

**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN**

**ORDINANCE NO. 114-42**

**AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE**

**TITLE**

AN ORDINANCE to amend Section 7.00: Districts and Zoning Map, to clarify the different zoning districts, and to create Section 7.01 to provide for use tables, and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

**THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,  
MACOMB COUNTY, MICHIGAN, ORDAINS:**

**SECTION 1. AMENDMENTS**

Subsection 1.1. Article VII (Zoning Districts), Section 7.00 (Districts and Zoning Map) shall have the following added thereto:

<b>SYMBOL</b>	<b>DISTRICT TITLE</b>	<b>ARTICLE WITH STANDARDS <sup>(A)</sup></b>
<b>AGRICULTURAL / CONSERVATION DISTRICTS</b>		
<b>AG</b>	Agricultural Preservation District	Article 8
<b>SAA</b>	Special Ancillary Agricultural Uses Overlay District	Article 8A
<b>RESIDENTIAL DISTRICTS</b>		
<b>R1</b>	Residential District	Article 9
<b>RM</b>	Moderate Density Residential District	Article 10
<b>LL</b>	Land Lease Development District	Article 11
<b>COMMERCIAL / INDUSTRIAL DISTRICTS</b>		
<b>B-1</b>	Business District	Article 12
<b>B-2</b>	General Business District	Article 13
<b>M-1</b>	Industrial District	Article 14
<b>M-2</b>	General Industrial District	Article 15

**Article with Standards:** This is the article in which most of the use and developmental standards for that district are located. Other standards and provisions may be located throughout this Ordinance.

Subsection 1.2. Article VII (Zoning Districts), Section 7.01 (Use Table) shall have the following created:

**Section 7.01. USE TABLE.**

RESIDENTIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Bed and breakfast	S		S							Section 16.07
Convalescent / nursing home / hospice				S						Section 16.13
Day care center / nursery school	S			S		P	P			Section 16.14
Group day-care (7-12 children)	S		S	S						Section 16.21
Family day-care (1-6 children)	P		P	P						
Home based business	P		P	P						Section 2.16
Housing for the elderly / senior citizen housing				S						Section 16.23
Manufactured housing community					P					Section 11.02
Multiple-family dwelling				P						
Open space community	P		P							
Single-family dwelling	P		P	P						Section 2.22
Two-family dwelling			S	P						Section 16.34

PUBLIC / QUASI-PUBLIC LAND USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Cemetery	S		S							Section 16.10
Church	S		S	S		P	P			Section 16.11
College / university				S						Section 16.12
General hospital				S						Section 16.19
Private clubs, fraternal organizations, lodge halls, cultural centers, and union halls	S		S	S		P	P			Section 16.29
Private school	S			S						Section 16.11
Public school	P		P	P						
Public utility building	S		S	S		S	P	P	S	Section 16.30
Township municipal building / use	P		P	P			P			

**P** Permitted Use  
**S** Special Land Use

COMMERCIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Adult entertainment and businesses							S			Sec. 16.03
Airports / private airstrips	S							S	S	Sec. 16.04
Agri-business (value added farming operations)	P		P							Sec. 8.01(B)
Banquet hall						S				Sec. 16.44
Car wash full-service / self-service							S			Sec. 16.16
Drive-thru						S	S			Sec. 16.15
Event hosting facility		S								Sec. 16.39
Farm	P	P	P	P		P	P	P	P	Sec. 8.01(A)
Funeral home / mortuary						S	P			Sec. 16.17
Gasoline service station							S			Sec. 16.18
Growing, stripping, and removal of sod	P		P	P		P	P	P	P	Sec. 8.01(F)
Keeping of horses, cows, or similar animals for riding, show or personal use	P		P							Sec. 8.01(G)
Manufacturing of food and beverage (including the distillation, fermentation, brewing, and related packaging of alcohol)		S								Sec. 16.41
Motel / hotel							S			
Motor vehicle sales (including farm equipment, house trailer, and travel trailer)							S			Sec. 16.09
Personal service establishment						P	P			
Pet crematorium							S			Sec. 16.46
Professional and business office, bank, medical and dental office / clinic, etc.						P	P			
Raising of fur-bearing animals (including kennels)	S						S			Sec. 16.31
Raising / growing of plants, trees, shrubs, horticulture, and nursery stock	P		P	P		P	P	P	P	Sec. 8.01(E)
Restaurant						S	P			Sec. 16.44
Retail business (in an enclosed building)						P	P			
Self-service laundry / dry-cleaning							P			
Service establishment of an office, showroom or workshop nature that requires a retail adjunct						P	P			
Special outdoor events		S								Sec. 16.40
Veterinary clinic (exclude outdoor runs and kennels)							P			
Year-round kitchen with seating areas / tasting rooms		S								Sec. 16.42

P Permitted Use  
S Special Land Use

INDUSTRIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1 <sup>1</sup>	M-2	USE STANDARDS	
Automobile heavy repair garage								S	S	Sec. 16.05	
Automobile repair and service center (excludes paint / collision shops)								S	P	P	Sec. 16.06
Junkyard								S	S	Sec. 16.25	
Landfill									S	Sec. 16.26	
Manufacturing / compounding / assembling / improvement of articles or merchandise from previously prepared materials (ex: paper, textiles, wood, etc.)								P	P		
Manufacturing / compounding / assembling / treatment of products (ex: bakery goods, candy, toiletries, food products, hardware and cutlery)								P	P		
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and similar								P	P		
Manufacturing of pottery, figurines, or similar ceramic products								P	P		
Manufacturing of musical instruments, toys, novelties, and metal, plastic or rubber stamps, or other small, molded products								P	P		
Mining and extraction	S									Sec. 16.26	
Outdoor storage								S	S	Sec. 16.28	
Self-storage facility								S		Sec. 16.32	
Storage of flammable materials									S	Sec. 16.08	
Various retail use								S	S	Sec. 16.35	
Warehouse / wholesale (including storage and mini warehouses)								P	P		
Wireless communication tower								S	S	S	Sec. 16.36
Yard composting facility								S	S	Sec. 16.37	

  

<b>P</b>	Permitted Use
<b>S</b>	Special Land Use

<sup>1</sup> Uses expressly prohibited in the M-1 District include used auto parts and used building materials.

RECREATIONAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Golf course / ball field / athletic field	S		S	S						Sec. 16.20
Indoor recreation (bowling alleys, pool or billiard parlor or club, archery and tennis club, and similar establishments)							P			
Non-commercial recreation				S						Sec. 16.27
Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses							S			
Physical fitness facility							P			
Shooting range / gun club	S									Sec. 16.33

  

OTHER LAND USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
County, state, or federal uses								P	P	
Small solar energy system	P		P	P	P	P	P	P	P	
Medium solar energy system	P		S			S	P	P	P	
Large solar energy system	S		S			S	S	P	P	

  

P	Permitted Use
S	Special Land Use

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 4. PUBLICATION**

A Notice of Ordinance Adoption setting forth the regulatory effect of the Ordinance Amendment or the text of the Ordinance Amendment shall be published in a newspaper of general circulation in the Township of Armada, within fifteen days after its adoption.

**SECTION 5. EFFECTIVE DATE**

This Ordinance Amendment shall take effect seven days after publication as set forth in Section 4.

**CERTIFICATE OF TOWNSHIP CLERK**

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the Township Board of Armada, Macomb County, Michigan, at a meeting held on the 10th day of May, 2023.

I hereby further certify that the following Township Board members were present at the meeting: Swiacki, Murray, Goetzinger, Job and Paterek  
and the following Township Board Members were absent: None

I further certify that Member Swiacki moved for the adoption of the Ordinance Amendment and that motion was supported by Member Murray.

I further certify that the following Armada Township Board Members voted for the adoption of the Ordinance Amendment:

Swiacki, Murray, Goetzinger, Job and Paterek

and that the following Armada Township Board members voted against adoption of the Ordinance Amendment: None

Mary K. Swiacki  
Mary K. Swiacki, CMMC, MiPMC  
Armada Township Clerk

**CERTIFICATE OF PUBLICATION**

I, Mary Swiacki, the Township Clerk of the Township of Armada do hereby certify that on May 17, 2023, the foregoing Ordinance Amendment or a Notice of Ordinance Adoption was published in The Record, a newspaper of general circulation in the Township of Armada.

Mary K. Swiacki  
Mary K. Swiacki, CMMC, MiPMC  
Armada Township Clerk

**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN**

**NOTICE OF ADOPTION OF ORDINANCE NO. 114-42  
SUMMARY OF TEXT AMENDMENTS TO  
THE ZONING ORDINANCE #114**

**NOTICE IS HEARBY GIVEN** that the Armada Township Zoning Ordinance No. 144 is amended per the following sections:

- Article VII (Zoning Districts), Section 7.00: Districts and Zoning Map to include a table of the existing zoning districts.
- Article VII (Zoning Districts), Section 7.01: Use Table to include a use table of all the permitted and special land uses in the zoning ordinance, by district.

**NOTICE IS FURTHER GIVEN** that these Zoning Ordinance amendments shall take full force and effect upon seven (7) days after publication as required by law.

Mary K. Swiacki, CMMC, MiPMC  
Armada Township Clerk

Adopted: May 10, 2023  
Published: May 17, 2023  
Effective: May 24, 2023