

CHAPTER 15

STATE GAME AREA (SGA) DISTRICT

SECTION 15.01 DESCRIPTION AND PURPOSE. The purpose of the State Game Area (SGA) District is to recognize and protect the special and important natural features and resources contained within the Allegan State Game Area. The majority of lands within this district are therefore public holdings comprising the Allegan State Game Area and much of the land within this District is characterized by extensive wetland and woodland environments. Together, these resources are critical in providing for wildlife habitats, water and air purification, flood control, and recreation opportunities, and support the overall rural character of the Township. These provisions also recognize the potential for state divestiture of game area lands from time to time or its conversion to other public use. In light of that potential it is the intent of this district to regulate the introduction of alternative public or private land uses or intensive development which will undermine the intent, quantity, quality and value of the resources contained within the District. Development in this district is not intended to be served by public water and sewer facilities.

Any campground, park, forest, game management activity or similar use owned and operated by the State of Michigan (or any governmental agency thereof) for public purposes shall be exempt from these provisions.

SECTION 15.02 PERMITTED USES. Game management activities, campgrounds, parks, forests management or similar use owned and operated by the state of Michigan (or any governmental agency thereof) for public purposes shall be exempt from these provisions. Notwithstanding the above exemptions, no other land shall be used in whole or in part and no building or part of a building in this District shall hereafter be used, erected, altered or converted or except for:

- (a) Private conservation areas, game refuges and forestry management operations.
- (b) General and specialized farming as outlined in Section 5.02.
- (c) On Site Use Wind Energy System 65 feet or less in total height.

SECTION 15.03 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the State Game Area District. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any specific standards applicable to the use contained in Chapter 16.

- (a) A single family home when in association with another permitted or authorized special land use.
- (b) Administrative buildings, structures, and substations, and enclosures or shelters for service equipment and maintenance depots associated with public utilities.
- (c) Shooting ranges.

- (d) Private campgrounds, trails for hiking, horseback riding, bicycling, cross country skiing.
- (e) Kennels, animal runs and dog training facilities (private, non-commercial and commercial) as defined in Section 3.02 and subject to the provisions of Section 16.23.
- (f) Riding stables where horses are boarded and/or rented.
- (g) Cellular and other communications towers subject to the provisions of Section 16.25 and Chapter 17.
- (h) Wind Energy Systems exceeding 65 feet in height subject to the provisions of Chapter 26.

SECTION 15.04 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty five (35) feet in height. Unless otherwise provided, all other buildings and structures shall not exceed their usual and customary heights.

SECTION 15.05 AREA AND DEVELOPMENT REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements:

- (a) Front Yard - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - For residential dwellings and attached accessory buildings structures, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area - The minimum lot area and width for all uses in this district, unless specified elsewhere, shall be five (5) acres and two hundred (200) feet, respectively.
- (e) Parking – Ref. Chapter 23. For uses in this district, parking facilities may be located on a grass or gravel area. All parking areas shall be defined by gravel, cut lawn or other visible marking and may not be located within the street right of way.
- (f) Accessory buildings - Ref. Section 16.09

SECTION 15.06 MINIMUM FLOOR AREA. Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.