

ARTICLE XII

SPECIAL PURPOSE DISTRICT

Section 12.01 SP: Special Purpose District

A. Intent: This district is established to provide for uses which cater to the general public, some of which require substantially large sites. These uses do not fit readily into other districts and must be given special consideration. This District recognizes the coexistence of rural residential, agricultural and mercantile uses. The Special Purpose District provides regulations for small, convenient commercial/mercantile areas. Uses and locations considered to be appropriate for the SP District shall cater to the residents of Marion Township and nearby areas, developed in a scale to be well integrated into a rural setting.

B. Permitted Principal Land Uses

1. Cemeteries and Mausoleums, subject to Section 17.07
2. Colleges, universities, technical training and other such institutions of higher learning or specialized training, public and private, offering courses in general, technical or religious education, subject to Section 17.26
3. County and regional parks and recreation facilities.
4. Single Family Homes subject to the regulations of Article VIII, Rural Residential District.
5. General hospitals and mental health facilities, subject to Section 17.17
6. Public or private parks and recreation facilities, subject to Section 17.25.
7. Public or private golf courses and driving ranges, subject to Sections 17.15
8. Uses similar to the above permitted principal land uses.

C. Uses Permitted By Special Use Permit

1. Commercial recreational facilities, including amusement parks, ag-tourism, carnivals, miniature golf courses, subject to Sections 17.09
2. Essential services and structures of public utility companies, transmission, distribution lines and pipelines of public utility companies, when new rights-of-way or easements.
3. Gun clubs, firing and archery ranges (enclosed or open), subject to Section 17.27.
4. Housing for the Elderly and Nursing Homes/Convalescent Centers, subject to Sections 17.22.

5. Travel trailer parks and campgrounds. Subject to Section 17.09
6. Agricultural Processing and Distribution subject to Section 17.02
7. Farm Markets, subject to Section 17.14
8. **Rural Mercantile Uses subject to Section 17.34**
9. Agricultural-based Tourism/Entertainment Activities, subject to Section 17.33
10. Wireless Communication Facilities, subject to Section 17.10
11. Uses similar to the above permitted principal special land uses.

D. Permitted Accessory Land Uses

The following permitted accessory uses are permitted, subject to the provisions of Section 6.07 Accessory Buildings, Structures and Uses:

- (a) Buildings, structures and uses customarily incidental to the operation of a permitted principal or special land use in this District.
- (b) Temporary buildings for construction projects.

E. Site Development Requirements: The following minimum and maximum standards shall apply to all uses and structures in the SP: Special Purpose District unless they are specifically modified by the provision of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

1. Principle Uses: Parcels zoned SP may permit more than one principal use or building as defined by Section 3.02
2. Minimum Lot Area: **No building or structure shall be established on any parcel less than twenty (20) acres.**
3. Minimum Frontage: **Each parcel of land shall frontage of not less than three hundred (300) feet.**
4. Yard and Setback Requirements.
 - a. **Front yard: One Hundred (100) feet.**
 - b. **Side yard: Fifty (50) feet.**
 - c. **Rear Yard: One Hundred (100) feet.**

5. **Access: Primary access to any parcel shall be from a major paved thoroughfare as established by the Livingston County Road Commission.**
6. Maximum Lot Coverage: Thirty-five (35) percent.
7. Maximum Height: Unless otherwise provided in this Ordinance, no principal building shall exceed a height of thirty-five (35) feet from the finished grade.
8. Provisions of Article XIV: Parking and Loading Requirements. **The Township Board may waive the requirement for concrete or asphalt parking and permit other hard surface parking such as gravel.**
9. Provisions of Article XVIII: Site Plan Review.

Section 17.34 Rural Mercantile Uses

Rural mercantile uses are intended to create opportunities for small scale, low impact, rural commercial uses. It is the intent of these uses to support rural levels of commercial development.

- A. Location Requirements: Rural Mercantile Uses are permitted by Special Use permit in the Special Purpose District. The following uses and their accessory buildings and uses are permitted subject to all regulations of this Section including all parking, signage, and lighting regulations; and the development standards in this Ordinance.
 1. Bed and breakfast, subject to the requirements set forth in Section 17.5
 2. Commercial boarding stable, riding stable, or riding school, including accessory uses, such as arenas, corrals and exercise tracks; subject to Section 17.41
 3. General store or mercantile up to 5,000 square feet in size.
 4. Manufacture of handcraft goods for sale on premises only; such as wooden wares, pottery, tile, and jewelry.
 5. Restaurant, cafe or delicatessen up to 5,000 square feet in size.
 6. Banquet Hall up to 3,000 square feet in size or allowing no more than 250 people.
 7. Retail sales of feed and/or tack.
 8. Seed and garden supplies, agricultural supplies and machinery sales store.