

**ARTICLE XII
COMMERCIAL RESORT DISTRICT (C/R)**

The Commercial Resort (C/R) District is intended to accommodate residential and resort developments, which are designed to take advantage of the natural qualities and scenery of Benzonia and Platte Townships. It is intended that such uses include appropriate commercial facilities such as restaurants when located and constructed in a manner which is in keeping with the regulations of the Environmental Control Acts and other related laws, ordinances, and regulations.

Sec. 12.1 Permitted Principal Uses (See Article XVI for Guidelines)

- A. Single Family Dwelling
- B. Local Government
- C. Hotel, Motels, Tourist Courts, and Resorts
- D. Agriculture - Crops
- E. Eating And Drinking Places
- F. Multi-family dwellings

Sec. 12.2 Permitted Accessory Uses

- A. Accessory buildings, structures or uses customarily incidental to the permitted principal use.

Sec. 12.3 Permitted Conditional Uses

- A. Mobile Home (Sec. 15.5)
- B. Model Home (Sec. 15.4)
- C. Non-Commercial Storage Building (Sec. 15.7)
- D. Swimming Pools (Sec. 15.3)
- E. Livestock And Pets (Sec. 15.6)
- F. Antennas & Satellite Dishes (Sec. 15.8)
- G. Home Occupations (Sec. 15.2)

Sec. 12.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Educational And Social Institutions
 - 2. Public Buildings
 - 3. Religious Institutions
 - 4. Human Care Institutions
 - 5. Animal Care Institutions

- B. Other
 - 1. Bed And Breakfast (Sec. 16.3)
 - 2. WECS (Sec. 16.26)
 - 3. Boarding Houses (Sec. 16.4)
 - 4. Golf Courses (Sec. 16.9)
 - 5. Shopping Centers (Sec. 16.20)
 - 6. Campgrounds and Trailer Parks (Sec. 16.24)

7. Recreational Facilities (Sec. 16.5)
8. P.R.D. (Sec. 16.19)

Sec. 12.5 Lots And Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred fifty (150) feet and contain an area of not less than one (1) acre (43,560 square feet) of area unbroken by a public road or right-of-way. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance.

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, except on State or Federal highways, in which case the setback shall be fifty (50) feet.

Minimum setback shall be fifty (50) feet from the rear property line, or up to two hundred (200) feet from the property line or the high water mark when the property abuts the Betsie River in accordance with PA 231 of 1970. Minimum side yard setback shall be twenty-five (25) feet from the side property lines.

Maximum structure height is twenty-eight (28) feet and maximum lot coverage is thirty (30) percent.