

ZONING CHANGES ADOPTED BY FROST TOWNSHIP BOARD ON MAY 21, 2019

Page 3 – A permit from the Zoning Administrator is required at \$20.00
\$40.00 fee will be required if project starts before obtaining permit.
\$20.00 camping fee if permit is not obtained prior to camping.

Section 1.48/Yard Front: A yard extending across the full width of the front of the lot. In the case of lakeside and streamside of the property, the lakeside and streamside is the front yard.

Section 2.19 Campers or Camping – W/O Permanent Dwelling

#1 Except in licensed and approved mobile home courts, no unit specified in Section 2.19-1 shall be used for more than seven (7) days at a time without a permit thereof from the Zoning Administrator. A permit shall be issued only after submission of proof satisfactory to the Zoning Administrator showing that a proper toilet and sanitary facilities are available for the occupants, no fire hazards will be created and that no overcrowding, as determined by the Zoning administrator, will result from such use at the proposed location. The permit shall be valid only for the location designated thereon and must be located within property lines. Property I.D. number is required. Permits are not to exceed eight (8), fifteen (15) day periods in any calendar year. The permit may be revoked by the Zoning Administrator if the above requirements are not maintained. No charge for this permit. A fee will be charged in the amount of \$20.00 if a camping permit is not obtained prior to camping.

Section 5.03 Height and Area - #6(b)

Waterfront Accessory Structures: Accessory structures located between the waterfront and the principal structure shall meet the side yard provisions for the principal structure. Exclusively owned ponds/lakes do not have to follow zoning for water setbacks.

Section 6.02 #5

Lot width- Parcels of less than four (4) acres shall have a street front width not less than one hundred fifty (150) feet and parcels over (4) acres shall have a street front width not less than two hundred fifty (250) feet

#6 No more than two (2) residential homes are allowed on single parcel of property without a land division and must meet all other zoning requirements.

Section 7.03 Uses Permitted - #2(f)

Lot size: No buildings used for commercial use shall be built on lot of less than one(1) acre and one hundred fifty (150) feet in street front width. Parcels of land of four (4) acres or more shall have a minimum street front width of a least two hundred fifty (250) feet.

Effective May 15, 2018. A Board of Appeals and or Variance hearing fee is \$200.00

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PREFACE

An Interim Zoning Ordinance was adopted by Frost Township on August 1, 1973 for one year, renewable to August 1, 1975.

On this 15th day of July, 1986, we the Township Board of Frost Township, accept and approve the revisions of the Zoning Ordinance.

On this 16th day of February, 1993, we the Township Board of Frost Township, accept and approve the revisions of the Zoning Ordinance.

On this 15th day of April, 1997, we the Township Board of Frost Township, accept and approve the revisions of the Zoning Ordinance.

Township, accept and approve the revisions of the Zoning Ordinance.

On this 16th day of August, 2005, we the Township Board of Frost Township, accept and approve the revisions of the Zoning Ordinance.

On this 27th day of October, 2007, we the Township Board of Frost Township accept and approve the revisions of the Zoning Ordinance.

On this 20th day of December, 2011, we the Township Board of Frost Township accept and approve the revisions of the Zoning Ordinance.

On this 16th day of May, 2017, we the Township Board of Frost Township accept and approve the revisions of the Zoning Ordinance.

Township Board Members as of 2017

Supervisor	Marion Coon.....	989-630-9038
Clerk	Emerson Davis.....	989-630-9018
Treasurer	Ginger Hogan.....	989-539-7079
Trustee	Michael Sporer.....	517-546-3040
Trustee	Harold Becker.....	989-539-6440
Zoning Administrator.	Jim Letts.....	989-539-1942

NOTICE TO THE PUBLIC

Notices will be published in the newspaper of general circulation five (5) days prior to regular Planning Board meetings.

Frost Township of Clare County, Michigan, ordains as follows:

FROST TOWNSHIP ZONING ORDINANCE

An ordinance to promote the public health, safety, morals and general welfare to establish zoning districts in the unincorporated portion of Frost Township within which districts the use of land for agriculture, forestry, recreation, residence, industry, trade, migratory labor camps, soil conservation. Additional use of land may be encouraged, regulated or prohibited and for such purposes dividing the unincorporated portion of the township into districts of such number, shape and area as deemed best suited to carry out the provisions of this ordinance. For each such district designating or limiting the location, the height, number of stories, and size of dwellings, buildings and structures that may hereafter be erected or altered. The specific uses for dwellings, buildings and structures may hereafter be erected or altered and establishing the area of yards, courts, and other open spaces. The sanitary, safety and protective measures for such dwellings, buildings and structures; and the maximum number of families which may be housed in building, dwellings, and structures, hereafter erected or altered.

Frost Township Rules and Regulations Pertaining to Zoning Ordinances

Permits are required before building commences.

Permits may be obtained by either the Builder or the Owner.

These permits must be displayed prominently at the building site facing the nearest street.

A permit from the Zoning Administrator is required at \$20.00.

A permit from the Clare County Building Inspector may be required.

Failure to obtain required permits may result in a fine.

A Board of Appeals and or Variance hearing fee is \$150.00

A special Planning Commission meeting application fee, by each individual, is \$85.00.

Hearing of the Township Board per special meeting, will be the amount to cover the Trustee's wages.

ARTICLE I

REQUIREMENTS-PRINCIPAL DWELLING

SECTION 1.00 BUILDING PERMIT REQUIRED:

1.No person shall commence construction of any building or structure or make structural changes in any existing structure without first obtaining a zoning permit from the Zoning Administrator.

2.The Zoning Administrator shall not issue a zoning permit for the construction, alteration or remodeling of any structure until an application has been submitted showing that the proposed construction complies with the zoning ordinance.

PERMITS:

1. Every application for a zoning permit shall designate the existing or intended use of the structure. The application shall be attached to two permanent scale drawings, showing the actual lines, angles, and dimensions of the lot to be used and the size and location upon the lot of all existing and proposed structures.

2. One copy of plans and specifications shall be retained by the Zoning Administrator. The other copy shall be delivered to the county building department upon issuance of a building permit if required.

3. The Zoning Administrator may, upon approval of the Planning Commission, waive portions of the foregoing requirements which are not necessary under the particular circumstances for compliance with the ordinance.

4. The County Building Inspector shall send a copy of the permit to the Township Supervisor.

DEFINITIONS

SECTION 1.01 ACCESSORY STRUCTURE: A subordinate structure devoted to an accessory use and located on the same premises with a principal structure. An accessory structure attached to a main structure shall be considered part of the main structure.

SECTION 1.02 ACCESSORY USE: A use naturally and normally incidental which is subordinate to a principal residence or business and located on the same premises with the principal residence or business.

SECTION 1.03 ADMINISTRATIVE OFFICIALS: Except as otherwise provided, the Zoning Administrator shall administrate and enforce this ordinance.

SECTION 1.04 ALTERATION OF STRUCTURE: A change in the supporting members of a structure, an addition, removal, conversion or moving of a structure from one location to another.

SECTION 1.05 BASEMENT: A portion of a building or a portion of a room located wholly or partially below grade.

SECTION 1.06 BILLBOARD: Any structure or portion thereof the surface of which exceeds a total area of sixteen (16) square feet and on which lettered, figured or pictorial matter is displayed. Signs as defined in Section 1.34 are excluded.

SECTION 1.07 BOARDING HOUSE/ROOMING HOUSE: A dwelling having one kitchen and used to provide room and board for compensation to more than two persons.

SECTION 1.08 BUILDING: Any permanent structure having a roof and enclosed walls.

SECTION 1.09 BUILDING - HEIGHT OF: A building measured from the average finished lot grade to the highest point of the roof.

SECTION 1.10 DWELLING: A building used as a permanent residence or sleeping place by one or more persons. Dwelling shall include, but is not limited to, one and two family and multiple dwellings, apartment and boarding and lodging houses. Excluded are, hotels, motels, tourist cabins and travel trailers.

SECTION 1.11 ESSENTIAL SERVICES: The erection, construction, alteration or maintenance of public utilities, including gas, electrical, steam, communication systems and sewage disposal systems.

SECTION 1.12 FAMILY: One or more persons related by blood or marriage, and/or living together as a household unit.

SECTION 1.13 GARAGE - PRIVATE: An accessory building or portion of a main building used for parking or temporary storage of vehicles.

SECTION 1.14 GARAGE - PUBLIC: A building used for commercial repair or storage of vehicles.

SECTION 1.15 GASOLINE SERVICE STATION: A structure used solely for the sale of such customary automotive or marine supplies as fuel, lubricants, antifreeze, batteries, tires, and similar accessories or the providing of such services as washing, waxing, tire repairs, recharging of batteries and tune-ups. Major repair or refinishing of vehicles or marine equipment shall not be permitted.

SECTION 1.16 GREEN BELT: A planted or buffer strip composed of deciduous and/or evergreen trees.

SECTION 1.17 HOTEL: A building in which temporary lodging is offered to the public for compensation.

SECTION 1.18 INSTITUTIONAL OR PUBLIC USES: Churches, schools, (teaching academic subjects), hospitals, convalescent and nursing homes, parks, civic centers, libraries and governmental structures.

SECTION 1.19 Salvage YARD: A place where discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, processed, packed, disassembled or handled, including house wrecking enterprises.

SECTION 1.20 LOT: A parcel of land exclusive of any adjoining street, separated from other parcels by a legal description. The word "lot" shall include "plot" or "parcel".

SECTION 1.21 LOT - CORNER: A lot which occupies the interior angle at the intersection of two streets.

SECTION 1.22 LOT - COVERAGE: The percentage of a lot which is covered by structures including porches, arbors, breezeways, patio roofs (whether open or closed). Excluded are fences, walls, hedges and swimming pools.

SECTION 1.23 LOT - FRONT: That side of a lot other than a corner lot, abutting on a street or right of way. The front of a lot abutting lakes and streams shall be that portion of the lot nearest the water.

SECTION 1.24 LOT LINES: The lines bounding any lot, plot or parcel.

SECTION 1.25 LOT - THROUGH: A lot, other than a corner lot, having frontage on more than one street.

SECTION 1.26 MOBILE HOME LOT: A designated site within a mobile home court for the exclusive use of the occupants of a single mobile home.

SECTION 1.27 MOBILE HOME PARK: A parcel of land in single ownership which has been developed with all necessary facilities and services in accordance with a site development plan meeting all the requirements of this ordinance and which is intended for the express purpose of providing a satisfying living environment for mobile home residents on a long-term occupancy basis.

SECTION 1.28 MOTEL-TOURIST CABIN: A building or group of buildings which has living or sleeping accommodations used primarily for transient occupancy and individual entrances from outside or inside the building to serve each unit.

SECTION 1.29 NONCONFORMING STRUCTURE: A structure lawfully existing at the time of adoption of this ordinance and any amendment thereto and which does not thereafter conform to the regulations of the district in which it is located. A use which is not licensed pursuant to law, or which violates any law or ordinance is not a lawful use.

SECTION 1.30 NONCONFORMING USE: A lawful use of a building, structure or lot prior to the adoption of this ordinance and any amendment thereto and which does not thereafter conform to the regulations of the district in which it is located. A use which is not licensed pursuant to law, or which violates any law or ordinance is not a lawful use.

SECTION 1.31 PRINCIPAL OR MAIN USE: The primary or predominant use of the premises.

SECTION 1.32 ROW HOUSE. Attached single family dwellings with a common wall.

SECTION 1.33 SEASONAL DWELLING: A dwelling other than a permanent residence occupied for less than six (6) consecutive months in any one year.

SECTION 1.34 SIGN: Any announcement, declaration, illustration or insignia to a principal use.

SECTION 1.35 SITE DEVELOPMENT PLAN: A scale drawing which shows boundaries of property, location and dimensions of improvements upon a parcel of land, including buildings, driveways, parking areas, landscaping, sidewalks, signs, sewage systems and drainage facilities.

SECTION 1.36 SINGLE OWNERSHIP: A parcel of land of record on or before the effective date of this ordinance which is owned by one or more persons having no legal rights to adjacent property.

SECTION 1.37 STABLE-PRIVATE: A stable used only for housing agricultural livestock, which is non-exotic, owned and/or used by a person and their family.

SECTION 1.38 STABLE-PUBLIC: All stables other than private stables.

SECTION 1.39 STORY: The portion of a building between the surface of any floor at grade level and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it.

SECTION 1.40 STORY-HALF: The portion of a building between the eaves and ridge lines of a pitched roof whether or not used for dwelling purposes.

SECTION 1.41 STREET: A dedicated and accepted public thoroughfare including the right of way and roadway.

SECTION 1.42 STRUCTURE: Anything constructed, erected, or to be moved to or from any premises which is located above, on, or below the ground, including signs and billboards, with the exception of a dog house.

SECTION 1.43 SWIMMING POOL: A structure used to hold water for swimming and aquatic recreation. Plastic, canvas or rubber portable pools temporarily erected upon the ground with less than two feet of water are excluded.

SECTION 1.44 TERMS: The present tense shall include the future; the singular shall include the plural, and the plural the singular. The word "shall" is always mandatory. The words "zone" and "district" are the same. Reference to a whole shall include any part thereof.

SECTION 1.45 THEATER-INDOOR: Any building used for the presentation of dramatic spectacles, shows, movies or other entertainment which has a roof completely sheltering actors, and patrons and which is open to the public with or without charge.

SECTION 1.46 THEATER-OUTDOOR: Any place used for the presentation of dramatic spectacles, shows, movies or other entertainment open to the public with or without charge other than indoor theaters.

SECTION 1.47 YARD: An open space on a lot, except as otherwise provided in this ordinance. All measurements shall be made between the nearest point of the lot line or right of way line and the nearest point of a building located thereon.

SECTION 1.48 YARD-FRONT: A yard extending across the full width of the front of the lot. In the case of lake front property, the lakeside of the property is the front yard.

SECTION 1.49 YARD-REAR: A yard extending across the full width of the rear of the lot.

SECTION 1.50 YARD-SIDE: A yard between the principal structure and the side lot line and between the front and rear yards.

ARTICLE II

GENERAL PROVISIONS

2.01 ACCESSORY STRUCTURES ON VACANT PROPERTY: The following requirements shall be met:

1. A structure may be built where there are no principal buildings and shall have a minimum floor area of 288 sq. feet or you may have no more than two (2) separate sheds up to 200 sq. feet each. All sheds shall be built out of the same materials. No makeshift sheds will be allowed. Prefabricated sheds are allowed. You must have all the required permits and meet all zoning requirements and lot line restrictions.

2. Garages are permitted in front yards as long as they meet the front, side, and rear yard requirements. You must have all the required permits and meet all building codes.

3. Permits are required for accessory structures for a fee of \$20.00.

4. All accessory structures including sheds, decks, gazebos and portable carports shall maintain lot line restrictions. Portable carports require a permit without a charge.

5. No structure, motor home, travel trailer, bus, company trailer, tractor, tractor trailer, tent or any other unit shall be used for anything other than its original intended purpose.

6. It shall be unlawful to join two (2) mobile homes together other than those manufactured and designed to do so.

7. Out door toilets are permitted on five (5) acres or more with a Health Department permit. They shall maintain all lot line Restrictions.

2.02 AREA OR SPACE REQUIRED: No lot, yard, court, parking area or other space shall be reduced to less than the minimum requirements. No building, as a dwelling or for commercial use, shall be built on a lot of less than one (1) acre and not less than one hundred fifty(150) feet in width. Pre-existing lots are excluded.

2.03 BASEMENT DWELLINGS: The use of any basement as a permanent dwelling is prohibited.

2.04 BOUNDARIES OF DISTRICTS: The zoning map is a part of this ordinance. District boundary lines follow lot lines, section lines, fractional section lines or the centerlines of streets or alleys as they existed at the time of the adoption of this ordinance. Where a district boundary line divides a lot, the least restricted use shall not extend beyond such line.

2.05 CATEGORIES OF BUSINESSES NOT DESIGNATED: When the district into which a business belongs is not stated in the ordinance, the zoning administrator may request the planning commission to make such determination at its next regular meeting or at a special meeting called for the purpose of making such determination.

Procedure of Planning Commission

1. At the Planning Commission request, notice shall be given by the Planning Commission Chairperson, to all Property owners within 300 feet of premises involved, at least 72 hours' prior to the day of the hearing, as to the time, place and object of the hearing.

2. Any interested party may appear personally or by agent or attorney. The Planning Commission shall take into consideration the nature of the business and the category into which similar businesses have been placed.

3. The determination of the Planning Commission shall contain its reasons and shall be in writing, signed, dated and sent to the township clerk. The decision of the Planning Commission shall be final unless appealed by any interested party within 10 days thereof. Appeals shall be forwarded to the Board of Appeals.

2.06 DAMAGED BUILDINGS AND UNSAFE BUILDINGS

1. A building damaged by fire, collapse, or an act of God shall be repaired, reconstructed or removed according to the provision of this ordinance and the building code relative to new construction.

2. A Zoning permit must be secured before reconstruction of a building shall commence. The Zoning Administrator and County building inspector shall determine the extent of such destruction, deterioration or depreciation before issuing a building permit.

3. A building damaged by fire, collapse, or an act of God, and so deemed to be a hazard, shall be removed or repaired within ninety (90) days. Damaged buildings shall be made safe immediately. Time extensions may be sought from the Zoning Administrator.

2.07 DOMESTIC ANIMALS AND FOWL:

1. Residential districts.: No animals or fowl, (except for six(6) hen chickens), other than customary household pets, shall be housed in residential districts within 100 feet of any adjoining property. Such animals, shall be kept under sanitary conditions and in sanitary enclosures.

2. No animal or fowl, (with the exception of six(6) hen chickens), other than customary household pets may be kept in any district on parcels of land of less than five(5) acres. No more than five(5) customary household pets per household or any combination of the same except newborns, for a period of six(6) months. All others fall into Article VII Commercial District 7.02-6

3. All agricultural animals are banned from subdivisions.

2.08 DRIVEWAYS: An approved driveway permit shall be obtained from the state highway department or the county road Commission

and submitted to the Zoning Administrator prior to Issuance of a zoning permit.

2.09 ESSENTIAL SERVICES: Underground essential services or the customary placing of utility poles in public right-of way may be installed in any district upon approval by the Township Board, in accordance with utility company. Essential services which require the erection or construction of other above ground structures may be permitted as exceptional uses by the board of appeals under such special conditions as are deemed necessary by such board to preserve the value of adjacent uses and to preserve and insure an attractive environment for the surrounding area.

2.10 EXISTING PLATTED LOTS:

1. A one-family dwelling is permitted upon an existing residentially zoned platted lot of an area of not less than 90 percent of the requirements of the district to which it is located. However, in all cases, the side yard requirements of the district must be met.

2. An existing platted residentially zoned lot in single ownership of less than 90 percent of the requirements of the district in which it is located may be utilized for a one-family use. The required side yards may be reduced by the same percentage that the area of such lots bears to the requirements of the district. Side yards shall be at least five(5) feet each. Off-street parking requirements shall be met.

3. Two or more adjacent lots in single ownership upon the adoption of this ordinance of less than 90 percent of the requirements of the district shall be combined to meet the requirements of this ordinance.

4. In any case, the board of appeals may permit the use of existing residentially-zoned platted lots not meeting the area requirements of the district in which they are located upon making all of the following determinations:

- a) The lots are in single ownership.
- b) There is no practical possibility of obtaining more land.
- c) The proposed use will not adversely affect the character of the neighborhood.
- d) Side yards of at least five(5) feet will be provided.
- e) Off-street parking requirements will be met.

5. Adjoining lots in a subdivision, of less than the requirements of the district, may be used as a single unit for building

purposes, upon approval of the Township Board. Any lot so approved must remain under single ownership and the boundaries remain unchanged.

2.11 FLOOR AREA:

1. There shall be a minimum floor area of 700 square feet for each new one story dwelling.
2. Modular, double wide, manufactured homes and Mobile homes shall provide a minimum floor area of 700 square feet and must be no more than 20 years old, or less than 14' wide.
3. Multiple family dwellings shall have a minimum floor area of 700 square feet per dwelling unit.
4. Seasonal dwellings shall have a minimum floor area of 700 square feet.

2.12 FRONT YARD REQUIREMENTS - BASIS OF DETERMINING: Front yards shall be measured from the property line to the nearest portion of the structure. However, measurements of front yard requirements on waterfront lots shall be made from the high-water mark to the nearest portion of the structure.

2.13 GASOLINE SERVICE STATIONS: May be permitted by State DEQ and EPA guidelines.

2.14 GRADE LEVELS:

1. All dwellings and business places shall conform to all established and determined grade levels, except as provided in Section 2.14-4, below, and except in the R-L District where the natural terrain shall determine the grade level. In areas where there are two or more structures in any block, the average level thereof shall determine the grade level for that block.
2. A grade level shall first be determined by the County Road Commission in all areas where no grade level has been determined or established by buildings before any building or structure shall be erected.
3. In all cases, the established grade level may be raised in the proportion of one foot of grade level for each additional 15 feet of front yard for buildings exceeding the required front yard.

2.15 GREEN BELTS: A green belt shall be required in the side and/or rear yards of any commercial or industrial use which abuts a residential district. The green belt may be part of the side or rear yard. Adjacent residential property owners may waive the green belt requirements or request a fence in place of the green

belt. Such waivers or requests shall be in writing to the Zoning Administrator.

2.16 HOME OCCUPATIONS: Home occupations are permitted in residential district. A home occupation is any use which meets all the following requirements:

1. Is conducted entirely within a dwelling without being evident from the street or from neighboring premises.
2. Does not change the character of the building in which it is conducted.
3. Employs only mechanical equipment which is similar in power and type to that used for household purposes.
4. Displays no signs which relate to such home occupation.
5. Does not involve the sale of commodities on the premises.
6. Yard sales are restricted to four(4) times a year with no more than four(4) consecutive days.

2.17 HEIGHT EXCEPTIONS:

1. All districts: The height requirements of all districts may be exceeded by parapet walls not more than four feet in height. Chimneys, silos and farm houses and storage, roof-mounted television and radio antennas, cupolas, spires, ornamental projections or water towers may exceed Height Requirements.

2. In the industrial districts, accessory structures are permitted provided they are located not less than the same distance as their height from any adjoining property.

2.18 INSTITUTIONAL USES:

1. The Planning Commission shall review and approve a site development plan prior to the issuance of zoning permits.
2. Institutional uses may be located in any districts if a site development plan is approved.

2.19 CAMPERS OR CAMPING:

1. It shall be unlawful for any person to park or cause to be parked any motor home, bus, travel trailer, truck camper, camping

trailer, tent or a similar unit on any street or public place or to use the same as a dwelling, either temporarily or permanently, or for overnight stops outside a licensed mobile home court, except as provided in paragraph 3 and 4 below.

2. It shall be unlawful to store any same unit listed in 2.19-1 without a permanent dwelling. Only two such units are allowed with a permanent dwelling on parcels two (2) acres or less. Four(4)units are allowed with a permanent dwelling on parcels over two(2)acres.

GUEST PERMITS WITH OR WITHOUT A PERMANENT DWELLING

1. Except in licensed and approved mobile home courts, no unit specified in Section 2.19-1 shall be used for more than seven (7) days at a time without a permit thereof from the Zoning Administrator. A permit shall be issued only after submission of proof satisfactory to the Zoning Administrator showing that a proper toilet and sanitary facilities are available for use of occupants, no fire hazards will be created and that no overcrowding, as determined by the Zoning Administrator, will result from such use at the proposed location. The permit shall be valid only for the location designated thereon and not to exceed eight (8), fifteen (15)day periods in any calendar year. The permit may be revoked by the Zoning Administrator if the above requirements are not maintained. No charge for this permit.

2. Limited permit while building. Units, other than tents specified in section 2.19-1, may be used for dwelling purposes during construction of a dwelling only after securing a permit thereof from the Zoning Administrator. No permit shall be issued until plans have been submitted to the Zoning Administrator evidencing the intention of the applicant to build a dwelling and a Zoning Permit has been issued. The applicant shall comply with all of the requirements of Section 2.19. The permit is not to exceed one year, unless re-approved by the Zoning Administrator.

3. No unit may be used for dwelling or sleeping purposes by a greater number of persons than it is designed to safely accommodate.

4. Except in mobile home courts or where permitted by this section, the units described in Section 2.19-1 are neither dwelling units nor accessory uses.

5. Mobile homes may be used for dwelling on private property in rural areas, as long as all regulations under 6.01 and 6.02, and all sanitation requirements of the Health Department and regulations set forth under Frost Township Zoning Code in regard to mobile homes are met.

6. All mobile homes will be skirted with like materials of said mobile homes and must be completed within sixty (60) days of occupancy.

2.20 MOVING OF STRUCTURES:

1. The moving of a structure shall be considered the erection of a new structure. All provisions relative to the erection of new structures shall be met.

2. No structure to be used as a dwelling whether pre-manufactured, site constructed or otherwise assembled, shall be moved into Frost Township unless it shall meet or exceed the minimum area for the district in which it is to be located.

3. A performance bond may be required by the Township Board prior to such moving.

2.21 PARKING VEHICLES:

1. Storage of any commercial vehicle exceeding a rated capacity of One (1) Ton shall be allowed for a period not to exceed seven (7) consecutive days in any residential district.

2. Parking or outside storage of any private or commercial heavy construction or earth moving equipment (including bulldozers, caterpillars, backhoes, cranes, utility trucks, etc.) shall be prohibited at all times in any residential district, platted subdivision or on a parcel less than two (2) acres, unless said equipment is being used for any construction or improvement thereon. A sixty (60) day permit must be obtained from the Zoning Administrator.

2.22 PRINCIPAL USE: Two principal residences may be made of a lot, plot or parcel if each unit has an area of at least one (1) acre and a width of at least 150 feet and all other zoning must be followed.

2.23 RAZING OF BUILDINGS: No buildings shall be razed until a permit has been issued by the Zoning Administrator. A performance bond may be required from the Township Board. The applicant shall complete the razing within a reasonable time, which shall be prescribed in the permit. The applicant shall comply with such reasonable conditions as to health and safety as the Zoning Administrator may require. Such conditions shall include, but are not limited to, the filling of holes and the proper disconnection of utilities.

2.24 ROW HOUSES: Attached single family dwellings may not be erected and sold as individual units.

2.25 SITE DEVELOPMENT PLAN: The general and intensive use of vehicles requires careful study of the relationships between buildings, parking areas, driveways, streets, alleys, pedestrian walkways, traffic movements and obstructions caused by uses which generate or attract traffic or which require parking. To insure the safety, convenience and well-being of the residents of the township and the public, the Planning Commission shall, prior to the rezoning of property, review a site development plan. Approval of such plan shall be subject to the following:

1. To propose convenient and safe traffic circulation and parking in relation to streets, walkways and adjoining properties or parking areas.

a) To insure adequate visual sight distances.

b) To minimize conflicts of traffic on streets and the property involved.

c) To protect the reasonable use of adjacent properties and to advance the safety, convenience and well being of adjoining property owners and the residents of the township.

2. The Planning Commission shall approve the designation of entries and exits, the direction of traffic flow on off-street parking areas and drives, the number and location of drives onto a public street and the use of existing drives on adjacent properties to decrease traffic congestion on streets.

3. Upon approval of the plan, the chairman shall sign three copies thereof. One copy shall be kept by the board, one by the Zoning Administrator, and the third shall be returned to the applicant.

2.26 SIGNS AND BILLBOARDS

1. Permitted signs and billboards:

a). All districts. Directional and other official signs are permitted. Such signs shall include, but are not limited to, signs pertaining to natural wonders, scenic and historical attractions which are required or authorized by law, and which comply with the requirements of the ordinance. Such signs are permitted in all districts.

b) Commercial and industrial districts. One sign permitted to the pertained use.

c) The written consent of the owner of the structure or land upon which the sign or billboard is to be erected.

d) Newly platted area:

(I) One sign advertising a new plat may be erected thereon. Such sign shall not exceed forty(40) square feet. It shall be removed when all the lots in the plat are sold.

(II) In addition, not over two(2) signs advertising a new plat may be erected where two (2) or more streets within the plat enter a public street. Such signs shall be removed when all the lots in the plat are sold. All signs shall be maintained in good condition.

2.27 SWIMMING POOLS: Swimming pools may be installed in any district as an accessory use. Pools must meet the following conditions:

1. Pools may be installed in the front, side or rear yards, of residential and agricultural districts. Motels and Hotels may install pools in the front yard in addition. All yard requirements shall be met, except as provided in paragraph four(4)below.

2. A good quality fence, not less than five (5)feet in height shall be required around in ground pools which are three (3) feet or deeper. The support posts thereof shall be constructed in a permanent manner and in such a way as to last for the duration of such pool. Such poles shall be spaced at intervals of not more than eight feet. The fence shall entirely enclose the pool.

3. Every gate or other opening in the fence shall be designed and maintained to prevent entry of persons except as permitted by the owner.

4. Pools shall meet all lot line requirements.

5. The inlet of the water supply system shall be above the overflow level of the pool and fitted with an anti siphon device.

6. Such pool shall be chemically treated in a manner sufficient to maintain bacterial standards established by the provisions of the Department of Health relating to public swimming pools.

2.28 TEMPORARY BUILDINGS: Temporary buildings for uses incidental to construction work and all debris shall be removed within fifteen (15) days after completion or abandonment of the work.

2.29 FENCES ACROSS CORNERS FOR TRAFFIC VISIBILITY: No fence, structure or planting over thirty(30) inches in height, other than chain link, split rail, shall be planted or erected on the street side of a line drawn between two(2) points each being

twenty(20) feet from the intersection of the rights-of-way of two (2) intersecting streets.

2.30 FENCES AND WALLS: Fences not more than four(4) feet in height and retaining walls are permitted in the yards of all districts except as provided in Section 2.27-2. Solid non-retaining walls and solid fences of not more than twelve(12)feet in height are permitted only in the side or rear yards in all districts except lake residential. No more than four(4)feet in height in the rear yard of lake residential district. Walls and fence permits required from the Zoning Administrator at no charge.

2.31 PRIVATE ROADS: A zoning permit shall be obtained from the Zoning Administrator prior to starting construction on the road. No private road, lane, street, drive or alley which serves more than parcels, lots, or other divisions of real property may be constructed unless the following conditions are met:

1. No parcel, lot or other division of real property to be served by the private road or public road, lane, street, drive or alley may be sold until the road is approved by the Planning Commission.

2. All private roads, lanes, streets, driveways or alleys constructed must meet as minimum requirements:

a) Without curbs.

b) 5" stabilized gravel base.

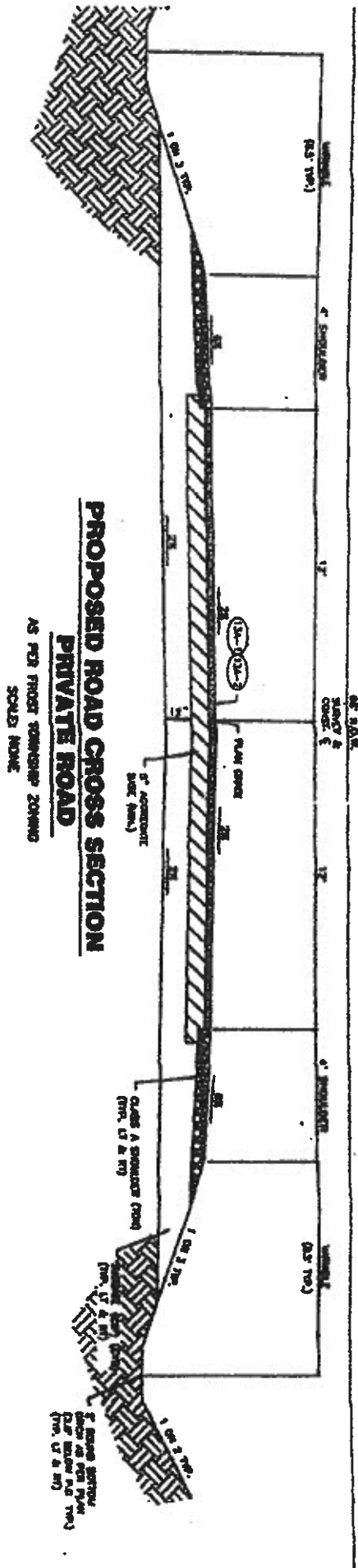
c) Width shall be 24 feet on a stabilized gravel base.

d) All right-of-ways shall be 66 feet.

e) Cross section shall be as pictured.

See drawing on following page 18 #2

THIS CROSS SECTION DRAWING GOES WITH PAGE / 8 #2 (e)



ARTICLE III

NONCONFORMING USES AND STRUCTURES

3.01 BUILDINGS UNDER CONSTRUCTION: A structure lawfully under construction immediately prior to the time of the adoption of this ordinance or any amendment thereto may be completed.

3.02 CHANGE OF NONCONFORMING USE: Whenever a district is amended, any lawful use may be continued, notwithstanding the fact that such use becomes nonconforming provided all other requirements are met. Whenever a nonconforming use is changed to a more restricted or conforming use, such use shall not thereafter revert to a non-conforming.

3.03 CONTINUATION OF USE: The lawful use of any premises existing at the time of the adoption of this ordinance may be continued. If a nonconforming use is discontinued for a period of one (1) year, it may not thereafter be continued.

CONTINUATION OF USE (ADDITIONAL)

Any part of an approved subdivision in existence prior to January 1, 1975, falling within commercial or light industrial zones are non-conforming use and must remain residential. No Subdivisions, all or any part of, which is within any established commercial, industrial or light industrial zone will be approved after January 1, 1975.

3.04 EXPANSION:

1. Parking

- (a.) Only parking and loading facilities may be extended, enlarged, modernized or otherwise altered with respect to uses nonconforming as to height or area.
- (b.) No alteration shall be made unless the Planning Commission determines that such alteration will not substantially extend the life of any nonconforming structure.

(c.) Upon the alteration of the parking or loading facilities as provided in paragraph 1, no further enlargement or extension of the principal use shall be permitted.

2. A nonconforming use may be expanded throughout the structure in which it is conducted. Nonconforming uses which 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 thereto. Nonconforming uses having multiple building or structures shall not be expanded by construction of an additional building or structure. Nonconforming buildings or structures lawfully in the process of completion at the time of the adoption of this ordinance may be completed. The term "process of completion" includes the completed construction of footings and the pouring of concrete therefore. The preparation of architectural plans and drawings, purchases of land, leases, or materials, or the moving of earth are excluded from such term. The Board of Appeals shall determine which buildings and structures are in the process of completion according to the procedures specified in Article XII of this ordinance.

3. No structural alterations shall be made unless required by law or in furtherance of the public health, safety, and general welfare.

3.05 FINISHED STRUCTURES: Structures must be externally finished in keeping with surrounding standards of conforming structures within one year of beginning. Structure must be finished to trade standards of exterior grade materials.

3.06 WIND ENERGY CONVERSION SYSTEMS

A. Purpose:

Frost Township promotes the effective and efficient use of Wind Energy Conversion Systems with the minimum regulations on the siting, design, and Installation of conversion systems so that the public health, safety, and welfare of neighboring property owners or occupants will not be jeopardized. In no case shall the provision of this ordinance guarantee the wind rights or establish access to the wind.

B. Definitions:

1. Wind Energy Conversion System (WECS) shall mean any device such as a wind charger, windmill, or wind turbine that converts wind energy to a form of usable energy.

a. Agricultural WECS shall mean any WECS that is accessory to a

permitted farm or agricultural operation, and is designed and built to serve the needs of the farm or agricultural operation.

b. Private WECS shall mean any WECS that is accessory to a principal non-farm, non-agricultural use located on the same lot, and is designed and built to serve the needs of the principal use.

c. Commercial WECS shall mean any WECS that is designed and built to provide electricity to the electric utility's power grid.

2. Manual and Automatic Controls give protection to power grids and limit rotation of a WECS blades to below the designed limits of the conversion system.

3. An Authorized Factory Representative shall mean an individual with technical training of a WECS who has received factory installation instructions and is certified in writing by the manufacturer of the WECS.

4. A Professional Engineer shall mean any licensed engineer registered in the State of Michigan.

5. A Utility Scale wind farm shall mean all wind farms that produce greater than 50 kilowatts of energy.

6. Facility Abandonment shall mean out of production for a period of time not less than one (1) year.

C. Approval Required - Except where noted in this Section, it shall be unlawful to construct, erect, install, alter, or locate any WECS project within Frost Township unless a conditional use permit has been obtained pursuant to this Ordinance.

1. Agricultural WECS projects accessory to permitted farm and agricultural operations shall be exempt from the requirements of this Section. Agricultural WECS projects shall conform to the regulations of the zoning district, including maximum height and minimum setback standards.

2. Application for conditional use permit required by this Ordinance shall be made on forms provided by FROST Township and shall contain the following, in addition to Article 12.0:

a. Plot plan to show location of the WECS pole or tower, guy lines where required, guy line anchor bases, and their distance from all property lines;

b. Methods to screen the base of the WECS pole and/or other ground apparatus; and

c. A permit fee for each WECS as set by FROST Township must accompany the application.

d. General Standards The following standards shall apply to all private and commercial wind energy conversion systems in FROST Township:

1. Design Safety Certification

The safety of the design of all private and commercial WECS towers shall be certified by a Professional Engineer registered in the State of Michigan. The standard for certification shall be included with the permit application.

2. Controls and Brakes

All private and commercial WECS projects shall be equipped with manual and automatic controls to limit rotation of blades to a speed below the designed limits of the WECS. The Professional Engineer must certify that the rotor and over-speed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's statement of certification.

3. Electrical Components

All electrical compartments, storage facilities, wire conduit, and interconnections with utility companies will conform to national and local electrical codes.

4. Compliance with Township Ordinances

All private and commercial WECS projects shall be in compliance with all FROST zoning ordinance requirements and other applicable ordinances.

5. Setbacks

All private and commercial WECS projects must be setback from property lines at a distance equal to or greater than one hundred fifty percent (150%) of the height of the structure, measured from the base of the structure to the highest reach of its blade.

6. Height

Private WECS projects shall conform to the maximum height standards of the zoning district. Commercial WECS projects shall be exempt from the height requirements of this Ordinance, subject to the provisions of Conditional Uses, ARTICLE ??? and compliance with FAA regulations.

7. Installation Certification

The Professional Engineer shall certify that the construction and installation of the private or commercial WECS project meets or exceeds the manufacturer's construction and installation standards.

8. Climb Prevention

All private and commercial WECS project towers or poles must be unclimbable by design or protected by anti-climbing devices such as:

- a) Fences with locking portals at least six (6) feet high;
- b) Anti-climbing devices twelve (12) feet from base of pole; or
- c) Anchor points for guy wires supporting tower shall be enclosed by a six (6) foot high fence or shall be located within the confines of a yard that is completely fenced.

9. Interference

It shall be the responsibility of the person in charge of the private or commercial WECS to submit acceptable documentation as part of the conditional use permit to determine if the WECS project would in any way cause interference with microwave transmissions, residential television reception, or radio reception.

10. Fire Risk

All private and commercial WECS projects must adhere to all applicable electrical codes and standards, must remove fuel sources, such as vegetation, from the immediate vicinity of electrical gear and connections, and must utilize twistable cables on turbines.

11. Waste

All solid wastes, whether generated from supplies, equipment parts, packaging, operation, or maintenance of the WECS, including old parts and equipment, shall be removed from the site immediately and disposed of in an appropriate manner. All hazardous waste generated by the operation and maintenance of the WECS, including but not limited to lubricating materials, shall be removed from the site immediately and disposed of in a manner consistent with all local, state, and federal rules and regulations.

12. Noise Levels

The noise level measured at the property line of the property on which the private or commercial WECS project has been installed shall not exceed fifty-five (55) decibels.

13. Liability Insurance

The owner or operator of the private or commercial WECS project shall maintain a current insurance policy with a bond rating acceptable to the Township to cover installation and operation of the WECS project. The amount of the policy shall be established as a condition of conditional use permit approval. For a private WECS projects accessory to a principal residence, proof of homeowner's insurance with specific coverage for the WECS shall satisfy this requirement.

D. Additional Standards for Commercial WECS Projects

The following additional standards shall apply to all commercial wind energy conversion systems in Frost Township:

1. Color Towers and blades shall be painted any neutral color that is acceptable to Frost Township or otherwise required by law.

2. Compliance with FAA

It shall be the responsibility of the person in charge of the commercial WECS project to complete the proper FAA applications and obtain the proper permits for the WECS project. It shall also be the responsibility of the person in charge of the commercial WECS project to obtain a determination of no significant impact to air navigation from the FAA.

3. Warnings

A visible warning sign of "High Voltage" may be required to be placed at the base of all commercial WECS projects. The sign must have at a minimum six-inch letters with $\frac{3}{4}$ -inch stroke. Such signs shall be located a maximum of three hundred (300) feet apart and at all points of site ingress and egress.

4. Annual Inspection

Every commercial WECS project must be inspected annually by an Authorized Factory Representative or Professional Engineer to certify that it is in good working condition and not a hazard to the public. Such records shall be submitted to Frost Township and considered a part of the continuing conditional use permit.

5. Compliance with additional Regulations

It shall be the responsibility of the person in charge of the commercial WECS project to contact the FCC and FAA regarding

additional permits necessary or any other applicable Federal or State regulations for the installation, prior to the Frost Township granting a conditional use permit.

6. Migratory Birds

The Township may require an avian study conducted by a qualified professional to determine any potential impacts the commercial WECS project may present to migratory birds. The study as part of the conditional use permit must provide assurances that the WECS project does not negatively affect the path of migratory birds.

7. Decommissioning Plan and Escrow

The commercial WECS project must contain a Decommissioning Plan to ensure it is properly decommissioned upon the end of the project life or facility abandonment. Decommissioning shall include: removal of all structures (including transmission equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of project life or facility abandonment. The decommissioning plan shall state how the facility will be decommissioned, the Professional Engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the Township that:

a. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to Frost Township.

b. The Township shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six (6) months of the end of project life or facility abandonment.

c. The Township is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.

d. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. Financial provisions shall not be so onerous as to make wind power projects unfeasible.

"A" AGRICULTURAL DISTRICT

4.01 DESCRIPTION AND PURPOSE: This district is intended for agricultural uses, low-density single-family residential uses and specialized rural uses requiring large areas of land.

4.02 USES PERMITTED. The following uses are permitted:

1. Any use permitted in the R-R district.
2. General and specialized farming, together with dwellings and structures accessory thereto.
3. Fisheries and Hatcheries.
4. Roadside stands for the sale of produce grown on the premises.
5. Country Clubs, Golf Courses and Riding Stables.
6. No property less than five(5) acres shall be zoned agricultural.
7. Mobile home courts as an exceptional use and as regulated In Section 10.02.

4.03 HEIGHT and Area REGULATIONS: No building shall exceed a height of two and one half stories or thirty five (35) feet, whichever is lesser.

1. Front yard: The front yard shall be at least forty (40) feet determined according to the procedures set forth in Section 2.12. Accessory structures for agricultural uses, country clubs, golf courses and private recreational uses shall be at least sixty (60) feet from any street.

2. Side yard: There shall be two(2) side yards of not less than twenty (20) feet each.

3. Road Frontage: Every Parcel shall have a minimum width of at least two hundred fifty feet (250) of road frontage.

4.04 MINIMUM FLOOR AREA: Residential uses shall meet the minimum floor areas set forth in Section 2.11.

ARTICLE V

"R-L" LAKE RESIDENTIAL DISTRICT

5.01 DESCRIPTION AND PURPOSE: This district is intended to:

1. Encourage the proper development of land abutting lakes and waterways,

2. Avoid pollution.

3. Preserve lakes and waterways for the highest and best uses of land.

5.02 USES PERMITTED: The following uses are permitted:

1. One family dwellings, seasonal dwellings and camping as set forth in section 2.19.

5.03 HEIGHT AND AREA:

1. Height: No principal building shall exceed a height of two and one-half stories or thirty five (35) feet, whichever is lesser.

2. Front yard-lake Front: There shall be a front yard of at least twenty (20) feet. Accessory garages and storage structures may be located in front of a principal building provided such structures are at least twenty (20) feet from your front property line or the high water mark.

3. Side yard: There shall be two side yards of not less than ten (10) feet each.

4. Rear yard: There shall be a rear yard of at least twenty (20) feet.

5. Lot size:

a. A one family dwelling without public sewer and public water shall be located on a lot containing not less than one (1) acre and not less than one hundred fifty (150) feet in width.

b. Seasonal dwellings may be converted to one family dwellings if they conform to the requirements of this section.

6. Special conditions:

(a.) Waterfront setbacks: No principal structure shall be located closer than twenty (20) feet to a waterfront property line or the high water mark of any body of water, whichever is greater. In no case shall the lot width be decreased to less than one hundred fifty (150) feet.

(b.) Waterfront accessory structures: Accessory structures located between the waterfront and the principal structure shall meet the side yard Provisions for the principal structure.

(c.) In wooded areas no building sites shall be completely stripped of trees. Sufficient trees shall be left for shade and to control erosion.

ARTICLE VI
"R-R" RURAL RESIDENTIAL DISTRICT

6.01 USES PERMITTED: The following uses are permitted:

1. Agricultural uses.
2. One-family dwellings.
3. Multiple dwellings are permitted as an exceptional use and as regulated in Section 10.03.

6.02 HEIGHT AND AREA: The following requirements shall be met:

1. Height: No principal building shall exceed a height of thirty five (35) feet or two and one-half stories, whichever is lesser.
2. Front yard: There shall be a front yard of a least thirty five (35) feet. Accessory structures for agricultural uses shall be at least sixty (60) feet from the property line.
3. Side yard: There shall be two (2) side yards of not less than ten (10) feet each.
4. Rear yard: There shall be a rear yard of at least ten (10) feet.
5. Lot width: No one or two family dwellings or buildings used for commercial use shall be built on a lot of less than one (1) acre and not less than one hundred fifty (150) feet in width. Parcels of land of four (4) or more acres shall have a minimum width of at least two hundred fifty (250) feet.

ARTICLE VII
"C-I" COMMERCIAL DISTRICT

7.01 DESCRIPTION AND PURPOSE: A business district designed to serve the retail business needs of the township.

7.02 USES PERMITTED:

1. Retail stores selling goods such as bakeries, drug stores, clothing stores, jewelry stores and appliance stores.

2. Personal such as banks, barbers, restaurants, photographers, laundry and dry cleaning, professional offices, indoor theaters, and gasoline service stations.

3. Vehicle Sales, servicing and rentals.

4. Printing, construction, wholesale and storage enterprises.

5. General office buildings, motels and hotels.

6. Kennels and animal hospitals.

7. Kennel license is required for over five (5) customary household pets.

7.03 REQUIRED CONDITIONS:

1. General: All business shall be conducted within the lot lines.

2. Yards:

(a.) Front yard: Where any adjacent commercial structures are closer than 25 feet to the street, a front yard equal to the average front yards of all commercial buildings within 400 feet on each side of the proposed building or between adjacent side streets, whichever is lesser, will be permitted. All measurements from property line.

(b.) Side yard: A minimum side yard of ten (10) feet will be required.

(c.) Where the district abuts residential property on the side, a side yard of a least twenty five (25) feet shall be required.

(d.) Corner Lot: A twenty five (25) foot side yard must be maintained on the street side of a corner lot.

(e.) Rear yard: A rear yard of at least fifty (50) feet shall be required.

(f.) Lot Size: No buildings used for commercial use shall be built on a lot of less than one (1) acre and one hundred fifty (150) feet in width. Parcels of land of four (4) or more acres shall have a minimum width of at least two hundred fifty (250) feet.

3. Green belt: A green belt may be required as provided in Section 2.15.

4. Site plan: A site development plan of the proposed use shall be presented to the Planning Commission before an application for

a zoning permit may be made. The plan shall include the following, in addition to those requirements of Section 2.27.

a) Location of streets and highways.

b) A sketch showing the relationship of the propose uses to the area within two thousand(2,000) feet.

c) Parking facilities: The use shall provide adequate off-street parking facilities.

d) loading zones.

e) Driveways to streets.

f) Location and dimensions of buildings and structures.

g) Surface drainage facilities.

h) Location of sewage disposal facilities, a description of the method of disposing of sanitary waste and soil test.

i) Such additional information as the Planning Commission may deem necessary to protect the public health, safety and the general welfare.

5. Height regulations: No structure shall exceed a height of thirty five(35) feet or two and one half stories, whichever is lesser.

ARTICLE VIII "I" INDUSTRIAL DISTRICT

8.01 DESCRIPTION AND PURPOSE: A district for industrial uses meeting the performance standards of Section 8.04.

8.02 USE REGULATIONS: The following uses are permitted:

1. Enclosed manufacturing enterprises, including planned industrial complexes.
2. Assembly, compounding, packaging, processing of materials.
3. Fuel distributors, storage and transportation facilities.
4. Vehicle repair shops.
5. Salvage yards as provided in Section 8.03 and 8.04.

8.03 REQUIRED CONDITIONS:

1. Screening: All operations and storage shall be conducted within buildings or behind solid screening fences or walls of a

height equal to the height of the proposed use. However, natural resources and new equipment may be stored in side or rear yards without such screening.

2. Height: No structure shall exceed a height of forty(40) feet.

3. Yards:

(a.) A front yard of at least sixty (60) feet is required.

(b.) Side yards shall be at least twenty five(25) feet each.

(c.) there shall be a rear yard of fifty(50) feet.

(d.) Where a lot abuts a residential district or dwelling, no structure shall be closer than twice its height to such district or dwelling.

4. Lot size: A lot of at least four (4) acres in area and two hundred fifty(250) feet in width at the street is required.

5. Parking is permitted in all yards.

6. Landscaping and outdoor storage: Unpaved areas shall be landscaped to avoid dust and erosion. Storage areas shall be maintained in dust-free condition if not paved or landscaped.

7. Site plan: A site development plan is required. A bond may be required to insure completion of project per site plan.

8.04 PERFORMANCE STANDARDS:

1.The Applicant may be required to post a bond guaranteeing that the use will meet the following standards before a zoning permit is issued.

2. Fire and explosion hazards : All uses shall meet applicable building codes and fire ordinances.

3. Smoke and nuisance factors: No radiation, fumes, gas, dust, odors or other atmospheric pollutants causing property damage, hazards to health or interference with property rights shall be emitted.

4. Liquid or solid wastes: No wastes shall be discharged into any body of water. Must meet County and State disposal and treatment requirements.

5. Vibration, noise and glare: No noise, vibration, or glare is permitted to pass beyond the boundaries of premises.

ARTICLE IX
"L-I" LIGHT INDUSTRIAL

9.01 DESCRIPTION AND PURPOSE: A district for industrial uses meeting the performance standards of Section 8.04

9.02 USE REGULATIONS: The following uses are permitted:

1. Enclosed light manufacturing enterprises consisting of assembly, manufacturing, packaging, processing of raw materials to finished products for either wholesale or retail trade, such as woodworking shops, sign shop, vehicle repair shops, Tin shops or like ventures.

9.03 REQUIRED CONDITIONS:

1. Screening: All operations and storage shall be conducted within buildings or behind solid screening fences or walls of a height equal to the height of the proposed use. However, natural resources and new equipment may be stored in side or rear yards without such screening.

2. Light Industrial regulations shall deviate from 8.03, number 4.

3. LOT SIZE: A lot of at least 27,000 square feet in area and at least one hundred(100) feet wide at the street is required.

4. Other regulations: same as 7.03.

ARTICLE X
EXCEPTIONAL USES

10.01 REMOVAL OF NATURAL RESOURCES: The removal of such natural resources as sand, gravel or mineral or the alteration of land is permitted to prepare or render land suitable for uses permitted in the district in which the land is located. The following provisions shall be met:

1. Procedure for permit: No zoning permit shall be issued until a site plan has been approved by the Planning Commission and The Township Board.

(a.) All fees and permits required by Frost Township related to the project are the responsibility of the owner or developer.

(b.) A map of the land to be altered depicting all buildings, streets, drainage and natural features within three hundred(300) feet of the property involved. The map shall depict contour elevations at five(5) foot intervals of the property.

(c.) A two(2)foot interval contour map of the proposed final elevations, the location of temporary structures, drives, parking areas, loading areas, drainage facilities and the extent of the first year's operations.

2. Required conditions:

(a.) Final grades shall be harmonious with surrounding grades and shall not exceed five(5) percent unless necessary for the ultimate proposed use of land. No topsoil shall be removed unless necessary for the ultimate proposed use. All topsoil shall be properly redistributed upon termination of the zoning permit. The Planning Commission may require the applicant to post a corporate surety bond to ensure that final grades and the requirements will be met upon the expiration of any permit.

(b.) Mechanical processing shall not be permitted in an R or C district if such use would be detrimental to adjacent uses.

(c.) Storm water shall be diverted to existing drainage systems in a manner approved by township or county drain commissioner.

(d.) No removal, storage, structure, drive, or loading shall be closer than one hundred fifty(150) feet to an adjoining principal structure. All roads and unpaved areas shall be regularly maintained in a dust-free condition.

(e.) Trucks shall travel only on roads approved by the County Road Commission.

(f.) All structures, materials and equipment shall be removed within six months(6) after termination of the use. All land shall be graded to final elevations and reseeded.

g. The creation, enlargement or alteration of a body of water shall only be permitted when the following is presented:

(i) Engineering and geological studies indicating that such water will not become stagnant or polluted.

(ii) A plan for the future use of the lake.

(iii) Approval of the Township Board and the Department of Natural Resources and County Drain Commissioner.

3. Determination by the Planning Commission:

The Planning commission shall examine the proposed plans and shall note the effect of the proposed use upon the area involved and the relationships between proposed uses and future streets,

lots, grades and waterways. The Planning Commission shall consider the following in making its determination:

- (a) The proposed use should prepare the premises for the ultimate use within a reasonable period of time.
- (b) The proposed use may not adversely affect existing uses.
- (c) The proposed use shall meet all provisions of this section.
- (d) The proposed use shall not adversely affect the public health, safety or general welfare.

4. Special Conditions: The Planning Commission may impose such special conditions as it deems necessary to carry out the intent of this ordinance prior to granting approval of any application. The Planning Commission may impose a reasonable corporate surety bond to insure compliance with this section.

5. Authorization: Upon approval of the site plan, the Zoning Administrator shall issue permits for a one(1)year period.

6. Renewal of permits:

(a) The Zoning Administrator may renew any permit if it finds at a public hearing that all conditions and plans have been met.

(b) The procedure for a new application shall be followed in any application for a renewal permit in which any new area is to be developed.

(c) A Zoning permit may be renewed for three years or the duration of an approved bond, whichever is the lesser.

7. Revocation of Permit: The Zoning Administrator may revoke an occupancy or use permit if operations do not conform to approved plans. In such case, operations shall cease fourteen(14) days after notice by certified mail has been received by the violator if the condition has not been corrected. A new application and approval thereof shall be required to reinstate a revoked permit.

10.02 MOBILE HOME COURTS: Mobile home courts may be permitted in the "A" district provided the Planning Commission finds that all of the following conditions are met:

1. The Mobile Home Park District is intended to provide suitable locations for the establishment of mobile home parks in accordance with the provisions of the Mobile Home Commission Act (P.A. 96 of 1987, as amended).

2. A fifty(50)foot landscaped front yard shall be provided and maintained, as per rule 944(2).
3. All utility services shall be located underground, as per rule 932 and 940.
4. Mobile homes shall have at least seven Hundred(700) square feet of floor Area.
5. Storage/Parking: If boats, boat trailers and utility trailers are permitted to be parked within the mobile home park, adequate parking spaces for such vehicles in a central or collective parking area shall be provided. This area shall be in addition to the automobile parking requirements of this ordinance and shall be Adequately locked, fenced and permanently buffered.
6. In carrying out the provisions of this section, the Planning Commission shall ascertain that the location and arrangement of sites and improvements will Provide safe and desirable living accommodations for the occupant.
7. Mobile home parks shall be landscaped as follows:
 - (a)If the mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary Abutting the residential development.
 - (b)If the park abuts a nonresidential development, the park need not Provide screening.
 - (c)In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way. The landscaping shall consist of evergreen trees or shrubs minimum of three(3)Feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.
 - (d) All of the above must conform to the current state regulations.

- Note: The rules referred to above are taken from the Mobile Home Commission Rules Handbook.

10.03 APARTMENTS, CONDOS AND DUPLEXES: Apartments may be permitted in the "R-R" district after the Planning Commission determines that all of the following conditions will be met and approve the issuance of a zoning permit for such use.

1. No apartment building shall contain more than twelve(12) dwelling units.

2. Every apartment shall be connected to a common sanitary sewer service and water supply.

3. Access: Every principal entry shall be visible from a public street. No entrance shall be located more than 300 feet from a street. Every building shall be located within one hundred fifty(150) feet of an off-street parking area.

4. Group Buildings, Condos, Duplexes and Apartments:

(a) Groups of apartment buildings shall be located on one parcel of land.

(b) Where more than one building is located on a lot, building shall be located in front of the main entrance wall of another building unless separated by a common yard of at least fifty(50) feet. A front yard of thirty five(35) feet shall be required.

(c) No building shall be located in back of another unless separated by a common yard of at least fifty (50) feet. A front yard of thirty five (35) feet shall be required.

(d) Every group building shall have a green belt of at least thirty (30) feet unobstructed by any accessory structure.

(e) No group building shall be located closer than a distance equal to its total height to any other building.

(f) All structures shall be no closer than 1000 feet and/or in a flood plain, to any body of water, lake, river, stream, etc.

5. Height and area:

(a) Floor area: Apartment buildings shall have a minimum floor area of 700 square feet per dwelling unit.

(b) Density: There shall be a least 4,000 square feet of lot area for each dwelling unit exclusive of streets.

(c) Other requirements: see Section 6.02.

(d) Two off street parking sites per dwelling unit shall be provided.

10.04 SALVAGE YARDS: The Planning Commission may impose any reasonable restrictions in the interests of the public health, safety and general welfare, in addition to those set forth in Sections 8.03 and 8.04.

ARTICLE XI

BOARD OF APPEALS

11.01 BOARD OF APPEALS: The Board of Appeals shall consist of three (3) members. The first regular Zoning Board of appeals member must be a member of the Planning Commission. The remaining regular Zoning Board of Appeals Members and any alternate members must be selected from the electors of the Township. One Township Board member may serve as a regular Zoning Board of Appeals member, but not a Zoning Board of Appeals chairperson. A Township employee or contractor can not service on the Zoning Board of Appeals (MCL12.288)1.

1. The total amount allowed the board in any one year as per day or as expenses actually incurred in the discharge of their duties shall not exceed a reasonable sum which shall be provided in advance by the Township Board.

2. Members of the board shall be removable by the Township Board for non-performance of duty or misconduct in office upon written charges.

3. Application for a hearing to grant variances or otherwise, by the Board of Appeals, shall be made to the supervisor, together with the required fee.

11.02 POWERS OF THE BOARD:

1. The board shall act upon all questions as they may arise in the administration of the ordinance. The board may reverse or affirm, wholly or partly, or may modify any order, requirement, decision or determination as in its opinion ought to be made.

2. It may issue or direct the issuance of a permit. It shall also hear and decide all matters referred to it or upon which it is required to pass under this ordinance.

11.03 MEETINGS AND ATTENDANCE: Meetings of the board shall be held at the call of the chairman and at such other times as the board may specify. The chairman may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The secretary shall maintain a public record of the proceedings of the board which shall be filed in the office of the Township Clerk.

11.04 APPEALS AND PROCEDURE: Appeals may be taken to the board by any party aggrieved by a decision or order of the zoning administrator where it is alleged that there is error or misinterpretation in any order, requirement, decision made by the zoning administrator or other administrative agency in the carrying out of the provisions of this ordinance.

1. A notice of appeal specifying the grounds thereof shall be filed with the chairman of the board within ten(10) days.

2. A copy of the notice shall promptly be served by such chairman to all interested parties.

3. An appeal shall stay all proceedings, decisions, or orders unless said person certifies to the board that a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except upon a restraining order by the board or circuit court.

11.05 HEARINGS: Procedure for scheduling public hearings:

1. When an application for a hearing or appeal has been filed in proper form and the required fee paid, the secretary of the board shall immediately place the same upon the calendar for hearing and serve required notices.

2. Notice shall be published once in a newspaper of general circulation in the township at least five(5) days prior to such hearings.

3. Copies of such notice shall be served upon the applicant and the Zoning Administrator or other administrative officer from which such appeal is taken. Service shall be made as provided in the following subscription:

(a) A like notice shall be sent at least five(5) days prior to the hearing to all owners of property within 300 feet of the premises involved by regular U.S. mail, with proof of posting, postage prepaid, and addressed to the last known address of such owners as determined by township records.

(b) Any interested party may appear and be heard at such hearing in person or by agent.

4. Adjournments: Upon the date for hearing of any application or appeal, the board may adjourn the hearing to a specified time and date in order to permit the obtaining of additional information or to cause further notices to be served. In the case of an adjourned hearing, persons previously notified and persons already heard need not be notified of the resumption of said hearing unless the board decides otherwise.

5. Decisions:

(a) The secretary shall record the grounds for each decision. The board shall render its decision upon any matter within sixty (60) days after the matter is heard.

(b) Two members shall constitute a quorum. The concurring vote of two (2) members shall be required to reverse the determination of the appeal.

(c) The secretary shall keep minutes of the board's proceedings. They shall record the vote of each member and the grounds for the decision.

(d) A copy of each decision shall be sent to the Zoning Administrator, Supervisor, Planning Commission and the applicant. No Zoning Permit shall be issued by the Zoning Administrator until he / she receives such decision.

11.06 VARIANCES: The board, after a public hearing, shall have the power to decide applications for variances as follows:

1. Where the literal enforcement of this ordinance would involve practical difficulties or would cause undue hardship by reason of exceptional narrowness, shallowness or shape of a specific place of property or by reason of exceptional topographical conditions or other extraordinary situation of the property or of the use of the property immediately adjoining the property in question.

2. Where there is practical difficulty or unnecessary hardship in meeting the strict letter of the ordinance so that the spirit of the ordinance may be observed, public safety secured and substantial justice done.

3. Where the condition or situation of the property or the intended use of the property is not so general or recurrent a nature as to make reasonably practical a general regulation as part of the ordinance.

11.07 VARIANCES PROHIBITED: No variance shall be authorized unless the board finds from reasonable evidence that such variance will not be detrimental to adjacent property and will not impair the intent and purposes of the ordinance or the Public health, safety and general welfare. In addition, the Board of Appeals must make the following findings in detail:

1. There are exceptional or extraordinary circumstances or conditions applying to the specific property that do not apply generally to other properties in the district affected.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the district. Financial gain alone shall not be deemed sufficient to warrant the granting of a variance.

3. The condition or situation of the property or the intended use is not of so general or recurrent a nature as to make reasonably practical an amendment of the ordinance.

11.08 EXCEPTIONAL USES: The board shall determine whether the proposed exceptional use would be hazardous, harmful, or a nuisance to the surrounding neighborhood by reason of increased noise, atmospheric or other pollution, vibration, glare, fire hazard, parking, traffic, aesthetic effect, devaluation of property values or psychological effects. For such purpose, the board may suggest to the applicant that they enlist experts to aid in its determinations. The board may impose such additional requirements and conditions necessary to preserve the intent of this ordinance.

11.09 FEES: The required fee for a board of appeals hearing, as set by the Township Board, is in addition to other Zoning permit fees. The fee shall be paid to the Supervisor before any action shall be taken on such petition. The fee shall be retained regardless of the decision of the board.

11.10 TIME LIMIT:

1. The necessary permit shall be secured and the authorized action begun within three(3)months after the date of a variance is granted. Authorized action shall be completed within twelve (12) months after the date a variance is granted.

2. The Zoning Administrator may, extend such periods for good cause shown.

ARTICLE XII ADMINISTRATION AND ENFORCEMENT

12.01 ZONING PERMIT REQUIRED:

1. No person shall commence construction of any building or structure or make structural changes in any existing structure without first obtaining a zoning permit from the Zoning Administrator.

12.02 ADMINISTRATIVE OFFICIALS: Except as otherwise provided, the Zoning Administrator shall administrate and enforce this ordinance.

12.03 PERMITS:

1. Every application to the Zoning Administrator shall be made as required and shall designate the existing or intended use of the structure. The application shall be attached to two(2) permanent scale drawings, showing the actual lines, angles, and dimensions of the lot to be used and the size and location upon the lot of all existing and proposed structures.

2. One (1) copy of the site plan and specifications shall be retained by the Zoning Administrator.

3. The Zoning Administrator may, upon approval of the Planning Commission, waive portions of the foregoing requirements which are not necessary under the particular circumstances for compliance with the ordinance.

4. Zoning permits shall be displayed upon start of construction by placing the same face out in a conspicuous place on the premises facing the nearest street. The permit shall be displayed until all work is completed or the term for which the permit is issued expires.

5. The Zoning Administrator shall send a copy of the permit to the Township Supervisor.

12.04 VIOLATION AND PENALTIES: Any person who violates, disobeys, omits, neglects or refuses to comply with this ordinance may be charged with a civil infraction. Each day that a violation exists shall constitute a separate offense.

MINIMUM/MAXIMUM (or as determined by the Court)

First Violation \$50.00 to \$500.00

Second Violation \$125.00 to \$500.00

Third Violation \$250.00 to \$500.00

Fourth and subsequent violation \$400.00 to \$500.00 within a Three (3) year period.

ARTICLE XIII AMENDMENT AND ADOPTION

13.01 PROCEDURE: Any interested person or public body may request the Planning Commission to schedule a public hearing for amendments of the ordinance, for a fee as determined by the Township Board.

13.02 NOTICES:

1. The Planning Commission shall authorize publication of the proposed amendment upon payment of the required fees.

2. The Planning Commission shall set a time and place for at least one public hearing, notice of which shall be given as provided by law.

13.03 DECISION:

1. The Planning Commission shall forward its decision and the proposed amendment to the County Planning Department and the Township Board with its recommendation for approval or denial.

2. Determination:

(a) The Township Board shall set a date for consideration of the proposed amendment upon receipt of the decision of the County Planning Department or upon the expiration of thirty(30) days from the date the amendment was forwarded to such body.

(b) If the Township Board shall deem any amendments advisable as to the proposed text, it shall refer same to the Planning Commission or a report thereon within the time specified by the Township Board.

13.04 ADOPTION:

1. The Township Board may adopt the amendment at any regular meeting or at any special meeting called for such purpose with or without amendments that have been previously considered by the Planning Commission or at a public hearing.

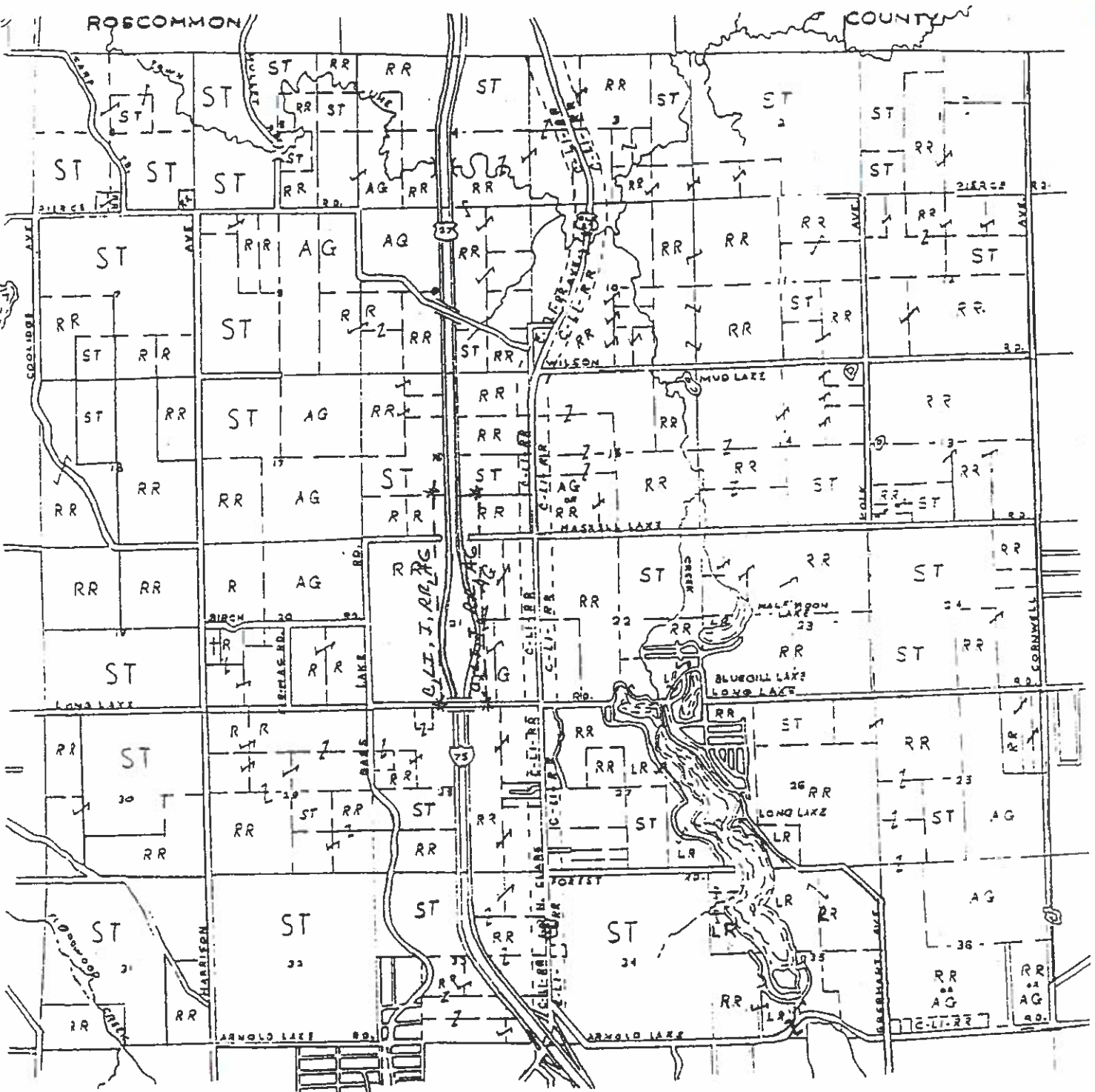
2. A majority vote of the members of the Township Board shall be required to adopt any amendment.

3. Amendments shall be effective upon adoption by the Township Board and shall be published in a newspaper of general circulation in the township within 10 days after adoption.

ARTICLE XIV SEPARABILITY

14.01 In case any section or provision of this ordinance shall be held to be invalid by a court of competent jurisdiction, the same shall not affect any other provision of this ordinance, except so far as the provision declared to be invalid shall be inseparable from the remainder of any provision.

14.02 Frost Township Proclaims that, whatever is illegal under federal and or state law is illegal in Frost Township.



THE AREA ON EACH SIDE OF OLD 27
 ZONED C-LI-RR IS 330 FT ON EACH
 SIDE OF THE HIGHWAY CENTER LINE.
 THE SAME MEASUREMENTS USED ON S.
 SIDE OF SEC 34

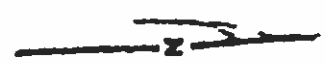
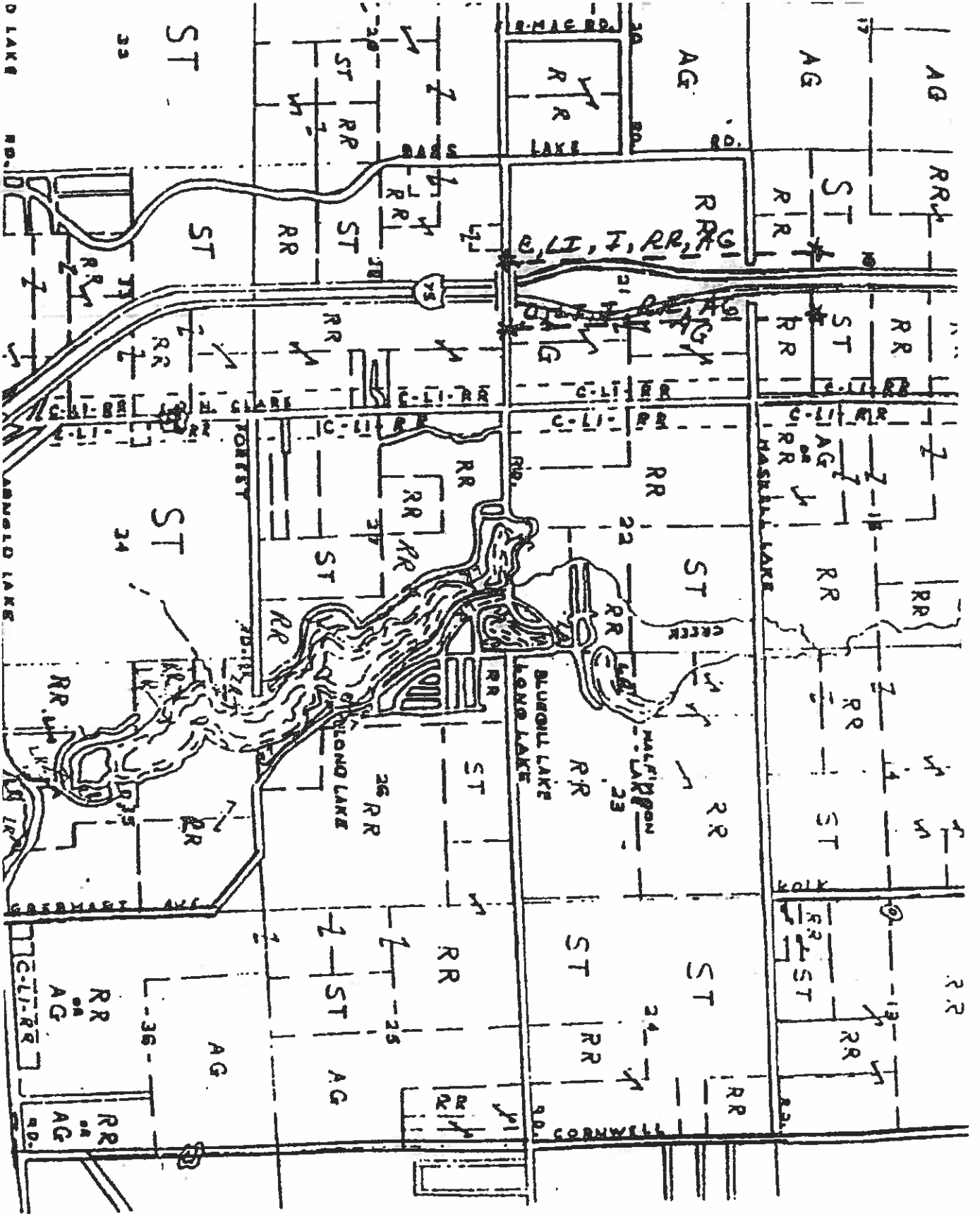
**T. 20N., R. 4W.
 FROST TOWNSHIP
 OFFICIAL ZONING MAP**

LEGEND

- ST. STATE OWNED
- AG. AGRICULTURAL
- R.R. RURAL RESIDENTIAL
- L.R. LAKE RESIDENTIAL
- C.I. COMMERCIAL
- L.I. LIGHT INDUSTRIAL
- I. INDUSTRIAL

0 2000 4000 6000 8000 10

THE AREA ON EACH SIDE OF US-27/I-75,
 WHICH IS ZONED C, RR, LI, I, AND AG, IS
 330 FEET DEEP STARTING FROM THE ROAD



NOTES