

**ARTICLE 5
CLASSIFICATION OF DISTRICTS**

5.01 ZONING DISTRICTS

For the purpose of this Ordinance, Flowerfield Township is hereby divided into the following zoning districts to be known as:

- AG Agricultural District
- R-1 Single-Family Residential District
- R-2 Single and Multi-Family Residential District
- MHP Manufactured Housing Park District
- WO Waterfront Overlay District
- B-i Local Business District
- M-i Manufacturing District

5.02 PROVISION FOR OFFICIAL ZONING MAP

For the purpose of this Ordinance, the zoning districts, as provided herein, are bound and defined as shown on a map entitled Official Zoning Map of Flowerfield Township. The official zoning map, with all explanatory matter thereon, is hereby made a part of this Ordinance.

5.03 INTERPRETATION OF BOUNDARIES

The Zoning Board of Appeals shall determine all questions concerning the exact location of the boundary lines of the districts.

5.04 SCHEDULE OF DISTRICT REGULATIONS

The following regulations regarding lot sizes, yards, setbacks, and densities apply within the zoning districts as indicated, including the regulations contained in the footnotes. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations hereby established for the district in which such building is located. No portion of a lot used in complying with the provisions of this Ordinance for yards, courts, lot area occupancy, in connection with an existing or projected building or structure, shall again be used to qualify or justify any other building or structure

existing or intended to exist at the same time.

Table of District Regulations

	Minimum Lot Size Per Unit	Maximum Building Height, Footnote 1,2	Minimum Yard Setbacks Required Footnote 3,4	Minimum Floor Area Per Dwelling Unit Footnote 6
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Zoning District	Area	Width	Stories	Feet	Front	Side Footnote 5	Rear	
AG	1 acre	220 feet	2.5	35	50	20	35	960 square feet single story 750 square feet ground floor/2 story
R-1	30,000 SF	160 feet	2.5	35	50	10	35	960 square feet single story 750 square feet ground floor/2 story
R-2	20,000 SF	100 feet	2.5	35	50	10	35	960 square feet single story 750 square feet ground floor/2 story Footnote 7
MHP Foot 8	Foot 9	Foot 9	1.0	20	Footnote 9	Footnote 9	Footnote 9	960 square feet single story
WO								
B-1	*	*	2	30	25	20	25	
M-1	*	*	2	30	30	40	25	

* While no specific standards may be included herein, attention is directed to other applicable regulations in this Ordinance for specific intended uses.

5.05 FOOTNOTES TO SCHEDULE OF REGULATIONS

1. Excepting churches, schools, farm buildings and municipal buildings.
2. Permitted Height: No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage Lofts, and screens, flagpoles, chimneys, smokestacks, individual domestic radio and television aerials and wireless masts, water tanks, or similar structures may be erected to exceed by no more than 15 feet the height limits of the district in which it is located; nor shall such structure have a total area greater than 10 percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building.
3. In all zoning districts, the required front yard setback shall not be used for off-street parking, Loading or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives

Except for waterfront lots, all yards abutting upon a public street shall be considered front yards for setback purposes. Where a front yard of lesser depth than specified in the Schedule of Regulations exists in front of dwellings on more than 60 percent of the lots of record on one side of the street in any one block in a single-family residential district, the depth of front yard for any building thereafter erected or replaced on any lot in such block need not be greater than the average depth of front yards of such existing buildings.

4. Architectural features, as defined, not including vertical projections, may extend or project into a required side yard not more than 2 inches for each 1 foot of width of such side yard and may extend or project into a required front yard or rear yard not more than 3 feet. -
5. An unenclosed porch, paved patio, or terrace may project into a required front or rear yard for a distance not to exceed 16 feet.
6. The minimum floor area per dwelling unit shall not include area of basements, utility rooms, breezeways, porches or attached garages.

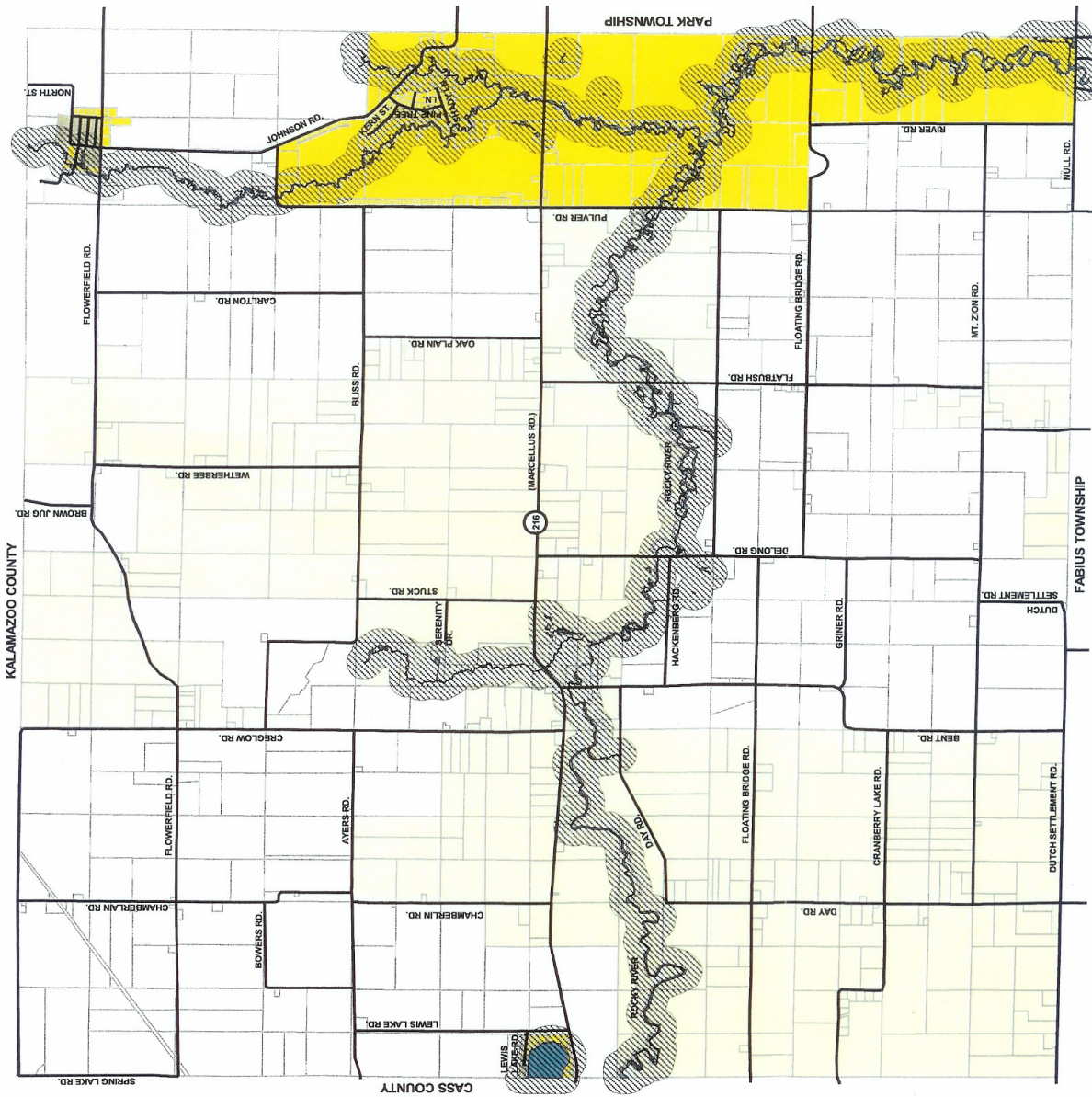
7. Minimum land area required for each dwelling unit in the R-2 District when public sewer are provided shall be:

Dwelling Unit Size	Land Area in Square Feet
	Multiple Family Dwellings
Efficiency or 1-bedroom unit	4,000
2-bedroom unit	4,000
3-bedroom unit	4,900
4 or more bedroom unit	6,300

For sites without public sewer, the maximum density for multiple family dwellings shall not exceed 8 units per acre. Documentation must be submitted which addresses the suitability of the site for the proposed density.

8. No accessory building shall be located closer than 100 feet to a property line that abuts a residential district.
9. All area, bulk, and placement requirements shall be in accordance with the standards set by the Michigan Mobile Home Commission.

ZONING MAP



**ARTICLE 6
AG (AGRICULTURAL) DISTRICT**

6.01 STATEMENT OF PURPOSE

Agricultural districts are those open areas of the township where farming, agricultural production dairying, forestry operations and other such rural-type activities exist and should be preserved or encouraged. Large vacant areas, fallow land and wooded areas may also be included. Although the demand for other uses in these districts may ultimately outweigh their use as zoned, any such zoning changes should be made cautiously with the realization that adequate food supply is essential to the health and welfare of the township, county, state, and nation.

6.02 ALLOWED USES

1. Farms.
2. Cemeteries.
3. Churches and parish houses, public schools and educational institutions and other municipal buildings, structures, or uses.
4. Community buildings, public parks and recreational areas.
5. Essential services.
6. Single-family dwellings (on lots of record).

6.03 ACCESSORY USES

1. Antennae/satellite dishes.
2. Buildings and uses such as barns, stables, silos, housing for farm labor, and accessory buildings, structures, and uses customarily incidental to any of the foregoing permitted uses customarily associated with agricultural activities.
3. Children's play equipment.
4. Family day care.
5. Garages.
6. Gardens and/or greenhouses.

7. Home occupations.
8. Personal pet facilities, including dog runs.
9. Roadside stands not on permanent foundations for the sale of products grown or produced upon the premises together with incidental products related thereto.
10. State Licensed Residential Facilities for Six Persons or Less. All state licensed residential facilities are considered accessory uses, provided they meet the requirements of this section and Act 287, 1972, as amended. State Licensed residential facilities include foster-family homes, foster-family group homes, adult foster care family homes, and adult foster care small-group homes.
11. Storage sheds.
12. Swimming pools.

6.04 SPECIAL LAND USES

Obtaining a Special Land Use Permit in accordance with this Ordinance may permit the following uses:

1. Adult foster care facilities for seven persons or more.
2. Airports and Landing Strips.
3. Camps and Campgrounds, including Recreational Vehicle Parks.
4. Compost Facilities.
5. Confined Animal Feeding Operations.
6. Family Businesses.
7. Farm Animals (for parcels less than 20 acres)
8. Golf Courses and Country Clubs.
9. Group Day Care Homes.
10. Institutional Care Facilities.
11. Kennels and Veterinary Clinics.
12. Migrant housing.

13. Natural Resource Removal Operations.
14. Public and Institutional Uses.
15. Sawmills.
16. Single-family dwellings (not on lots of record).
17. Telecommunications Towers.

6.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as specified in the table in Article 5.

6.06 GENERAL REQUIREMENTS

Single-family dwellings are allowed on lots of record as of the date of this ordinance. Dimensional standards shall be the same as those for dwellings in the R-1 single-family residential zoning district.

ARTICLE 7
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

7.01 STATEMENT OF PURPOSE

This district classification is designed to be the most restrictive of the residential districts to encourage an environment of predominantly large lot low-density single-family dwellings, together with a minimum of other residentially related facilities and activities primarily of service to the residents in the area. This is intended to accommodate moderately large lots that do not require public water and sanitary sewer services.

7.02 ALLOWED USES

1. Private single-family dwellings.
2. Public parks and recreational facilities such as golf courses and parks.
3. Churches.
4. Essential public utility services, excluding buildings and substations and regulator stations.
5. Cemeteries.
6. Farms, excluding Confined Animal Feeding Operations (CAFO)

7.03 ACCESSORY STRUCTURES AND USES

1. Accessory buildings and uses customarily incident to any of the foregoing uses when located on the same lot or parcel of land and not involving the conduct of a business.
2. Antenna/satellite dishes.
3. Children's play equipment.
4. Family day care homes.
5. Garages.
6. Home occupations.
7. Personal pet facilities, including dog runs.

8. Private gardens and/or greenhouse when plants, flowers, or produce is not offered for sale.
9. Roadside stands not on permanent foundations for the sale of produce grown on the premises.
10. State licensed residential facilities for six persons or less, provided they meet the requirements of this section and Act 287, 1972, as amended. State licensed residential facilities include foster-family homes, foster-family group homes, adult foster care family homes, and adult foster care small-group homes.
11. Storage sheds.
12. Swimming pools.

7.04 SPECIAL LAND USES

1. Adult foster care facilities for seven persons or more.
2. Camps and Campgrounds, including Recreational Vehicle Parks.
3. Essential Services.
4. Family Businesses.
5. Farm Animals
6. Group Day Care Home.
7. Public and Institutional uses.
8. Golf Courses and Country Clubs.
9. Telecommunication Towers.

7.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as specified in the table in Article 5.

7.06 GENERAL REQUIREMENTS

Accessory buildings: There may be one accessory building for every acre of land area. The aggregate gross square footage of accessory buildings may not exceed two and a half (2.5) times the gross square footage of the principal structure.

ARTICLE 8

R-2 SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT

8.01 STATEMENT OF PURPOSE

This zoning district is designed to permit greater residential density than that provided in the R-1 district classification. It is designed to accommodate single-family dwellings, two-family dwellings, and higher density housing on moderately sized lots that do not require public utility service. This district is designed to permit the greatest density of residential uses allowed within the township, together with other residentially related facilities designed to provide service to the inhabitants of the area.

8.02 ALLOWED USES

1. One-family dwellings.
2. Two-family dwellings.
4. Public golf courses, parks and other municipally owned or operated public recreational facilities.
5. Churches.
6. Essential public utility services, excluding buildings and substations and regulator stations.
7. Cemeteries

8.03 ACCESSORY STRUCTURES AND USES

1. Accessory buildings and uses customarily incident to any of the foregoing uses when located on the same lot or parcel of land and not involving the conduct of a business.
2. Antennae/satellite dishes.
3. Children's play equipment.
4. Farm Animals
5. Home occupations
6. Personal pet facilities, including dog runs.

7. Private gardens and/or greenhouse when plants, flowers, or produce is not offered for sale.
8. State licensed residential facilities for six persons or less, provided they meet the requirements of this section and Act 287, 1972, as amended. State Licensed residential facilities include foster family homes; foster family group homes, adult foster care family homes, and adult foster care small-group homes.
9. Storage sheds.
10. Swimming pools.

8.04 SPECIAL LAND USES

1. Adult foster care facilities for seven persons or more.
2. Child Care Centers.
3. Essential Services.
4. Farm Animals.
5. Group Day Care Home.
6. Institutional Care Facilities.
7. Multiple Family Dwellings.

8.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as specified in the table in Article 5.

8.06 GENERAL REQUIREMENTS

1. Accessory buildings: There may be one accessory building for every 18,000 square feet of Land area. The aggregate gross square footage of accessory buildings may not exceed the gross square footage of the principal structure.
2. Site Plan: A site plan shall be submitted.

3. Maximum density: The maximum density for multiple dwellings shall not exceed B units per acre and 5 townhouses per acre. Documentation must be submitted which addresses the suitability of the site for the proposed density. There shall be a minimum of 4,000 square feet of lot area for each dwelling unit.
4. Landscaping: Screening and buffering is required in accordance with the buffering and landscaping provisions of this Ordinance.
5. No building shall contain more than 12 dwelling units.
6. Every principal entry shall be visible from a public street. No entrance shall be located further than 150 feet of an off-street parking facility.

Where more than one building is located on a lot, the following requirements shall apply:

1. No building shall be located in front of the main entrance wall of another building unless separated by a common yard of at least 50 feet.
2. A front setback of 35 feet shall be required.
3. No building shall be located in back of another unless separated by a common yard of at least 100 feet.
4. Every group building shall have a green belt of at least 30 feet unobstructed by any accessory structure.
5. No group building shall be located closer than a distance equal to its total height to any other building.

Each unit shall contain complete and separate facilities as required for a single housekeeping unit.

**ARTICLE 9
MHP MANUFACTURED HOUSING PARK DISTRICT**

9.01 STATEMENT OF PURPOSE

In recognition of the growing trend toward manufactured housing and manufactured housing parks and the need for well located and properly developed areas to accommodate them, this district is designed to provide for such use under appropriate construction and development standards to promote the health, safety, and general welfare of the residents of such areas as well as the residents of adjoining premises. The area zoned for such purposes should be able to accommodate the increased traffic generated from such developments as well as the sanitary requirements of the same. Such area should also be suitable for residential use and should be so located as not to impede other more conventional residential developments in the vicinity.

9.02 ALLOWED USES

Manufactured housing parks, together with accessory buildings and uses customarily incident thereto, including a residence for the manufactured housing park owner or operator and his family, but excluding any retail sales of manufactured housing unless the same are located upon a developed manufactured housing site; subject, however, to the following conditions and limitations:

1. All manufactured housing parks shall comply with the requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto and with any and all regulations promulgated there under by the Michigan Mobile Home Commission and the Michigan Department of Public Health.
2. Essential services.
3. Modular Home Parks.

9.03 ACCESSORY STRUCTURES AND USES

1. Home Occupations
2. Clubhouses.
3. Laundry.
4. Manager's office.
5. Parking facilities.

6. Parks, playgrounds, and recreational open spaces.
7. Personal pet facilities, including dog runs.
8. State Licensed residential facilities are considered accessory uses, provided they meet the requirements of this section and Act 287 of 1972, as amended. State licensed residential facilities include foster family homes; foster family group homes, adult foster care family homes, and adult foster care small-group homes.
9. Storage sheds.
10. Swimming pools.
11. Accessory buildings and uses incidental to a manufactured housing park such as recreational buildings and facilities, laundry facilities, maintenance garage and storage facilities.

9.04 SPECIAL LAND USES

1. Essential Services.

9.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as in the Mobile Home Commission Rules Handbook as amended.

9.06 BASIS FOR APPROVAL

While subordinate to Manufactured Housing Commission Rules, the Planning Commission may consider the following in review and approval of an application:

1. Impact on adjacent land uses and the relationship of the development to the surrounding neighborhood.
2. Location and design of driveways in relation to streets giving access to the site and pedestrian circulation.
3. Traffic circulation and parking facilities.

9.07 SUBMITTAL OF PLANS AND APPROVAL

A completed Preliminary Plan Review application must be received 21 days prior to the Planning Commission meeting at which it will be introduced. Ten copies of the preliminary plan and related information (documents) shall be submitted to the Township together with the Zoning application.

Upon submission of a complete set of documents, the Planning Commission will review the plans in accordance with the conditions specified in this Ordinance including location, Layout and general design. The Planning Commission will provide a written response of approval or disapproval within 60 days following the receipt of a complete application. In the case of disapproval, the Planning Commission will provide the applicant an explanation as to the reasons for disapproval. Failure of the Township to approve a complete set of documents within 60 days shall constitute approval.

The township shall not approve preliminary plans until all of the following are received from the developer and are approved by the department:

1. The fee as specified in the Act.
2. On a form prescribed by the department, an application and required exhibits completely and accurately filled out and executed.

All of the following exhibits shall be submitted with the application:

1. Copies of all existing and proposed easements or dedications, if any. If easements or dedications do not exist, then the developer shall submit a statement to that effect with the application.
2. Evidence of title to the property, such as title insurance, a deed, a land contract, owner's affidavit, or, if the property is not owned by the developer, the owner's affidavit attesting to ownership and the granting of permission to develop the Manufactured Housing Community project. If the developer has an option to purchase the property or is leasing the property, then the developer shall submit a copy of the purchase option or leasing agreement.

9.08 GENERAL REQUIREMENTS

1. Maximum Density

The manufactured home development shall be developed with sites averaging 5,500 square feet per manufactured home unit. These 5,500 square feet sites may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that otherwise required. The overall density of a Manufactured Housing Community shall not exceed 6 units per gross acre.

2. Layout

The layout of a Manufactured Housing Community, including other facilities intended for

resident use, shall be in accordance with acceptable planning and engineering practices and shall provide for the convenience, health, safety, and welfare of the residents.

3. **Signs**

There shall be a maximum of one sign that will bear only the name of the establishment; have a maximum area of 32 square feet; may be lighted provided the source of light is not visible and not the flashing or intermittent type, and be located from the street a distance equal to the required setback. As an alternative, there may be two signs, each of which is a maximum of 16 square feet.

4. **Commercial Uses Within the Community**

The resident, owner or a licensed dealer or broker may sell new or pre-owned manufactured homes, which are to remain on-site in a manufactured housing community, provided the manufactured housing development manager permits the sale. All other commercial uses of any kind are prohibited within the Manufactured Housing Community.

5. **Utilities**

All public and private utilities shall be located underground. Hookup to public sanitary sewer systems are required in Manufactured Housing Communities if available within 200 feet at the time of preliminary plan approval. If a public system is unavailable, the Manufactured Housing Community shall connect to a state approved sewage system.

6. **Vehicular and Sidewalk Illumination**

All vehicular and sidewalk systems within a Manufactured Housing Community shall be illuminated as follows:

- a. Access points shall be lighted. If the public thoroughfare is Lighted, then the illuminated level shall not be more than the average illumination level of an adjacent illuminated thoroughfare.
- b. Where all internal road intersections and designated pedestrian crosswalks, the minimum illumination shall be not less than .15 foot-candles.
- c. Internal roads, parking bays, and sidewalks shall be illuminated at not less than .05 foot-candles.
- d. If a Manufactured Housing Community directory is provided, then it shall be illuminated at not less than 3.15 horizontal foot-candles on any entry on the directory.

7. Required Distances Between Homes and Other Structures

A home shall be in compliance with all of the following minimum distances as measured from the wall/support line or foundation line whichever provides the greater distance:

- a. For a home not sited parallel to an internal road, 20 feet from any part of an attached structure of an adjacent home that is used for living purposes.
- b. For a home sited parallel to an internal road, 15 feet from any part of an attached structure of an adjacent home that is used for living purposes if the adjacent home is sited next to the home on the same internal road or an intersecting internal road.
- c. Ten feet from either of the following:
 - 1) A parking space on an adjacent home site.
 - 2) An attached or detached structure or accessory of an adjacent home that is not used for living purposes.
- d. Fifty feet from permanent Manufactured Housing Community-owned structures, such as either of the following:
 - 1) Clubhouses.
 - 2) Maintenance and storage facilities.
- e. One hundred feet from a baseball or softball field.
- f. Twenty-five feet from the fence of a swimming POOL.

Attached or detached structures or accessories that are not used for living space shall be a minimum distance of 10 feet from an adjacent home or its adjacent attached or detached structures.

Any part of an accessory, such as steps, porches, supported or unsupported awnings, decks, carports or garages, or similar structures, shall be set back the following minimum distances:

- a. Ten feet from the edge of an internal road.
- b. Seven feet from a parking bay off a home site.
- c. Seven feet from a common sidewalk.

- d. Twenty-five feet from a natural or man-made lake or waterway.
- e. For a home sited parallel to an internal road, 15 feet from any part of an attached structure of an adjacent home that is used for living purposes if the adjacent home is sited next to the home on the same internal road or an intersecting internal road.

A carport shall be in compliance with both of the following setbacks if it is completely open, at a minimum, on the 2 long sides and the entrance side:

- a. Support pillars that are installed adjacent to the edge of an internal road shall be set back 4 feet or more from the edge of the internal road or 2 feet or more from the edge of a sidewalk.
- b. Roof overhang shall be set back 2 feet or more from the edge of the internal road.
- c. Steps and their attachments shall not encroach into parking areas more than 3 ½ feet.
- d. The length of a home site may vary; however, the minimum standards pertaining to the distance between homes shall be complied with.
- e. The dividing line between an existing Manufactured Housing Community and an expansion of the Manufactured Housing Community shall be treated as a property line for the purpose of siting homes adjacent to the dividing line.

8. Skirting

All homes must be anchored in accordance with the most current HUD setup and installation standards. Home skirting shall be vented in accordance with the manufacturer's installation instructions. In the absence of instructions, Louvered or similar vents shall have a minimum of 600 square inches of open space per 1,000 square feet of living space. A minimum of 1 vent shall be placed at the front and rear of the home and 2 at each exposed side. Access panels of sufficient size to allow full access to utility hookups located beneath the home shall be installed. Skirting, if any, shall be an exterior building material. Skirting shall be installed in a manner so as to resist damage under normal weather conditions, including damage caused by freezing and frost, wind, snow, and rain. A certificate of occupancy will not be issued until the mobile home is skirted as required by Manufactured Housing Commission Rule 604.

9. Setbacks From Property Boundary Lines

Homes, permanent buildings and facilities, and other structures abutting a public right-of

way shall not be located closer than 50 feet from the boundary line. If the boundary line runs through the center of the public road, then the 50 feet shall be measured from the road right-of-way line.

10. Interior Landscaping

AU unpaved ground surfaces shall be covered with grass; trees, shrubs, flowerbeds, wood chips, stones, or other suitable ground cover capable of preventing soil erosion.

11. Screening, Buffering and Fencing

The landscaping shall consist of evergreen trees or shrubs at least three feet in height, which is spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured home development as effectively as the required landscaping described above.

12. Speed Limits and Traffic Signs

- a. Speed limits on Manufactured Housing Community internal roads shall not exceed 15 miles per hour, shall be posted, and shall be enforced.
- b. All internal roads shall be clearly marked with appropriate traffic signs. Manufactured Housing Community egress roads shall be clearly marked with a regulation stop sign at the point of intersection with a public road.
- c. Internal roads shall be named and identified by signs located at all internal road intersections.
- d. Signs bearing the words “Children Playing” shall be appropriately located on all internal roads adjacent to recreational and playground areas.

13. Designated Open Space Requirements

A Manufactured Housing Community that contains 50 or more home sites which are constructed according to a permit to construct issued under the act shall have not less than 2% of the Manufactured Housing Community's gross acreage dedicated to designated open space, and not less than 25,000 square feet.

9.09 FINAL CONSTRUCTION PLANS AND DRAWINGS

An architect or engineer who is licensed to practice in this state shall prepare the drawings that constitute the plans. More than 1 architect or engineer licensed in this state may prepare different segments of the same Manufactured Housing Community construction plans. Submissions

for review shall be 24-inch by 36-inch reproductions of original drawings. Each sheet shall contain the name of the Manufactured Housing Community and the name and address of the firm responsible for the preparation of the sheet. Each sheet shall bear a seal and signature of the individual responsible for the preparation of the sheet.

1. Optional Improvements

- a. Optional improvements such as swimming pools, tennis and basketball courts, etc., may be considered as fulfilling part or the entire total designated open space requirement.
- b. Optional improvements shall be in compliance with current state or local building standards pertinent to construction, including the obtaining of the appropriate state or local permits pertinent to the facility or structure being constructed.

2. Compliance Responsibility

The township shall be responsible for ensuring compliance with the spacing requirements in the Act for the installation of homes within the Manufactured Housing Community. A Manufactured Housing Community may file a complaint under the act and these rules against a retailer, installer or service who installs a home that is not in compliance with the requirements of these rules.

9.10 OTHER REQUIREMENTS

All requirements, as regulated by the Mobile Home Commission Act 96 of 1987, as amended, shall be met.

ARTICLE 10
B-I BUSINESS DISTRICT

10.01 STATEMENT OF PURPOSE

This district is designed to provide retail sales and commercial service uses catering to the needs of local residents and general public.

10.02 ALLOWED USES

1. Automatic dry cleaning or laundry facilities.
2. Retail sales businesses where no assembling, treatment or manufacturing is required.
3. Offices.
4. Banks, building and loan associations, and other lending institutions.
5. Funeral parlors.
6. Restaurants.
7. Essential public utility services.
8. Indoor theaters.
9. Cleaning and Laundry service customer stations.
10. Barber shops and beauty parlors.
11. Shoe repair shops.
12. Churches.
13. Accessory buildings and uses customarily incident to any of the foregoing, not including any manufacturing or treatment activities.
14. Multiple uses of buildings providing alt of the uses are allowed by right.
15. Off-premises Signs.

10.03 ACCESSORY STRUCTURES AND USES

1. Off -street parking and loading requirements in accordance with this ordinance.

10.04 SPECIAL LAND USES

1. Natural Resource Removal Operations.
2. Telecommunication Towers.

10.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as specified in the table in Article 5.

10.06 GENERAL REQUIREMENTS

None.

ARTICLE 11
M-1 MANUFACTURING DISTRICT

11.01 STATEMENT OF PURPOSE

This district is designed for manufacturing assembling and fabricating businesses and commercial activities that cause a minimum of adverse effect beyond the boundaries of the site upon which they are located.

11.02 ALLOWED USES

1. Industrial manufacturing operations.
2. Off-premises Signs.
3. Operations for the servicing, compounding, assembling or treatment of articles or merchandise which do not emanate noise, smoke, odors, dust, dirt, noxious gases, glare, heat, vibration or psychological ill effects which would be a nuisance or annoyance to owners or occupants of surrounding premises and that are wholly contained within fully enclosed buildings except for the following permissible outdoor activities:
 - a. Outdoor storage in the rear yard area which must not exceed 50 percent of the square foot area of the principal building upon the premises and which must be screened from adjoining premises of a higher use district classification and from public streets by a solid fence, wall, or natural screening adequate for the purpose.
 - b. Delivery operations to and from said business.
 - c. Such other outdoor storage or activities as may be allowed under a variance permit by the Board of Appeals which may be granted by said Board where, in its discretion, the same would not be a nuisance or annoyance to adjoining property owners and would be in accordance with the purpose of this zoning classification to create an industrial zone for activities which produce a minimum of adverse effect on adjoining premises and are compatible with one another and do not require large land areas for isolation or protection of adjoining premises or activities.
 - d. Farming and agricultural operations, together with a reasonable number of accessory buildings, and the right to sell products, poultry or animals produced, raised or grown upon the premises.

11.03 ACCESSORY STRUCTURES AND USES

1. Off-street parking and loading requirements in accordance with this ordinance.

11.04 SPECIAL LAND USES

1. Natural Resource Removal Operations.
2. Telecommunication Towers.

11.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

The use of land and buildings in this zoning district shall meet all regulations as specified in the table in Article 5.

11.06 GENERAL REQUIREMENTS

None.

**ARTICLE 12
WO WATERFRONT OVERLAY DISTRICT**

12.01 STATEMENT OF PURPOSE

This district is designed to preserve the safe and healthful conditions on all land within 500 feet of the water's edge of all lakes, ponds, rivers, and their tributary streams, to provide for other unique uses customarily associated with waterfront development; its regulations are drawn to avoid contamination or destruction of streams and lakes and to protect the riparian rights of waterfront property owners.

1. The purpose of the design requirements of this section is to slow the rate of storm water runoff, to reduce erosion and sedimentation, to protect water quality, to keep nutrients from entering lakes and streams, to maintain water temperatures at natural levels, to preserve fish and wildlife habitat, and to preserve the aesthetic and scenic values of the watershed environment.
2. The Federal Emergency Management Agency (FEMA) requires the designation of 100-year flood plains to determine eligibility for federal floodplain insurance. Most major rivers in the United States have been mapped by the U.S. Army Corps of Engineers or other agencies to determine the limits of the floodplain. In Michigan, the Department of Natural Resources has been assigned the responsibility of monitoring the implementation of these requirements.
3. Location of District: The Zoning Map" shall be used to identify the generalized location of parcels in private and public ownership that are within this defined area.

12.02 ALLOWED USES

All uses allowed in the underlying zoning district.

12.03 ACCESSORY STRUCTURES AND USES

Accessory buildings and uses customarily incident to any of the foregoing uses when located on the same lot or parcel of land and not involving the conduct of a business.

12.04 SPECIAL LAND USES

All Special Land Uses allowed in the underlying zoning district

12.05 HEIGHT, AREA, AND DIMENSION REGULATIONS

As allowed in the underlying zoning district and further stated in this article.

12.06 GENERAL REQUIREMENTS

In order to minimize the blockage of the waterfront view of existing dwellings on a waterfront lot, the waterfront yard setback from the shoreline upon which a dwelling is to be built shall, as determined by the Zoning Administrator, be the most applicable of the following:

1. Equal to the average of the waterfront yard setbacks of the dwellings already built on both sides of the lot or parcel upon which a dwelling is to be built.
2. Equal to the average of the waterfront yard setback of the existing dwelling with respect to the other adjoining vacant lot built on one side of the lot or parcel upon which a dwelling is to be built, and the required minimum waterfront yard setback of this zoning district.
3. Shall at least meet the required minimum waterfront yard setback of this zoning district, if lots and parcels adjacent on both sides of the lot or parcel upon which a dwelling is to be built upon are vacant.

12.07 PROHIBITED USES

The following uses shall not be permitted within 100 feet of the ordinary high water mark:

1. Confined animal feeding operations (CAFOs).
2. Slaughterhouses.
3. Gas stations.
4. Automobile repair shops.
5. Automobile washes.
6. Oil-change establishments.
7. Industrial uses involved in the manufacturing, compounding, processing, or treating of products.
8. Farm animals.

12.08 DISTRICT STANDARDS

1. Front Setback: The required front setback for non waterfront lots, shall be the same as the underlying zoning district.
2. Side Setback: Shall be the same as the underlying zoning district.
3. Rear Setback: Shall be the same as the underlying zoning district.
4. Lot Area: Shall be the same as the underlying zoning district.
5. Lot Width: Shall be the same as the underlying zoning district.
6. Floor Area: Shall be the same as the underlying zoning district.

12.09 MINIMUM REQUIREMENTS

1. Design Requirements: AU new development, including additions or extensions to existing buildings, shall meet the design requirements of this Section.
 - a. All buildings shall be set back at least 65 feet from the ordinary high water mark.
 - b. Within 35 feet of the ordinary high water mark, a maximum of 400 square feet of land may be covered by impervious surfaces, including all structures and paving for each 100 linear foot of water frontage.
 - c. No unsightly, offensive, or potentially polluting material, including, but not limited to, lawn clippings, leaves, garbage, trash, refuse, junk vehicles, junk, appliances, or toxic materials may be dumped or stored within 35 feet of the ordinary high water mark.
 - d. Except for boat dockages, structures that extend more than five feet into the water are prohibited.
 - e. Pump houses that exceed three feet in height or nine feet in total square feet in size are prohibited.
 - f. Accessory structures may not be located within five feet of the ordinary high water mark.
 - g. Buildings shall be clustered as much as possible to retain open space and surrounding tree cover and to minimize changes in topography.

2. Natural Vegetative Buffer: A natural vegetative buffer shall provide a planted green belt strip of land or area 25-foot-wide maintained in its natural state. Natural state shall mean native plants, shrubbery, tall grasses, and trees. The natural vegetation strip or area shall be maintained at the shoreline as follows:
 - a. A strip or area of land bordering each bank of a stream, river, lake or pond of one-quarter (1/4) acre or more in surface water area, at least twenty-five (25) feet wide from the established shoreline or ordinary high water mark.
 - b. Removal of vegetation in the natural vegetative buffer shall be limited to no more than 25 percent of the length of this buffer, provided that cutting of this 25 percent shall not create a clear-cut opening greater than 25 feet wide for every 100 feet of shoreline.
 - c. Natural shrubbery, trees, or other vegetation shall be preserved as far as practical and, where removed, shall be replaced with other naturally occurring vegetation that is equally effective in retarding runoff, preventing erosion, and preserving natural beauty.
 - d. If the removal of vegetation is required, reestablishment of a compatible native plants, shrubbery, trees and other plant material shall be required when new vegetation is planted.
 - e. Existing soil and organic matter shall not be altered or disturbed within the natural vegetative buffer.
 - f. These provisions shall not apply to the removal of dead, diseased, or dying trees, at the discretion of the landowner.
3. Drainage of Surface Water: Proper site surface drainage shall be provided so that:
 - a. The removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.
 - b. If practical, storm water shall be removed from all roof areas, canopies, and paved areas and carried away in an underground drainage system.
 - c. The peak rate of storm water runoff from the site shall not increase as a result of the proposed development.
 - d. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and so that it will not create ponding.

- e. Natural drainage courses shall be protected from grading activity.
- f. Where known, groundwater flow patterns shall not be interrupted.
- g. Slopes created by the grading of the site should generally not exceed a slope ratio of one (1) foot of vertical slope to three (3) feet of horizontal distance.

12.10 Additional Requirements

No use of property shall be allowed without documented proof that the conditions required of FEMA for obtaining insurance are met; or written indication from the Michigan Department of Environmental Quality (MDEQ) that compliance is unnecessary. These requirements shall apply to all property, any portion of which is indicated as being within the designated floodplain areas. It shall be the responsibility of the property owner to determine the location of the floodplain in accordance with the site plan review procedures provided for in this ordinance, and that the floodplain does not encroach upon the Limits of the parcel in question. For their own interest and protection, property owners are encouraged to obtain a written determination from the MDEQ when it is apparent from the "Zoning Map" that their property is within or directly adjacent to the designated area. No zoning or building permit will be issued until compliance with this Section has been documented.

12.11 Site Plan Review Requirements

To the extent not otherwise provided pursuant to the site plan requirements, the Planning Commission shall require, as applicable, submission of the following materials:

1. Plans drawn to a scale of one inch = 100 feet; the nature, location, dimensions, and elevation of the lot; existing or proposed structures; fill; storage of materials; and the relationship of the above to the location of the channel flood way and regulatory flood protection level.
2. A plan (surface view) showing elevations or contours of the ground at 5-foot intervals; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing buildings on the site; location and elevations of streets; photographs or maps showing existing land uses and vegetation; upstream and downstream soil types; and other pertinent information that may be required by the Planning Commission.

ARTICLE 13 NONCONFORMING USES

13.01 DESCRIPTION AND PURPOSE

The purpose of this section is to allow any lawful use existing at the time of the adoption or amendment of this Ordinance. The lawful use of a dwelling, building, or structure and of Land or a premise as existing and lawful at the time of enactment of a zoning ordinance, or, in the case of an amendment of an ordinance, then at the time of the amendment, may be continued although the use does not conform to the ordinance or amendment.

In establishing terms for the completion, restoration, reconstruction, extension, or substitution of nonconforming uses different classes of nonconforming uses may be established in the ordinance with different requirements applicable to each class.

The township may acquire, by purchase, condemnation, or otherwise, private property or interest in private property for the removal of nonconforming uses. The cost and expense, or a portion thereof, of acquiring the private property may be paid from general funds or assessed to a special district in accordance with the applicable statutory provisions relating to the creation and operation of special assessment districts for public improvements in townships. The elimination of the nonconforming uses and structures in a zoning district is declared to be for a public purpose and for a public use. The township board may institute and prosecute proceedings for condemnation of nonconforming uses and structures under the power of eminent domain in accordance with Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.41 of the Michigan Compiled Laws or other applicable statute.

13.02 CONTINUANCE OF NONCONFORMING USE OR STRUCTURE

The lawful use of any land or structure, exactly as such existed at the time of the enactment of this Ordinance, may be continued even though such use or structure does not conform to the provisions of this Ordinance. A change in the ownership, tenancy, or occupancy of a building or structure shall not restrict the continuance of its existing nonconforming use.

13.03 EXPANSION OF NONCONFORMING USES

No nonconforming use of any land or structure shall be enlarged or extended. However, a nonconforming use may be expanded throughout the structure in which it is conducted. Nonconforming uses that are not located within a building or structure may not be expanded to land not actually in use at the time of the adoption of this Ordinance or any amendment to these provisions thereto. Nonconforming uses having multiple buildings or structures shall not be expanded by construction of an additional building or structure. Structures, or uses that are nonconforming by reason of height and area or parking provisions may be extended, altered or modernized provided that no additional encroachment of the height, area or parking provisions are occasioned thereby.

13.04 UNLAWFUL USE NOT AUTHORIZED

Nothing in this Ordinance shall be interpreted as authorization for or approval of the continuance of the use of a structure or premises in violation of regulations in effect immediately prior to the date of this Ordinance.

13.05 CHANGE OF USE

The use of a nonconforming building may be changed to another nonconforming use if the Zoning Administrator finds that such new use would markedly decrease the degree of nonconformance and would enhance the desirability of adjacent conforming uses. This shall not be construed to permit the conversion of a nonconforming use to a prior nonconforming use or to waive the other provisions of this article.

13.06 RESTORATION AND REPAIRS

1. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any structure declared unsafe by the Building Inspector. However, only repairs and maintenance work required to keep a nonconforming structure in sound condition may be made.
2. A nonconforming building or structure damaged by wear and tear, neglect, deterioration, and depreciation to such an extent that the cost of repair and rehabilitation exceeds 50% of its current market value at the time when the repairs or rehabilitation are proposed may be repaired or rehabilitated according to the current requirements of this Ordinance and the Building Code relative to new construction.,
3. A nonconforming building or structure damaged by the elements, fire, collapse, public enemy, act of God, or other casualty may be rebuilt or restored and its use resumed if the cost of such repair does not exceed 75% of the current market value of the building or structure which was damaged. A building damaged to such an extent that the cost of repair exceeds 75% of its current market value may be repaired or reconstructed according to the current requirements of this Ordinance and the Building Code relative to new construction.
4. Current market value will be determined by 1) the mean of two independent appraisals, or 2) by calculating 200% of parcel State Equalized Value, at the discretion of the property owner. Cost of repairs will be determined by the mean estimate of three independent contractors with experience in the type of work required

5. A zoning permit must be secured before repairs, maintenance or reconstruction of a building. The Zoning Administrator shall determine the extent of such destruction, deterioration, or depreciation before issuing a zoning permit. Such repairs and maintenance work as are required to keep a nonconforming building or structure in sound condition may be made. Any such restoration shall be started within a period of 6 months of the time of such damage and diligently prosecuted to completion.
6. Historic structures may be reconstructed even if damaged 100%, provided they do not exceed their previous size or location.

13.07 NONCONFORMING DUE TO RECLASSIFICATION

The foregoing provision of this article shall also apply to the buildings, land, or uses that hereafter become nonconforming due to any reclassification of districts or any subsequent change in the regulations of this Ordinance.

13.08 NONCONFORMING USE DISCONTINUED

If a nonconforming use is discontinued for a period of 1 year, it may not thereafter be continued. No nonconforming use, if changed to a use allowed in the zoning district in which it is located, shall be resumed or changed back to a nonconforming use.

13.09 EXISTING PLATTED LOTS

Any lot platted or created prior to the effective date of this Ordinance that fails to comply with the requirements of its zoning district may be used for a single family dwelling providing one of the following is met:

1. A structure is to be erected or rebuilt on any lot of record where there are existing structures within 250 feet on either side of the subject lot of record, the minimum yard requirements for the proposed structure shall be the average of the respective front, side, and rear yards of the adjacent structures within 250 feet of the side lot lines. In no event shall the front or rear yards be less than 20 feet or side yards be less than 5 feet each. Off-street parking requirements shall be met. If the yard requirements established by the above formula exceed the yard requirements of the zoning district in which the lot is located, the latter shall be the minimum yard requirements.
2. If there are no adjacent nonconforming structures within either side of the subject lot of record, required setbacks of lots of record may be reduced by the same percentage that the area of such lot bears to the requirements of the zoning district. In no event shall the front or rear yards be less than 20 feet or side yards be less than 5 feet each. Off-street parking requirements shall be met.

3. The ZBA may permit single-family dwellings on Lots of record not meeting the above-specified yard dimensions or other requirements of the zoning district in which they are located upon making the following determinations:
 - a. The lots are in single ownership.
 - b. There is no practical possibility of obtaining more land.
 - c. The proposed use reasonably cannot be located on the lot such that the minimum requirements are met.
 - d. The proposed use will not adversely affect adjacent properties or the character of the neighborhood.
 - e. Side yards of at least 5 feet will be provided.
 - f. Off-street parking requirements will be met.

13.10 DETERMINATION OF A LOT OF RECORD

Upon application of any person claiming to be the property owner of the legal or equitable title to a parcel of land that was the subject of a deed or land contract not recorded in the office of the register of deeds on the effective date of the Ordinance, the Zoning Board of Appeals is authorized to determine whether the property owner is entitled to have the parcel treated as a lot of record in accordance with this Ordinance.

2. The Board shall grant a favorable determination when it finds, by a preponderance of the evidence that the instrument under which the premises is being purchased was executed prior to the effective date of this Ordinance or the subject amendment(s) thereto.
3. In making its determination, the Board is authorized to consider all matters it deems relevant including, but not limited to, the tax roll of the Township, the relationship of the parties to the purported transfer, the degree of formality of the purported document of transfer, and the testimony of the applicant and his witnesses.
3. Such a determination shall have only the effect of equating such a property owner with the owner of a lot of record and shall not relieve such property owner from complying with the other conditions set forth in this Ordinance in order that a zoning permit be granted.

**ARTICLE 14
PARKING AND LOADING**

14.01 INTENT AND PURPOSE

In all zoning districts, off-street parking facilities for the parking of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this Ordinance, shall be provided as herein prescribed.

14.02 MIXED OCCUPANCIES AND USES NOT SPECIFIED

In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately. Parking areas for churches, theaters or other uses in which the primary parking demand occurs out of normal work and business hours may be jointly used where adequate arrangements are made to the reasonable satisfaction of the Zoning Administrator to ensure that adequate space is available for each function.

14.03 SIZE AND ACCESS

Each off-street parking space shall have an area of not less than 170 square feet exclusive of access drives or aisles and shall be a minimum of 9 feet in width. There shall be adequate provision for ingress and egress to all parking spaces. No access or egress to a parking area accessory to a commercial or industrial use shall utilize any residential street unless it is a side street with no residential lots facing upon it. All parking areas with paved surfaces with more than three spaces shall have such spaces legibly painted on the surface of the parking area. Parking spaces for disabled persons must meet Americans With Disabilities Act (ADA) requirements.

14.04 UNITS OF MEASUREMENT

For the purpose of this section, Floor Area shall mean the gross floor area of all floors of a building or an addition to an existing building excluding basements and those areas used exclusively for storage of goods or supplies.

The total parking area excludes access drives within the parking area.

14.05 LOCATION OF OFF-STREET PARKING FACILITIES

Required off-street parking facilities shall be located on the same parcel as a principal use in residential and agricultural zones. In commercial and industrial districts additional off parking is permitted as a principal use on a separate lot, which is adjacent to the principal use.

14.06 STANDARDS FOR PARKING AREAS

Except for single dwellings, any person desiring to establish a parking area shall submit plans showing the size, design, landscaping, curb cuts and other features of the parking lot. Every parcel of land, except for single-family dwellings, hereafter established as a parking area shall be developed and maintained in accordance with the following requirements:

1. Parking areas shall be effectively screened on any side that adjoins premises situated in a residential zone by a screening of evergreen hedge or other natural landscaping. If owners of adjacent residential properties agree, the screening may be a solid uniformly painted fence or wall. No part of any parking area or access drive shall be closer than 5 feet to any property line unless connected to another adjoining parking area by driveways. No access drive shall be less than 20 feet wide, or closer than 25 feet to any adjacent property or 50 feet to any other drive or intersecting street right-of-way lines. No part of a parking area shall extend into the required front setback area.
2. Every parking area shall be surfaced with an asphalt or similar durable surface approved by the County Road Commission, provided, however, that where access to the parking area is from an unpaved roadway, a durable dustless surface may be permitted. Adequate lighting shall be provided to protect the users of the parking area. Such lighting shall be arranged to reflect the light away from any adjoining residential buildings or streets.
3. All parking areas shall be used solely for the parking of passenger automobiles, and no commercial work, sales or service of any kind shall be conducted thereon. No sign, other than entrance, exit and condition of use signs, shall be maintained and the aggregate area of all such signs shall not exceed 12 square feet. The Zoning Administrator may establish conditions for screening or enclosures and permit noncommercial buses operated by public or semi-public bodies, provided that no such bus is parked within 60 feet of the street line.
4. Parking areas must be approved at the same time and in the same way as approval for the use for which the parking is intended to serve. Where the parking area is on a separate parcel from the use it is intended to serve, the Zoning Administrator shall issue a permit upon receipt of the approved plan.
5. A Site Plan of the parking areas, driveways, signs, lighting, and landscaping shall be provided in this Ordinance for all parking facilities. Parking area, driveways, signs, lighting and landscaping shall be reviewed and approved by the zoning administrator, prior to issuance of a building permit, to ensure its adequacy in relation to ensure compliance with the standards set forth in this section. The Zoning Administrator shall ascertain that the proposed parking area is safely related to traffic, street intersections, buildings and pedestrian walkways and that surrounding properties are fully protected from detrimental effects. Parking areas

containing 10 or more spaces shall be received and approved by the planning commission.

6. At least 5% of all parking areas shall be landscaped. A part thereof shall be located at the intersections of all internal driveways.
7. All parking areas must meet ADA requirements.

14.07 TABLE OF OFF-STREET PARKING REQUIREMENTS

The amount of required off-street parking for new uses or buildings, additions thereto and additions to existing buildings as specified above shall be determined in accordance with the following table. The space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with the initial part of this section.

USES	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL	
Residential, One-Family, and Two-Family	2 for each dwelling unit
Residential, Multifamily	2 for each dwelling unit
Boarding and Rooming House	1 for each sleeping room
INSTITUTIONAL	
Churches, Temples, or Synagogues	1 for each 3 seats, based on maximum seating capacity in the main unit of worship
Hospitals	1 per 600 square feet of floor area
Sanitariums, Convents, Homes for the Aged, Convalescent Homes, Children's Homes	1 per 600 feet of floor area
Elementary and Junior High Schools	1 for each teacher and administrator, in addition to the requirements of the auditorium
Senior High Schools	1 for each teacher and administrator and 1 for each 10 students, in addition to the requirements of the auditorium
Private Clubs or Lodge Halls	1 for each 3 persons allowed within the maximum occupancy as established by fire, building, or health codes
Private Golf Clubs, Swimming Pool Clubs, 1 for each 2-member families or individuals Tennis Clubs, or other Similar Uses	1 for each 2-member families or individuals
Golf Courses open to the general public, except miniature or "par 3" courses	6 for each 1 golf hole and 1 for each employee
Auditorium, stadium, sports arena, or similar place of outdoor assembly	1 for each 3 seats or 6 feet of bench

USES	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
BUSINESS AND COMMERCIAL	
Automobile service stations	2 for each Lubrication stall, rack, or pit; and 1 for each employee
Auto wash	1 for each employee
Beauty parlor or barber shop	3 spaces for each of the first 2 beauty or barber chairs, and 1-1/2 spaces for each additional chair
Drive-in establishments	1 for each 400 square feet of floor area, with a minimum of 25 parking spaces
Establishments for sale and consumption on the premises of beverages, food, or refreshments	1 for each 200 square feet of floor area
Furniture and appliances; household equipment; repair shops; showroom of a plumber, decorator, electrician or similar trade; shoe repair; and other similar uses	1 for each 800 square feet of floor area
Laundromats and coin-operated dry cleaners	1 for each 2 washing machines
Miniature golf courses	3 for each hole plus 1 for each employee
Mortuary establishments	1 for each 100 square feet of floor area
Motor vehicle sales and service establishments, trailer sales and rental, boat showrooms	1 for each 400 square feet of floor area of sales room
Retail stores, except as otherwise specified herein	1 for each 200 square feet of floor area
OFFICES	
Banks, savings, and loan offices	1 for each 200 square feet of floor area
Business offices or professional offices except as indicated in the following item	1 for each 400 square feet of floor area
Medical or dental clinics, professional offices of doctors, dentists, or similar professions	1 for each 200 square feet of floor area
INDUSTRIAL	
Industrial or research establishments	1 for every 1-1/2 employee in the largest working shift. One space onsite shall also be provided for each construction worker during periods of plant construction
Wholesale or warehouse establishments	1 for every 1-1/2 employee in the largest working shift, or 1 for every 2,000 square feet of floor area, whichever is greater

14.08 PARKING VARIATION

Where it can be demonstrated that the parking requirements of this Article would provide an excessive amount of parking area for the needs of a particular use, a Site Plan with lesser area might be approved by the Zoning Board of Appeals provided all the following conditions are present:

1. Said use does not provide services to the general public.
2. The maximum number of employees and visitors during any one 8-hour period can be demonstrated to be less than the parking space requirements this Ordinance provides for.
3. An agreement to provide additional parking if an increase in employees or visitors shall occur at a future time is made a part of the Site Plan.
4. An open landscaped area meeting the required area of this Section is shown reserved for future parking.
5. Said Site Plan approval of lesser requirements shall be valid only for the stated use. An Occupancy Permit for a new use shall not be issued unless a new Site Plan is reviewed and parking arrangements are found to be in accordance with the requirements of this Ordinance.

14.09 BUILDING ADDITIONS

Whenever an addition is made to an existing building, the parking area shall be increased sufficiently to meet the requirements of this Article.

14.10 PERMITS

No parking area may be constructed, enlarged or altered before a zoning permit is obtained. Said permit shall not be issued until the Zoning Administrator has approved the Site Plan. No parking area shall be occupied or used as a parking area prior to the issuance of an Occupancy Permit for a parking area. Whenever the requirements of an approved Site Plan, this Ordinance or any special requirements are not being met, use of a parking area shall cease within 60 days after revocation of an Occupancy Permit.

14.11 REQUIRED OFF-STREET LOADING SPACE

In all districts every building erected which is to be occupied by manufacturing, storage, retail store, wholesale store, warehouse, market, hotel, hospital, mortuary, laundry or uses similarly requiring the receipt or distribution of materials or merchandise shall provide and maintain off-street loading space. Each loading space shall be at least 12 feet in width, 36 feet in length and

have a clearance of 14 feet. Such space may occupy any part of the required side or rear yard but shall comply with the same screening and buffering provisions as those required for parking areas to prevent detrimental effects to adjoining properties.

Such Loading and unloading space shall be provided according to the following schedule:

GFA in Square Feet	Loading and Unloading Spaces Required
0 to 2,000	½ Space
2,000 to 20,000	1 Space
20,000 to 100,000	1 Space, plus 1 space for each 20,000 square feet
100,000 to 500,000	5 spaces, plus 1 space for each 40,000 square feet
over 500,000	15 spaces, plus 1 space for each 80,000 square feet

Off-street loading space area shall not be construed as, or counted toward, the supplying of area required as off-street parking space area.

ARTICLE 15 SIGNS

15.01 INTENT AND PURPOSE

The purpose of this section is to permit such signs as will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision, or impede traffic safety. Further, it is the purpose of this section to regulate such allowed signs in such a way as to prevent them from causing annoyance or disturbance to the citizens and residents of the Township or to adversely impair property values. All signs shall conform to all codes and ordinances of the Township and, except for 1 Signs” shall require approval and a permit issued by the Township for all signs erected or structurally altered.

15.02 GENERAL STANDARDS:

For the purpose of determining the permitted number of signs, a sign shall be considered to be a single display surface or display device, containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without recognized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign. A sign contains subject matter relating to the premises on which it is located, or to products, accommodations, services, or activities, on the premises or at an alternate location.

15.03 GENERAL REQUIREMENTS

In all zoning districts the following signs shall be permitted:

1. One non-illuminated temporary sign pertaining to the lease or sale of the premises upon which it is placed, not to exceed 64 square feet in total area.
2. One subdivision sign in subdivision developments, not to exceed 32 square feet.
3. A sign or signs aggregating not more than 12 square feet for parking uses where permitted by this ordinance.
4. A sign of not more than 12 square feet identifying the name and activities of a nonresidential use which is permitted in the R-1 single-family zoning district.
5. Customary farm and farm crop signs on active farms.
6. None of the signs permitted in any zoning district shall be erected nearer any street or road than half the setback required for the principal building to be erected on said lot, provided that a nameplate or mailbox sign not more than 72 square inches in area may be placed anywhere within the front yard.

7. Signs within the clear vision corner of any intersection must be ground signs Less than 30 inches in height or freestanding signs with a minimum of 8 feet to the bottom of the sign. Sign supports within clear vision corners must be 6 inches in diameter or less.
8. Signs may not be located within public rights-of-way.
9. No sign shall extend above or exceed the highest roofline of the principal structure nor be more than 20 feet above the average grade level at the base of the sign. No sign shall exceed the height limitation of the zoning district in which it is located.

15.04 SIGNS IN THE R-1 AND R-2 RESIDENTIAL ZONING DISTRICTS

In the R-2 District the same provisions as those for the R-1 single-family zoning district shall apply, except that the professional sign or nameplate, as regulated above, may be increased to a total area of 4 square feet.

15.05 SIGNS IN THE B COMMERCIAL DISTRICT

1. Each parcel is allowed one freestanding or ground sign. In addition, one wall sign is allowed on each parcel.
2. Directional signs up to 3 square feet, designating exits, entrances, parking and loading areas, shipping docks, or similar traffic control signs may be Located 5 feet from the front property line.

Freestanding Signs:

1. Freestanding signs other than off-premises signs shall be allowed anywhere on the property on which the principal use is located, providing the sign is within 100 feet of the principal structure.
2. The total area of such a freestanding sign shall not exceed 75 square feet on each of 2 sides. Freestanding signs having more than two sides shall not exceed 150 square feet for all sides combined.

Wall Signs:

1. Wall-mounted signs shall be flat signs attached and parallel to the face of the building wall and shall be attached only to walls that face a public street, not higher than 20 feet from sidewalk grade. Where a principal structure has a marquee or canopy, which is an integral part of the structure, the front line of said marquee or canopy shall be at least 8 feet above the walk surface in front of the structure.

2. Wall signs must be attached to the building lying flat against the wall of the building therewith.
3. The maximum size for wall signs is 1 square foot of sign area for each 1 linear foot of building width, except in residential districts where the maximum size is 6 square feet.

Ground Signs:

1. The total area of the allowed ground sign shall not exceed 100 square feet.
2. The highest point of a ground sign shall not exceed 6 feet.

15.06 SIGNS IN THE M-1 MANUFACTURING DISTRICT

1. Each parcel is allowed one freestanding or ground sign. In addition, one wall sign is allowed on each parcel.
2. In industrial zoning districts, directional signs up to 3 square feet, designating exits, entrances, parking and loading areas, shipping docks, or similar traffic control signs may be located 5 feet from the front property line.

Freestanding Signs:

1. Freestanding signs other than off-premises signs shall be allowed anywhere on the property on which the principal use is located, providing the sign is within 100 feet of the principal structure.
2. The total area of such a freestanding sign shall not exceed 75 square feet on each of 2 sides. Freestanding signs having more than two sides shall not exceed 150 square feet for all sides combined.

Wall Signs:

1. Wall-mounted signs shall be flat signs attached and parallel to the face of the building wall and shall be attached only to walls which face a public street, not higher than 20 feet from sidewalk grade. Where a principal structure has a marquee or canopy which is an integral part of the structure, the front Line of said marquee or canopy shall be at least 8 feet above the walk surface in front of the structure.
2. Wall signs must be attached to the building lying flat against the wall of the building therewith.

3. The maximum size for wall signs is 1 square foot of sign area for each 1 linear foot of building width, except in residential districts where the maximum size is 6 square feet.

Ground Signs:

1. The total area of the allowed ground sign shall not exceed 100 square feet.
2. The highest point of a ground sign shall not exceed 6 feet.

15.07 OFF-PREMISES SIGNS

1. Off-premises freestanding signs must maintain a 10-foot setback from any right-of-way and property line.
2. Off-premises freestanding signs are allowed in all zoning districts.
3. There may be only one off-premises sign per parcel.
4. Off-premises signs in the RI and R-2 zoning districts shall be limited to 12 square feet. Off premises signs in all zoning districts shall be limited to 24 square feet.

15.08 BILLBOARDS

Billboards are permitted on unoccupied lots in commercial and industrial zoning districts provided they do not exceed 250 square feet in area. No billboard shall be erected on a lot with less than 100 feet of frontage. The setback requirements for a principal building shall be met, and no other use or accessory use shall be permitted on a lot with a billboard. Billboards shall not be situated within 1,320 feet of another billboard or on the same parcel as another sign. Parcels containing billboards must have frontage on a state or federal highway.

15.09 TEMPORARY SIGNS

The signs and devices listed in this section shall be allowed on a temporary basis and shall not require a permit.

1. Temporary signs such as “For Rent,” “For Sale,” “Election,” or other noncommercial signs are allowed in all zoning districts. Real estate signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed up to a total area of 6 square feet are allowed in all zoning districts. Such signs shall be removed within 14 days after the sale, rental, or lease.
2. One “For Rent” or “For Sale” sign is allowed for each parcel.

3. Temporary signs shall not be displayed for more than 6 months, except as otherwise provided in this section.
4. Temporary signs may not exceed an area of 6 square feet.
5. Only one sign to advertise a new plat may be erected except where two or more drives provide ingress or egress to or from the plat on to a public highway, in which case a sign may be placed at each entrance. Signs advertising new plats shall not exceed 32 square feet in area and shall be removed when 75% of the platted lots are sold.
6. Construction signs that identify the name of the building, the property owner, architect, engineer, contractor, and other individuals involved with the construction, but not including any advertisement of any product or service during the period of construction, are allowed in all zoning districts. Signs shall have a maximum surface area of 16 square feet, shall be confined to the site of construction, and shall be removed within 14 days following occupancy for the intended use of the project.
7. Election campaign signs, announcing a candidate or issue to be voted on, are allowed but shall be confined to private property.
8. Community or special event signs advertising public entertainment or event, if specially approved by the planning commission and only for locations designated by the planning commission, are allowed during and for 14 days before and 14 days after the event.
9. The planning commission may allow by permit, temporary pennants, flags, or banners in any business or industrial zone for a period of not more than 30 days, provided that they are kept in a state of good repair.
10. Agricultural test plot signs are allowed in the AG agricultural zoning district.

15.10 SIGN ILLUMINATION

1. Illumination shall be so oriented to the sign that it does not produce glare.
2. The source of light must not be visible from adjacent properties or to adjacent rights-of-way.
3. Sign Lighting must not cast Light away from the sign and must be shielded from vehicular traffic.
4. No lighting or sign shall be so placed or designed as to be confused with or appear similar to a safety device.

15.11 MEASURING SIZE OF SIGNS

1. The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of surface area. Round, oval, or odd-shaped signs are measured as though they were rectangular. Size shall be determined as the product of the height and width as measured at the widest and tallest points.
2. Wall signs (or any sign where the Letters are affixed to a large background such as a wall or fence without a defined border) are measured by establishing an artificial rectangle around the perimeter of the sign message.
3. Supports extending around the sign are included in the measurement of the sign.

15.12 EXEMPTED SIGNS

The signs and devices listed in this section are exempted from the restrictions and requirements of this Ordinance and may be used without permit or approval when not in violation of any law or safety standard or any other portion of this Ordinance. The following shall not be included in the application of the regulations herein:

1. Signs not exceeding 1 square foot in area and bearing only property numbers, post office box numbers, names of occupants of premises, or other identification of premises not having commercial connotations, and having no letter or symbol exceeding 2 inches in any dimension.
2. Official Flags and insignia of any government when displayed in a manner approved by the government represented.
3. Signs erected or required by governmental bodies or agencies deemed necessary for the protection of the public health, safety, welfare, and morals such as legal notices, identification, informational, or directional signs.
4. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
5. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.
6. Street numbers and family names on mailboxes and mail box supports.
7. Signs not visible from any public way or from any point off the lot on which they are located

8. Holiday decorations and greetings in season.
9. Signs required by law to be displayed.

15.13 PROHIBITED SIGNS

The signs and devices listed in this section shall not be allowed, erected, or maintained in any zoning district.

1. Flashing and intermittently illuminated signs and signs, which incorporate in any manner of flashing, or moving lights.
2. String lights used in connection with commercial premises for commercial purposes.
3. Any sign that has any visible moving part, visible revolving parts, or visible mechanical movement of any description or other apparent visible movement achieved by electrical, or mechanical means, including intermittent electrical pulsations or by action of natural wind currents.
4. Any sign or sign structure which is structurally unsafe; or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; or is not kept in good repair; or is capable of causing electrical shocks to persons likely to come in contact with it.
5. Signs which, by reason of its size, location, content, coloring, or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers or by obstructing or detracting from the visibility of any traffic sign or control device on public streets or roads.
6. Signs that obstruct free ingress to or egress from a required door, window, fire escape, or other required exit way.
7. Signs that make use of words such as STOP, "tt ! or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.

15.14 APPLICATION REQUIREMENTS PERTAINING TO ALL BILLBOARDS AND SIGNS

1. Sign and billboard erection permits: No person shall erect or relocate or cause to be erected or relocated any sign or billboard greater than 6 square feet in size without first obtaining a sign erection permit. No person shall repair, alter, or cause to be repaired or altered any sign or billboard greater than 6 square feet in size without obtaining a sign erection permit if two-thirds of the replacement value of the sign or billboard will be exceeded.
2. Procedure to obtain a permit:
 - a. Application for a sign erection permit shall be submitted on forms provided by the Zoning Administrator and shall contain at least the following:
 - 1) Name, address, and telephone number of the applicant and that of the owner of the premises upon which the sign or billboard is to be erected.
 - 2) Location of the building, structure, or lot to which or upon which the sign or billboard is to be attached or erected.
 - 3) Position of the sign or billboard in relation to nearby buildings, structures, signs, or billboards. A scale drawing containing such information shall be submitted.
 - 4) Two blueprints or ink drawings of the plans and specifications and the method of construction and attachment to a structure or ground.
 - 5) A copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction of not less than 30 pounds per square foot.
 - 6) Name of the person, firm, corporation erecting the sign, or billboard.
 - 7) The written consent of the owner of the structure or land upon which the sign or billboard is to be erected.
 - 8) Any required electrical permit.
 - 9) Each applicant shall pay the appropriate permit fees established by the Township Board.

- b. Prior to submission of the application to the Zoning Administrator, the application for a sign erection permit shall be submitted to the electrical inspector if the sign is to be illuminated. The electrical inspector shall examine the plans and specifications respecting all wiring and connections to determine whether the same complies with the Building Code and the customary safe practices followed by the electrical profession. The inspector shall approve said permit if the plans and specifications comply with any such code and practices.
- c. The Zoning Administrator shall, upon the filing of an application for a sign erection permit, examine the plans, specifications, other data, and the premises upon which it is proposed to erect such sign or billboard. If the proposed structure complies with the requirements of this Ordinance, the provisions of any Building Code and state law, he shall then issue a sign erection permit. Such permit shall be void if the work authorized under a sign erection permit has not been completed within 6 months from the date of issuance.
- d. Every sign or billboard hereafter erected shall have painted in a conspicuous place thereon in letters not less than 1 inch in height the date of erection, the permit number, and the voltage of any electrical apparatus used in connection therewith.