

**5.00****ARTICLE V DISTRICTS**

For the purpose of this Ordinance, the Township of Whitewater is hereby divided into seven (7) districts, viz:

**5.10 RESIDENTIAL DISTRICT R-1.**

This district shall comprise that portion of the Township described as follows:

1. All that part of Sections 3, 4, 9, 10, 13, 14, 15, 16, 22, 23, 26 and 27, Town 28 North, Range 9 West, lying within 1,000 feet of Elk Lake.
2. All that part of Section 23, Town 28 North, Range 9 West, lying northerly of the East and West quarter line of said Section.
3. All that part of Section 13, 24 and 25, Town 28 North, Range 9 West, lying within 1,000 feet of Lake Skegemog (Round Lake).
4. All that part of Section 24, Town 28 North, Range 9 West lying northerly of the East and West quarter line of said Section.
5. All that part of Sections 5, 8, 9 and 17, Town 28 North, Range 9 West, lying within 1,000 feet of Petobego Lake.
6. All that part of Sections 17, 20, 28, 29 and 33, Town 28 North, Range 9 West, lying within 300 feet of Petobeco Creek.
7. All that part of Sections 27, 33 and 34, Town 28 North, Range 9 West, lying within 300 feet of Williamsburg Creek.
8. All that part of Sections 26 and 35, Town 28 North, Range 9 West, lying within 300 feet of Bottle Creek.
9. All that part of Sections 2, Town 27 North, Range 9 West, lying within 300 feet of Bottle Creek.
10. All that part of Section 4, Town 27 North, Range 9 West, lying within 300 feet of Williamsburg Creek
11. All that part of Section 4 Town 27 North, Range 9 West, lying within 300 feet of the unnamed creek flowing through said Section 4.
12. All that part of Sections 4, Town 27 North, Range 9 West, lying within 300 feet of Bissell Creek and Bissell Pond.

13. All that part of Sections 1, and 12, Town 27 North, Range 9 West, lying within 1,000 feet of Truax Lake.
  
14. All that part of Sections 31 and 32, Town 27 North, Range 9 West, lying within The Plats of Nickerson Subdivision #1, Nickerson Subdivision #2, Island Lake Subdivision, Sherwood Shores Subdivision in said sections 31 and 32 including the 8 properties having the following property numbers: 28-13-032-007-00, 28-13-032-008-00, 28-13-031-006-10, 28-13-031-006-02, 28-13-031-006-01, 28-13-031-006-03, 28-13-031-006-04, 28-13-031-006-00.
  
15. The North one-half of the Southeast one-quarter of Section 34, Town 28 North, Range 9 West and that part of the South half of the Southeast quarter, Section 34, Town 28 North, Range 9 West, lying North of railroad right-of-way.

**5.11 RESIDENTIAL DISTRICT R-2.**

This district shall comprise that portion of the Township described as follows:

1. The Southeast quarter of the Northwest quarter of Section 4, Town 27 North, Range 9 West, except that portion described in the Residential R1 District.
2. The East half of the Southwest quarter of Section 4, Town 27 North, Range 9 West, except that portion described in Residential District R-1.
3. The East half of Section 4, Town 27 North, Range 9 West, except that portion described in the Residential R1 District, and except that portion lying northerly of a line which is 575 feet southerly of and parallel to the centerline of State Highway M-72.

**5.12 COMMERCIAL C-1 and VILLAGE V DISTRICT**

**A.** The Commercial C- 1 district shall comprise that portion of the Township described as follows:

1. The Northwest quarter of Section 3 and the Northeast quarter of section 4, Town 27 North, Range 9 West, lying within 575 feet of the centerline of State Highway M 72 between Vinton Road and Cook or Broomhead Road except that portion described in the Residential District R-1.
2. The Southwest quarter of the Southeast quarter of Section 32, Town 28 North, Range 9 West, except the North half of the North half of the Southwest quarter of the Southeast quarter of Section 32, Town 28 North, Range 9 West (North of the Railroad right of way).
3. The North half of the Northeast quarter of Section 5, Town 27 North, Range 9 West.

**B.** The Village V district shall comprise that portion of the Township described as follows:

1. The South ½ of the Southwest ¼ of Section 33 Town 28 North, Range 9 West.
2. The North ½ of the North ½ of the North ½ of the Northwest ¼ of Section 4, Town 27 North, Range 9 West (Parcel of land North of M-72, West of Elk Lake Road, South of Old M-72 and East of Moore road)

**5.13 INDUSTRIAL DISTRICT N.**

This district shall comprise that portion of the Township described as follows:

1. The North 1/2 of the Northwest quarter of Section 4, Town 27 North, Range 9 West except that portion already described in the Commercial C-1 and Village V district.
2. That part of the NW ¼ of Sec 4, T27N, R9W, more fully described as: Commencing at the W ¼ corner of said Sec 4; Thence N 0°10'33" E, along the W Sec line, 750' to the POB; then N 0°10'33" E, along said Sec line, 571.50'; thence N 89°55'28" E, along the N 1/8 line, 990'; thence S 0°10'33" W, 578.45'; thence N 89°40'22" W, 990'; to the POB.

**5.14 AGRICULTURAL DISTRICT A-1.**

This district shall comprise that portion of the Township described as follows:

1. All of Township 28 North, Range 9 West, and sections 1, 2, 3, 4 and 5, Town 27 North, Range 9 West, lying within the limits of Whitewater Township which is not otherwise described in the Residential R 1, Residential R 2, Retail Commercial C and Industrial N Districts.

**5.15 RECREATIONAL DISTRICT RC-1.**

This district shall comprise that portion of the Township described as follows:

1. That part of Sections 8 through 17 inclusive, the East half of Section 18, the East half of Section 19, and Sections 20 through 36 inclusive, Town 27 North, Range 9 West, not otherwise described in the Residential R 1 District.

**5.16 RESIDENTIAL DISTRICT R-3.**

This district shall comprise that portion of the Township described as follows:

1. The South 28 acres of the East one-half of the Southeast one-quarter of Section 32, Town 28 North, Range 9 West.

**5.17 PLANNED UNIT DEVELOPMENT DISTRICTS:**

1. Shores of Palastra.
2. Cherry Ridge Farms. That part of the northeast one-quarter of section 28, Town 28 north, Range 9 West, more fully described as follows: Commencing at the north one-quarter corner of said section 28, also the point of beginning: thence south 00 degrees 32' 49" west, 1,416.60 feet, along the north-south one-quarter line of said section 28; thence south 88 degrees, 14' 45" east 488.11 feet; thence south 44 degrees 27'11" east 250.11 feet; thence south 00 degrees, 33'13" west 32.01 feet; thence south 00 degrees, 32'49" east 418 feet; thence north 88 degrees 14'45" west 1,953.96 feet; thence south 00 degrees, 35'80" west 1,976.36 feet along east section line to the north-east section corner section 28; thence north 86 degrees 51'44" west 2,622.69 feet along north section line to the point of beginning. Containing 111.58 acres of land more or less.
3. Millbrook Estates and Williamsburg Estates.

#### 4. Whitewater Inn

Part of the Southeast  $\frac{1}{4}$  of Section 32, Township 28 North, Range 9 West, Whitewater Township, Grand Traverse County, Michigan, more fully described as: Commencing at the east  $\frac{1}{4}$  corner of the said Section of 32, thence  $S02^{\circ}01'18''E$ , 1738.34 feet along the East line of Said Section 32 to the Southerly line of the C & O Railroad and the Point of Beginning; thence continuing along said East line  $S02^{\circ}01'18''$ , 876.33 feet (recorded as  $S02^{\circ}01'18''$  East 875.66 feet) to the North right of way line of Old M-72; thence  $S89^{\circ}43'18''W$ , 332.14 feet (recorded as  $S89^{\circ}43'30''W$ , 333.45 feet) along said North right of way; thence northwesterly along a 30.00 foot radius curve to the right a distance of 47.01 feet (recorded as 47.39 feet); thence  $N00^{\circ}02'20''E$  30.71 feet (recorded as  $N00^{\circ}13'30''$  E, 30.64) thence Northerly along a 242.00 foot radius curve to the right, a distance of 61.89 feet (recorded as 61.90 feet); thence  $N69^{\circ}42'12''W$ , 66.23 feet; thence Southerly along a 308.00 foot radius curve to the left, a distance of 86.98 feet; thence  $S00^{\circ}02'20''W$ , 29.61 feet; thence Southwesterly along a 30.00 foot radius curve to the right, a distance of 46.96 feet to said north right of way line of Old M-72; thence  $S89^{\circ}43'18''W$ , 206.54 feet along said North right of way line; thence  $N00^{\circ}11'31''W$ , 238.62 feet ; thence  $S69^{\circ}42'16''W$ , 190.49 feet; thence  $S14^{\circ}19'22''W$ , 349.86 feet (recorded as  $S14^{\circ}18'30''W$ , 350 feet) to the south line of said section 32; thence  $S89^{\circ}43'18''W$ , 403.23 feet (recorded as  $S89^{\circ}43'30''W$ , 403.12 feet) thence  $N01^{\circ}23'12''W$ , 1002.84 feet (recorded as  $N01^{\circ}21'46''W$ , 1003.21 feet) to said southerly line of the C & O Railroad; thence  $N89^{\circ}14'22''E$ , 753.04 feet (recorded as  $N89^{\circ}15'22''E$ , 753.48 feet) along said Southerly line of the C & O Railroad; thence Southeasterly along said Southerly line and a 1610.51 foot radius curve to the right, a distance of 585.54 feet (recoded as 585.00 feet) and a long chord of  $S80^{\circ}20'42''E$ , 582.32 feet to the Point of Beginning

#### 5.18 Corridor Overlay Planned Unit Development COPUD.

1. PT W  $\frac{1}{2}$ , NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , LYING N OF NEW M-72, SEC 3 T27N R9W EXC COM AT SW CNR SD PARCEL, E ALG M-72 100', N 200', E 50', N 300' M/L TO RR R/W, W ALG SD RR R/W 150' M/L TO W SEC LINE OF SEC 3; S ALG SEC LN 500' M/L TO POB EXC RD R/W & EXC RR R/W.
2. W  $\frac{1}{4}$  W  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  S of New M-72 SEC 3 T27N R9W
3. PT SE  $\frac{1}{4}$  SED 4 T27N R9W COM NE SEC CNR; S 684.76' TO N M 72 R/W; N84 DEG W ALG R/W 220.37' TO POB; N 84 DEG W 215'; N 325'; 215.67' N 83 DEG E ALG RR R/W; S 363.95' TO POB EXC RD R/W.

#### 5.19 Mobile Home District

1. Com at the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec 17 T27N R9W , then N 1323.31', W 825' S 1323.31', E 825' to the POB.

**(Whitewater Township Zoning Ordinance)**