

**SECTION 303**

**LAND USE TABLE**

(Revised 1/27/14, 12/24/16, 6/12/17, 5/14/18, and 2/10/2020)

Table 3-1 Table of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this ordinance.

**EAST BAY TOWNSHIP**

**Table 3-1 Uses Permitted by Right and Special Land Use Permit**

(R=Use by Right; SLU=Use Permitted as Special Land Use; \* Indicates districts in which certain uses do not require site plan review by the Planning Commission, however such uses may require review by the Zoning Administrator)

USES	LDR	MDR	HDR	MHC	RR	LB	EBC	RB	PO	IND	AG	LA	BR	NA	AS	PNR
Accessory Bldg. ≤ footprint principal structure	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*		R
Accessory Bldg. ≤ 150% of principal structure footprint on parcels of less than 40,000 sq. ft	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU					
Accessory Bldg. ≤ 150% of principal structure footprint on parcels of 40,000 sq. ft. or more	R*	R*	SLU	SLU	R*	R*	SLU	SLU	SLU	R*	R*	R*	R*	R*		
Accessory Bldg. > 150% of the principal structure footprint	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU		
Accessory Uses, Rel. to uses permitted by right						R*		R*	R	R	R	R	R	R	R	R
Adult Businesses								SLU								
Agricultural Service Establishment											SLU					
Airport											SLU					
Animals					R						R					
Antique Store							R	R							R	
Appliance, repair and sales						R	R								R	
Architecture, Design & Engineering										R					R	
Bakery or Confectionery Shop							R								R	
Bank						R	R		R						R	
Bed & Breakfast with 3 or less guest rooms	R	R	R		R		R				R	R				
Bed & Breakfast with 4 to 10 guest rooms	SLU	SLU	SLU		SLU		SLU				SLU	SLU				
Billboards								SLU								
Boat, Motor Sales & Repair												SLU			R	

USES	LDR	MDR	HDR	MHC	RR	LB	EBC	RB	PO	IND	AG	LA	BR	NA	AS	PNR
Book Store							R								R	
Building, Electrical, Mechanical & Plumbing							SLU			R					R	
Cabin Courts												R				
Camps and Campgrounds												R		SLU		
Car Wash, connected to public sewer						R	SLU	SLU							R	
Cemeteries	SLU										SLU					
Civic Club											SLU					
Combinations of Uses							SLU	R/SL U	R/SL U						R	
Commercial Agriculture											R					
Commercial Establishments w/ Drive-Thru						SLU	SLU <sup>4</sup>	SLU								
Commercial Recreation, assoc. w/ residential																
Commercial Recreation, skiing, golf	R										R					
Construction Equip. Sales & Supplies						SLU				R						
Convenience Store, excluding fuel service								R							R	
Day Care, Group 7-12 children	SLU	SLU	SLU	SLU	SLU		R				SLU					
Day Care Center or Child Care Center			SLU	SLU		SLU	SLU								R	
Drug Store							R	R							R	
Dwelling, Two-Family	R/SL U <sup>3</sup>	R	R				R									
Dwelling, multiple		R	R	R			R	SLU							R	
Dwelling, single family detached	R*	R*	R*	R*	R*	SLU	R				R*	R*	R*	R*		
Education Facilities	SLU	SLU	SLU	SLU	SLU		SLU				SLU					
Essential Service Facility, Major	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU <sub>2</sub>		SLU <sup>2</sup>		
Essential Service Facility, Routine	R	R	R	R	R	R	R	R	R	R	R	R	R	R		R
Fabrication & Assembly										R						
Farm, operations and farm buildings											R					
Fitness Center							SLU	SLU		SLU					R	
Floral Shop							R								R	
Forestry & Wildlife management											R		R	R		
Foster Care, Adult (7-12 residents)		SLU	SLU	SLU	SLU						SLU				R	
Foster Care, Adult (13+ residents)			SLU	SLU		SLU									R	
Galleries, art, craft and hobby stores							R								R	
Gasoline Station						R	R								R	

USES	LDR	MDR	HDR	MHC	RR	LB	EBC	RB	PO	IND	AG	LA	BR	NA	AS	PNR
Gift & Souvenir Shop							R	R							R	
Golf Courses, and related accessory uses	R										R					
Gravel Pit											SLU					
Greenhouses & Nurseries					R		R				R					
Grocery Store, without gasoline pump						R	R	R							R	
Grouped Housing, multi-family		R	R	R											R	
Hardware Store						R	R								R	
Home Occupation	R	R	R	R	R		R				R	R	R	R	R	R
Hotels & Motels							SLU	R							R	
Industrial Clustered Sub-Division										R						
Jewelry Store							R	R							R	
Keeping of Horses												R	R	R		
Kennels & Animal Clinic											R					
Laboratories										R						
Laundromat							R								R	
Laundry & Dry Cleaning Establishment						SLU	R	SLU								
Limited Retail Sales										SLU					R	
Lodging and Boarding House			R	R												
Manufactured Housing Community				R												
Manufacturing & Processing										R						
Marinas, uses incidental thereto								R								
Medical Marihuana Primary Caregiver Facility										R						
Mini-Warehouse, Self-Store 8K sq ft, or less			SLU	SLU	SLU	SLU				R	SLU	SLU				
Mini-Warehouse, more than 8k sq ft										R						
Mortuary									SLU						R	
Neighborhood Local Business							R					SLU			R	
Nursing Home			R	R											R	
Office Clustered Sub-Division									R						R	
Outdoor storage, up to 4 Recreation Vehicles					R						R*	R*	R*	R*		
Packaging, Canning & Bottling										R						
Party, Drugs and Notions Store						R		R							R	
Permanent Docks												R				
Personal Services						R	R	R							R*	
Personal Wireless Communication Facilities	SLU <sup>5</sup>				SLU	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU		

USES	LDR	MDR	HDR	MHC	RR	LB	EBC	RB	PO	IND	AG	LA	BR	NA	AS	PNR
Photographic, developing, sales & supplies								R							R	
Places of Public Assembly, Large & Small	SLU	SLU	SLU	SLU	SLU	R	R	R			SLU					
Planned Unit Development	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU		
Printing, Publishing & Allied Industries										R						
Professional Offices						R	R	R	R	R					R	
Publicly and privately owned and operated parks, preserves, open-space, and conservation areas	R	R	R	R	R		R	R			R	R	R	R		R
Public Recreational Facility, excluding carnival								R								
Publicly Owned Bldgs, exchanges, util. Office									R							
Purchase of Development Rights (PDR)					R						R		R	R		
Recreation Facilities								R								
Recreation, accessory to industry										R						
Research, Development & Testin										R						
Restaurant						R	R	R							R	
Roadside Stands											R					
Seasonal Merchandise Sales							R									
Shore Improvements												R*				
Shore Structures												R*				
Showroom for Office & Building Trades						R				R					R	
Sporting, Recreation & Bicycle Shop							R	R							R	
Studio for performing and graphic arts							R								R	
Subdivision, Plat or Condominium – Residential	R	R	R	R	R						R	R <sup>1</sup>	R	R <sup>1</sup>		
Subdivision - Cluster, Plat or Condominium – Residential	R	R	R	R	R						R	R <sup>1</sup>	R	R <sup>1</sup>		
Subdivision, Plat or Condominium – Commercial						R		R							R	
Subdivision – Cluster, Plat or Condominium - Commercial						R		R							R	
Subdivision, Plat or Condominium - Industrial										R						
Subdivision – Cluster, Plat or Condominium – Industrial										R						

USES	LDR	MDR	HDR	MHC	RR	LB	EBC	RB	PO	IND	AG	LA	BR	NA	AS	PNR
Subdivision, Plat or Condominium – Office									R						R	
Subdivision – Cluster, Plat or Condominium – Office									R						R	
Temporary Docks												R	R			
Township Uses	SLU						R					R				
Uses Similar to Uses Permitted by Right						R		R	R						R	
Vehicle Repair Facilities										SLU						
Video Store						R	R	R							R	
Walkways, elevated, open or enclosed								R								
Warehousing. Products produced on premises										R						
Wearing Apparel, Accessory & Shoe Store						R	R	R							R	

**Notes\***

- 1 Within the Forest Lakes Overlay District, residential subdivisions consisting of two or more residential building sites or two or more residential structures under any lawful form of ownership, including but not limited to ownership subject to or created under the Land Division Act or the Michigan Condominium Act, whether undertaken as cluster or traditional form shall be treated as special land uses Subject to the terms of Article VI, pursuant to Section 231.
- 2 Major Essential Service Facilities shall not be permitted within the Forest Lakes Overlay area as defined in Section 231.
- 3 Two Family Dwellings shall be permitted by right in the LDR district only in the Windcrest Hills, Earlington Hills and Chateau Heights Plats, and as special land uses as provided in Section 644.
- 4 Excluding drive-through restaurants in the EBC district.
- 5 Only Personal Wireless Service Facilities not exceeding 75’ in height, no closer than four times its height from any residence, on a parcel containing nonresidential uses are eligible for special land use approval consideration in the low density Residential (LDR) zoning district and may be required to be designed to conceal the Personal Wireless Service Facility in an existing structure, where possible, or otherwise use camouflage or other aesthetic screening techniques to minimize the structure and to assist in blending it within its surroundings.