

TUSCOLA COUNTY PLANNING COMMISSION ZONING ORDINANCE ANALYSIS CRITERIA

For the Community of _____ Date _____

I DETERMINATION OF NEED FOR OPEN SPACE PRESERVATION COMPONENT

NO.	LEGAL REF.*	ITEM	YES	NO
1.	506-6b	Population Greater than 1800		
2.	506-6c	Undeveloped Land Zoned For Residential Development		
	All Yes	Must have Open Space Preservation Provisions		

II REQUIRED COMPONENTS IN ALL ZONING ORDINANCES

NO.	LEGAL REF. *	ITEM	YES	NO
1.	201(2)	Has Uniform regulations for each zoning class location		
2.	203(1)	Is based on a Master Plan		
3.	203(2)	Includes Airport Plan (townships in airport flyways only)		
4.	204	Details Provisions for Home Occupation (Craft & Fine Arts)		
5.	205(2)	Does Not have Regulation for gas/oil wells drilling included		
6.	206	State licensed residential facility considered residential use		
7.	207	Does not totally prohibit the establishment of a any land use		
8.	305(b)	Delineates, by Text/ Map, the boundaries of zoning districts		
9.	305(d)	Specifies manner of administering/enforcing		
10.	307(2)	Provides zoning compatibility with adjacent municipalities		

III OPTIONAL COMPONENTS

A. Special Land Use

NO.	LEGAL REF*	Required Elements For Special Land Use Component	YES	NO
1.	502(1a)	Specifies uses and activities eligible		
2.	502(1a)	Details Official / Body Responsible to Review/ Approve		
3.	502(1b)	Provides Requirements & Standards for Approval		
4.	502(1c)	Documents Application, Review, and Approval procedures		
5.	502(3)	Includes Site Plan (See C below)		

B. Planned Unit Development (PUD)

NO.	LEGAL REF.*	Required Elements for Planned Unit Development Component	YES	NO
1.	503(4a)	Specifies Official / Body Responsible to Review / Approve		
2.	503(4b)	Details Conditions of eligibility		
3.	503(4b)	Provides Requirements & Standards for Review / Approval		
4.	503(4b)	Lists Participants in the Review Process		
5.	503(4c)	Documents Application, Review, and Approval procedures		
6.	505	Includes Cash Deposit for Compliance requirement (optional)		
7.	505	If 6 is yes, Procedure for Rebate of all or part of deposit req.		
8.	502(3)	Includes site plan (see c. Below)		

C. Site Plan

NO.	LEGAL REF*	Required Elements for Site Plan Component	YES	NO
1.	501(1)	Specifies Official / Body Responsible to Review/ Approve		
2.	501(3)	Details Procedures & Requirements for Submission / Approval		
3.	501(3)	Lists Requirements and Standards		

*Legal Reference: PA 110 of 2006.

Comments:

Tuscola County Planning Commission
Zoning Ordinance Committee

Sub-Committee Reviewed _____ Date __/__/__

Commission Reviewed _____