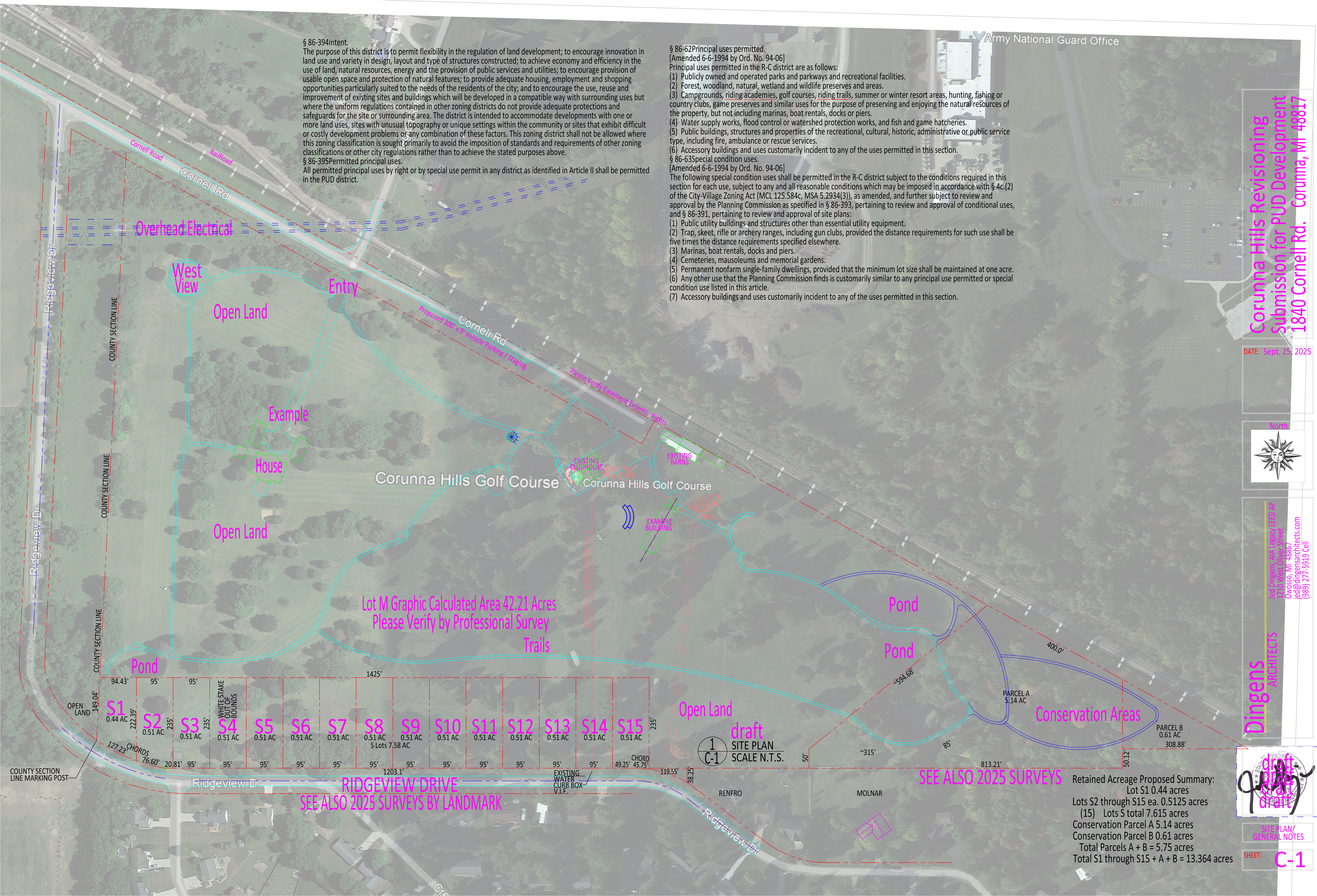


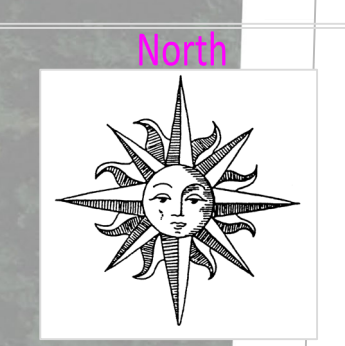
§ 86-394Intent.
The purpose of this district is to permit flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout and type of structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; to encourage provision of usable open space and protection of natural features; to provide adequate housing, employment and shopping opportunities particularly suited to the needs of the residents of the city; and to encourage the use, reuse and improvement of existing sites and buildings which will be developed in a compatible way with surrounding uses but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the site or surrounding area. The district is intended to accommodate developments with one or more land uses, sites with unusual topography or unique settings within the community or sites that exhibit difficult or costly development problems or any combination of these factors. This zoning district shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other city regulations rather than to achieve the stated purposes above.
§ 86-395Permitted principal uses.
All permitted principal uses by right or by special use permit in any district as identified in Article II shall be permitted in the PUD district.

§ 86-62Principal uses permitted.
[Amended 6-6-1994 by Ord. No. 94-06]
Principal uses permitted in the R-C district are as follows:
(1) Publicly owned and operated parks and parkways and recreational facilities.
(2) Forest, woodland, natural, wetland and wildlife preserves and areas.
(3) Campgrounds, riding academies, golf courses, riding trails, summer or winter resort areas, hunting, fishing or country clubs, game preserves and similar uses for the purpose of preserving and enjoying the natural resources of the property, but not including marinas, boat rentals, docks or piers.
(4) Water supply works, flood control or watershed protection works, and fish and game hatcheries.
(5) Public buildings, structures and properties of the recreational, cultural, historic, administrative or public service type, including fire, ambulance or rescue services.
(6) Accessory buildings and uses customarily incident to any of the uses permitted in this section.
§ 86-63Special condition uses.
[Amended 6-6-1994 by Ord. No. 94-06]
The following special condition uses shall be permitted in the R-C district subject to the conditions required in this section for each use, subject to any and all reasonable conditions which may be imposed in accordance with § 4c.(2) of the City-Village Zoning Act (MCL 125.584c, MSA 5.2934(3)), as amended, and further subject to review and approval by the Planning Commission as specified in § 86-393, pertaining to review and approval of conditional uses, and § 86-391, pertaining to review and approval of site plans:
(1) Public utility buildings and structures other than essential utility equipment.
(2) Trap, skeet, rifle or archery ranges, including gun clubs, provided the distance requirements for such use shall be five times the distance requirements specified elsewhere.
(3) Marinas, boat rentals, docks and piers.
(4) Cemeteries, mausoleums and memorial gardens.
(5) Permanent nonfarm single-family dwellings, provided that the minimum lot size shall be maintained at one acre.
(6) Any other use that the Planning Commission finds is customarily similar to any principal use permitted or special condition use listed in this article.
(7) Accessory buildings and uses customarily incident to any of the uses permitted in this section.



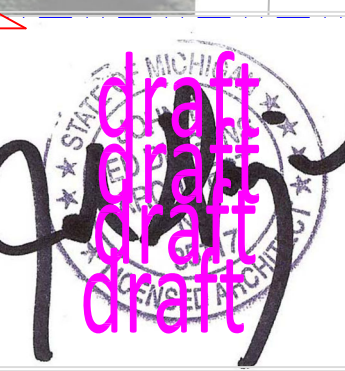
Corunna Hills Revising
Submission for PUD Development
1840 Cornell Rd. Corunna, MI 48817

DATE: Sept. 25, 2025



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Dingers
ARCHITECTS



SITE PLAN/
GENERAL NOTES

SHEET: C-1

Retained Acreage Proposed Summary:
Lot S1 0.44 acres
Lots S2 through S15 ea. 0.5125 acres
(15) Lots S total 7.615 acres
Conservation Parcel A 5.14 acres
Conservation Parcel B 0.61 acres
Total Parcels A + B = 5.75 acres
Total S1 through S15 + A + B = 13.364 acres