



# CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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## ZONING PLAN

Adopted as part of 2014 County Master Plan

The Zoning Plan is an important part of a Master Plan. It explains how the land use categories on the Future Land Use Map relate to the zoning districts as well as how the Goals and Objectives relate to improvements needed in the zoning ordinance. The importance of a Zoning Plan is to facilitate immediate action to accomplish the goals of the Master Plan

Zoning Ordinance Changes	Target Year for Revision
Refine for clarity the allowable uses in each district. Create a table of allowable uses within the ordinance. Create consistent terminology of permitted uses. List all permitted uses in each district rather than referencing allowable uses in other zoning districts.	2014
Provide more flexibility in Industrially zoned areas - consider uses to be permitted by expedited administrative review and additional uses such as indoor recreation, renewable energy, medical research, movie industry, IT/office uses.	2014
Create a new, user-friendly zoning map	2014-2015
Allow for signs along recreational trails. Create appropriate sign regulations considering recreational trails in a similar manner to public rights of way with sign sizes appropriate for trailside placement.	2014
Update sign standards to allow sign size to be proportional to building façade size.	2014
Accommodate commercial storage uses	2014
Update PUD language, consider allowing other uses and PUD rezoning options to provide more flexibility.	2015
Create use and design standards that, if adhered to, provide an expedited administrative approval which attract business opportunities. (i.e. use of property to be redeveloped, standards for common allowable uses)	2015
Update home occupation regulations to allow more and appropriate home-based business opportunities.	2015
Accommodate those small commercial uses in rural areas that are not appropriately zoned. (i.e. Rural Commercial Nodes on FLU Map)	As requested by communities
Update renewable energy facility accommodations	2016
Update shared parking standards	2016

Update the parking requirements for more flexibility and more accurate standards.	2016
Clarify recycling operation use requirements	2016
Create <i>maximum</i> parking requirements for big box stores.	2016
Include where appropriate accommodations for accessory dwelling units to accommodate needs of an extended family.	2017
Clarify subdivisions and their zoning districts	2017
Add standards for access management.	2017
Identify and rezone as needed those are that should be Forest separate from Agriculture, and vice-versa.	2018
Review zoning ordinance to ensure adequate provisions to allow for a variety of agri-tourism uses.	2018
Revise zoning ordinance so that the zoning district, such as in Resource Conservation (P-RC), does not depend on ownership alone. Current regulations of Section 12.1 state that ownership determines the zoning district, which does not support due process of zoning changes.	2018