private	P	P	SLU	SLU	P		P	P	P	P	P	P	P	P	P	P	P		SLU	SLU	SLU	SLU	9.6.E
Parking Lot, without principal structure or use					SLU		SLU	SLU				SLU					SLU		SLU	SLU	SLU	SLU	9.6.F
Parking Garage, without principal structure or use					SLU		SLU	SLU				SLU							A	A	A	A	9.6.G
Personal-Scale Wind Energy Facility	A	A	A	A																			9.6.H
Public Parks and Open Space	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.6.I
Public Utility Buildings and Essential Services	P	P	P	P	SLU		P	P	P	P	P	SLU											9.6.J
Religious Institutions		SLU	SLU	SLU	P	SLU	P		P	P	P	P							SLU	SLU	SLU	SLU	9.6.K
Solar Energy Systems - Rooftop or Wall-Mounted Solar Facilities	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	9.6.L
Solar Energy Systems - Freestanding Private Solar Facilities	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	9.6.L
Solar Energy Systems - Freestanding Community Solar Facility	SLU	SLU	SLU	SLU	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	9.6.L
Solar Energy Systems - Freestanding Commercial Solar Facilities					A		A	A	A	A	A	A	A	A, SLU	A, SLU	A	A	A, SLU	9.6.L				
Solar Energy Systems - Freestanding Utility Solar Facilities									SLU	SLU	SLU												9.6.L
Utility-Scale Battery Energy Storage Systems																							9.6.M
Wireless Communication Support Structures	SLU	SLU	SLU	SLU	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	9.6.N
Temporary Uses																							
Concrete and Asphalt Batch Plants									SLU	SLU	SLU												9.7.A
Temporary Event	SLU	SLU			SLU		SLU	SLU	SLU	SLU	SLU	SLU							SLU	SLU	SLU	SLU	9.7.B



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Section 1.9 Uses Not Listed

- A. The Cascade Charter Township Planning Director may determine that a proposed use that is not specifically cited by name as a permitted use in a zone district is clearly similar in nature to a listed use in that district. In such cases, the Planning Director may determine a proposed use is permitted in the district, given its similarities to other permitted uses. The Township Planning Director may defer any such decisions to the Zoning Board of Appeals, particularly in cases of ambiguity.