



Charter Township of Grand Blanc Zoning Ordinance

Adopted 2008
(Amended Through
May 28, 2019)

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How to use this Ordinance

1. CONTENT ORGANIZATION AND PAGE LAYOUT

The Zoning Ordinance is organized into seven Articles, which are further divided into a standard outline hierarchy. The content and page layout are designed to promote a clear understanding of requirements, as well as quick retrieval of relevant standards, procedures and other information. The following key assists with navigating through this document.

Article Tabs link to the first page of each Article. Red tab indicates the Article in which the current page is located

Sections / Subsections contain the Ordinance regulations in a hierarchical manner

Blue bold font links to additional standards in other sections of the Ordinance

📖 symbol indicates the term is defined in Article 2, Definitions*

Graphics, figures, and tables found throughout to illustrate a concept or clarify a regulation

Pages are numbered sequentially by chapter.

Link to How to use this Ordinance

Notes provide relevant District Standard information recommended for the user's review

Suggested References list other sections or Ordinances that may pertain to a development in the district (Not necessarily a comprehensive list)

Link to Zoning Map

Link to Table of Contents

* Not every defined term is designated with a 📖 symbol. Consult Article 2, Definitions, for a list of all defined terms.

How to use this Ordinance


2. READING THE ORDINANCE

Rules have been established to assist with interpreting the ordinance. Below are some rules to keep in mind when reading this document:

- ☑ Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.
- ☑ Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information.
- ☑ The use of the word shall carries significant meaning. Shall regulations must be followed. Requirements that use the word may are discretionary, meaning that the requirement is at the discretion of the Planning Commission, Township Board or Zoning Board of Appeals.
- ☑ Article 2, Definitions, contains over 200 terms. If a term is not listed in this section, it will carry the meaning customarily assigned to it.
- ☑ Conjunctions are often used and must be read accurately:
 - AND indicates that all connected items, conditions and provisions or event apply.
 - OR indicates that the connected items, conditions, provisions or events may apply singly or in any combination. (OR may also be read 'and/or')
 - EITHER ... OR indicates that the connected items, conditions, provisions or events shall apply singly, and not in combination.

For more rules, see Section 2.1, Construction of Language.

What is a link?

For users of the digital version of this Ordinance, a link allows for quick reference to a relevant section. By 'clicking' a link, the user is taken directly to a page in the Ordinance or another reference document. The user may return to the original page by 'clicking' the left Adobe Acrobat arrow found at the bottom of the screen ().

What information is linked?

- ☑ Article Tabs
- ☑ Table of Contents items
- ☑ Article 2, Definitions, content page
- ☑ All text in **blue bold** is linked to a section that contains information relevant to that term or regulation.
- ☑ Use Matrices
- ☑ Zoning Map

How to use this Ordinance

3. USE MATRICES

Below is a reference table that summarizes the uses listed in the Ordinance. Uses are listed in Section 3.2, which should be consulted as certain conditions may apply. If there are any conflicts between this table and the uses listed in Section 3.2, the latter will control.

RESIDENTIAL DISTRICTS	RE	R-1	R-2	R-3	R-4	LDM	MDM	HDM	MHP
Accessory above-ground fuel storage	S	S	S	S	S				
Accessory dwelling unit	P	P	P	P	P				
Attached	P	P	P	P	P				
Detached	P/S	P/S	P/S	P/S	P/S				
Accessory farm labor housing	P	P	P	P	P				
Accessory hazardous materials use or storage	S	S	S	S	S				
Accessory keeping of animals	S	S	S	S	S				
Accessory roadside stand	S	S	S	S	S				
Accessory swimming pools (private)	P	P	P	P	P				
Accessory uses, buildings and structures	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P
Adult foster care - Small group home	S	S	S	S	S	S	S	S	S
Adult foster care - Large group home						S	S	S	
Adult foster care - Family home	P	P	P	P	P				P
Airports and heliports (private)	S	S	S	S	S				
Bed and breakfast inns	S	S	S	S	S				
Cemeteries and pet cemeteries	S	S	S	S	S	S	S	S	
Child caring institution						S	S	S	
Child foster family home	P	P	P	P	P				P
Child foster family group home	S	S	S	S	S	P	P	P	S
Child family day care home	P	P	P	P	P	P	P	P	P
Child group day care home						S	S	S	
Community facilities I	P	P	P	P	P	P	P	P	
Community facilities II	S	S	S	S	S	S	S	S	
Day care centers						S	S	S	
Essential services	P	P	P	P	P	P	P	P	
Essential service buildings	S	S	S	S	S	P	P	P	
Farms	P	P	P	P					
Fraternity, sorority or student housing						S	S	S	
Group day care home	S	S	S	S	S				
Manufactured housing / mobile home parks and community									P
Mini-storage units (as an accessory use)						S	S	S	
Multiple family dwellings (< 4 stories)						P	P	P	
Multiple family dwellings (4+ stories)						S	S	S	
Parking structures						S	S	S	
Places of worship	S	S	S	S	S	S	S	S	S

P: Principal Permitted Use

S: Special Land Use

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RESIDENTIAL DISTRICTS	RE	R-1	R-2	R-3	R-4	LDM	MDM	HDM	MHP
Recreation uses									
Golf courses and country clubs	S	S	S	S	S				
Nonprofit swimming pool clubs	S	S	S	S	S				
Nonprofit recreational camps	S	S	S	S	S				
Private, noncommercial, institutional or community recreation centers	S	S	S	S	S	P	P	P	
Private recreational clubs (e.g. gun / archery range)	S	S	S	S	S				
School, elementary	P	P	P	P	P	S	S	S	
School, intermediate	S	S	S	S	S	S	S	S	
School, high						S	S	S	
Single-family dwellings, detached	P	P	P	P	P	S	S	S	
Single-family dwellings, attached						P	P	P	
Specialized housing	S	S	S	S	S	S	S	S	
Stables, commercial	S	S	S	S	S				
Storing, packaging and processing of farm produce	P	P	P	P	P				
Swimming pools, community									P
Tree farms, sod farms, greenhouses, orchards and nurseries	P	P	P	P	P				
Two-family dwellings						S	S	S	
Wind Energy Conversion System, Private - 100 feet tall or less	P	P	P	P	P	P	P	P	
Wind Energy Conversion System, Private - Taller than 100 feet	S	S	S	S	S	S	S	S	

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NON-RESIDENTIAL DISTRICTS	OS	PO	HCD	NC	GC	RD	I-1	I-2	TVP	TVC
Accessory above-ground fuel storage								S		
Accessory caretakers quarters	P	P		P	P	P	P	P		
Accessory drive-through services										S
Accessory hazardous materials use or storage		S		S	S	S	S	S	S	
Accessory incinerator			S				S	S		
Accessory manufacturing operations						S		S	S	
Accessory mobile medical technology unit			P							
Accessory outdoor display				S	S					
Accessory outdoor storage						S		S		
Accessory propane sales					S			S		
Accessory transit facilities, bus stops and taxi stands			P							
Accessory uses, buildings and structures	S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Adult foster care family home			P							
Adult regulated uses					S					
Airports and helistops							S	S		
Airports and heliports (private)							S	S		
Ambulance service and maintenance facilities			P							
Asphalt or concrete plants								S		
Automobile convenience / gas station				S	S					
Automobile engine and body repair and undercoating shops							P	P		
Automotive maintenance / service establishments				S	S					
Automotive repair malls (minor maintenance and repair)					S					
Automobile sales (new)					S		S	S		
Automobile sales (used)					S					
Automobile wash					S					
Banks, credit unions, and financial establishments	P/S	P/S	S	P	P/S	P	P	P	P	P
Banquet halls and similar places of assembly					S					
Bed and breakfast inns					P					
Breweries, distilleries and bottling plants							S	S		
Bus passenger stations					S			S		
Business services	S	P		P	P		P	P	P	P
Central dry cleaning plants or laundries (no retail)							S	S		
Child caring institution	S		S		S					
Colleges and universities		S			S				P	

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NON-RESIDENTIAL DISTRICTS	OS	PO	HCD	NC	GC	RD	I-1	I-2	TVP	TVC
Commercial facility, shared										P
Commercial greenhouses with limited accessory sales							P	P		
Commercial (limited) and personal service uses	P	P	P		P	S		S		
Community facilities I	P	P	P	P	P	P	P	P		
Community facilities II	P	P	P	P	P	P	P	P		
Compost centers							S	S		
Computer services and data processing centers	P	P		P	P	P	P	P	P	
Conference facilities (as an accessory use)			P							
Crematoria							S	S		
Day care centers	P	P	P	P	P		S	S	P	
Educational facilities for health care related personnel			P							
Electric power stations and heating plants							S	S		
Essential services	P	P	P	P	P	P	P	P		
Essential services buildings		S	P		S	P	P	P		
Essential service storage yard					S	S	P	P		
Equipment rental (recreation / moving / landscape)					S					
Experimental film or testing laboratories						P	P	P		
Extractive uses							S	S		
Family day care home			P							
Food processing including canning, meats, etc.							S	S		
Foster family home			P							
Foster family group home			P							
Foundries								S		
Freezer locker plants and cold storage							S	S		
Funeral homes and mortuary establishments	P	P			P					
Galleries and showrooms										P
General hospitals			P							
Government services										P
Heating and electric power generating plants								P		
Helipads, heliports, and helistops			S							
Hotels									P	S
Hotels and motels					P					
Incineration of garbage or refuse within an approved and enclosed incinerator plant								S		
Kennels, commercial					S		S			
Landfills								S		
Lawn and garden centers, nurseries and greenhouses				S	S					
Live/work units—galleries and showrooms on first floor									P	P
Lumber yards and planing mills (enclosed)							P	P		

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NON-RESIDENTIAL DISTRICTS	OS	PO	HCD	NC	GC	RD	I-1	I-2	TVP	TVC
Manufacture, compounding, etc. of previously prepared materials						S		S		
Manufacturing, compounding or processing uses							P	P		
Manufacturing / assembly of electrical equipment						P	P	P		
Manufacturing or processing of any of the following:										
Blast furnace, steel furnace, blooming or rolling mill								S		
Bottling and packaging plants								S		
Corrosive acid or alkali, cement, lime, gypsum or plaster of Paris								S		
Petroleum or other inflammable liquids (production, refining or storage)								S		
Stamping (including processing of raw materials)								S		
Manufacturing and production, technological									S	
Medical clinics	S		P	P	P	P	P	P		
Medical laboratories and diagnostic centers			P							
Medical office and research facilities (includes auxiliary or accessory laboratory)			S			P	P	P	P	
Metal plating, buffing and polishing							P	P		
Mini-storage warehouse					S		P	P		
Movie theatres, cinemas, concert halls and playhouses					S					
Movie theatres, outdoors							S	S		
Multiple family dwelling									P	P
Multiple-family housing for physicians, interns, nurses, allied health personnel and their families			P							
Newspaper offices, accessory printing and distribution					P					
Outdoor assembly (commercial) and entertainment					S			S		
Outdoor sales					S		S	S		
Packaging plants								S		
Parking deck / structure			P						P	S
Parks, public or private, open space, and trails	P	P	P	P	P	P	P	P	P	P
Personal service establishments				P						P
Pet stores and grooming businesses					P					
Print shops and book publishing							P	P		
Professional office uses										
Executive, administrative, sales and consulting	P	P		P	P	P	P	P	P	P
Medical, health-care related (including out-patient)	P		P	P	P			P	P	P
Health-care related professionals, hospital support services and / or non-profit organizations		P								
Non-profit, civic, and religious organizations	P				P					

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NON-RESIDENTIAL DISTRICTS	OS	PO	HCD	NC	GC	RD	I-1	I-2	TVP	TVC
Places of worship	P	P	P	P	P	P	P	P		
Places of worship, theaters, and other places of public assembly, up to 500 occupants										P
Places of worship, theaters, and other places of public assembly, over 500 occupants										S
Plastics manufacturing, molding							S	S		
Pool (billiard) hall / video arcade					S					
Plazas and squares										P
Production of fermented beverage facility, associated with restaurants/tasting rooms										P
Production facility (shared) for artisans									P	
Psychiatric or substance abuse centers			S							
Railroad transfer and storage							P	P		
Recreation uses										
Commercial, indoor or outdoor					S					S
Golf driving range					S					
Fitness centers, over 5,000 sq. ft.										S
Fitness centers, up to 5,000 sq. ft.										P
Fitness centers as an accessory use							P	P		
Fitness centers or health clubs (public)			P	S	S					
Fitness centers (corporate, not public)		S	P		S					
Indoor centers (skating, bowling, arcades)							S	S		
Private facilities for employees and patients			P							
Recycling center							S	S		
Research, design testing, product development						P	P	P	P	
Research, vocational and technical training facilities		P			P					
Restaurant										
Accessory							S	S		
Bar or tavern (with live dancing / entertainment)					S					
Drive-in or drive-through				S	S					
Outdoor café / eating area				S	S					P
Standard		S		P/S	P				P	P
Carry-out		S			P				P	P
Retail										
Retail center or establishment				P/S	P					
Retail center or establishment, up to 20,000 sq. ft.										P
Retail center or establishment, up to 60,000 sq. ft.										S
Retail operations, low intensity	S				P					

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NON-RESIDENTIAL DISTRICTS	OS	PO	HCD	NC	GC	RD	I-1	I-2	TVP	TVC
Retail (continued)										
Retail office supplies		S			P					
Retail uses with industrial character							S	S		
Retail wholesale sales, distribution, storage			S							
Salvage yards								S		
Schools - Public, Parochial, and other Private Elementary, Middle and High Schools					S					
Service establishments that require a retail adjunct				P						
Shopping centers					S					
Single family dwellings, attached or cluster									P	P
Smelting of copper, iron or zinc ore								S		
Solar energy system, building mounted									P	P
Solar energy system, ground mounted (small and medium)									P	
Specialized housing	S	S	P		S					
Specialized lodging facilities			P							
Stock yards and slaughter house								S		
Storage facilities for building materials, sand, gravel, stone							P	P		
Studios for art, photography, music and dance	S				P					P
Studios for radio and television					P		P	P		
Tanning salon				S	S					
Tire vulcanizing and recapping plants								S		
Towers for radio and television							S	S		
Truck terminal							S	S		
Veterinary clinics and hospitals	S			S	S					
Video rental stores (includes CD's, records)				P						
Vocational schools and technical training facilities						P	P	P	P	
Wind energy conversion system, building mounted									P	
Wind energy system, freestanding									S	
Wind energy conversion system, private - 100 feet tall or less	P	P	P	P	P	P	P	P		
Wind energy conversion system, private - taller than 100 feet	S	S	S	S	S	S	S	S		
Wireless communication facilities							S	S	S	
Wireless communication facilities, concealed									P	
Workshops, artisan or craft									P	

P: Principal Permitted Use

S: Special Land Use

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4. DISTRICT SUMMARY TABLE

Below is a quick reference table that summarizes district regulations. Consult Article 3, District Standards, for additional requirements and exceptions to the information below, as well as standards for the MHP Mobile Home Park district, PUD Planned Unit Development overlay district and the ROS Residential Open Space overlay district.

District Summary Table - Principal Structure Setbacks					
District	Minimum Lot Size	Minimum Lot Width	Minimum Setbacks		
			Front Yard	Side Yards	Rear Yard
RE Rural Estates	43,560 sq ft (1 unit/acre)	150 ft	45 ft	20 ft (40 ft total)	45 ft
R-1 One Family	21,780 sq ft (1.7 units/acre)	120 ft	35 ft	15 ft (30 ft total)	35 ft
R-2 One Family	15,000 sq ft (2.4 units/acre)	100 ft	30 ft	12 ft (24 ft total)	35 ft
R-3 One Family	12,000 sq ft (3 units/acre)	80 ft	30 ft	6 ft (16 ft total)	35 ft
R-4 One Family	9,000 sq ft (4 units/acre)	60 ft	30 ft	6 ft (16 ft total)	35 ft
LDM Low Density Multiple Family Residential	2 acres (site) (4 units/acre max.)	100 ft	35 ft	20 ft (40 ft total)	35 ft
MDM Medium Density Multiple Family Residential	5 acres (site) (10 units/acre max.)	100 ft	50 ft	30 ft (60 ft total)	50 ft
HDM High Density Multiple Family Residential	10 acres (site) (20 units/acre max.)	165 ft	50 ft	30 ft (60 ft total)	50 ft
OS Office Service	Governed by setbacks	85 ft	30 ft	15 ft (30 ft total)	20 ft
PO Professional Office	1 acre	85 ft	40 ft	20 ft (40 ft total)	30 ft
HCD Health Care District	100 acres	500 ft	50 ft	50 ft	50 ft
NC Neighborhood Commercial	23,280 sq ft (½ acre)	85 ft	30 ft	10 ft	20 ft
GC General Commercial	None specified	100 ft	30 ft	10 ft	20 ft
RD Research and Development	1 acre	200 ft	75 ft	40 ft	40 ft
I-1 Light Industrial	1 acre	100 ft	40 ft	20 ft	20 ft
I-2 General Industrial	2 acres	100 ft	60 ft	30 ft	30 ft
P-1 Vehicular Parking	None specified	None specified	20 ft	10 ft	10 ft
TVP Tech Village Park	See 3.1.21				
TVC Tech Village Center	See 3.1.22				
Detached Accessory Structures					



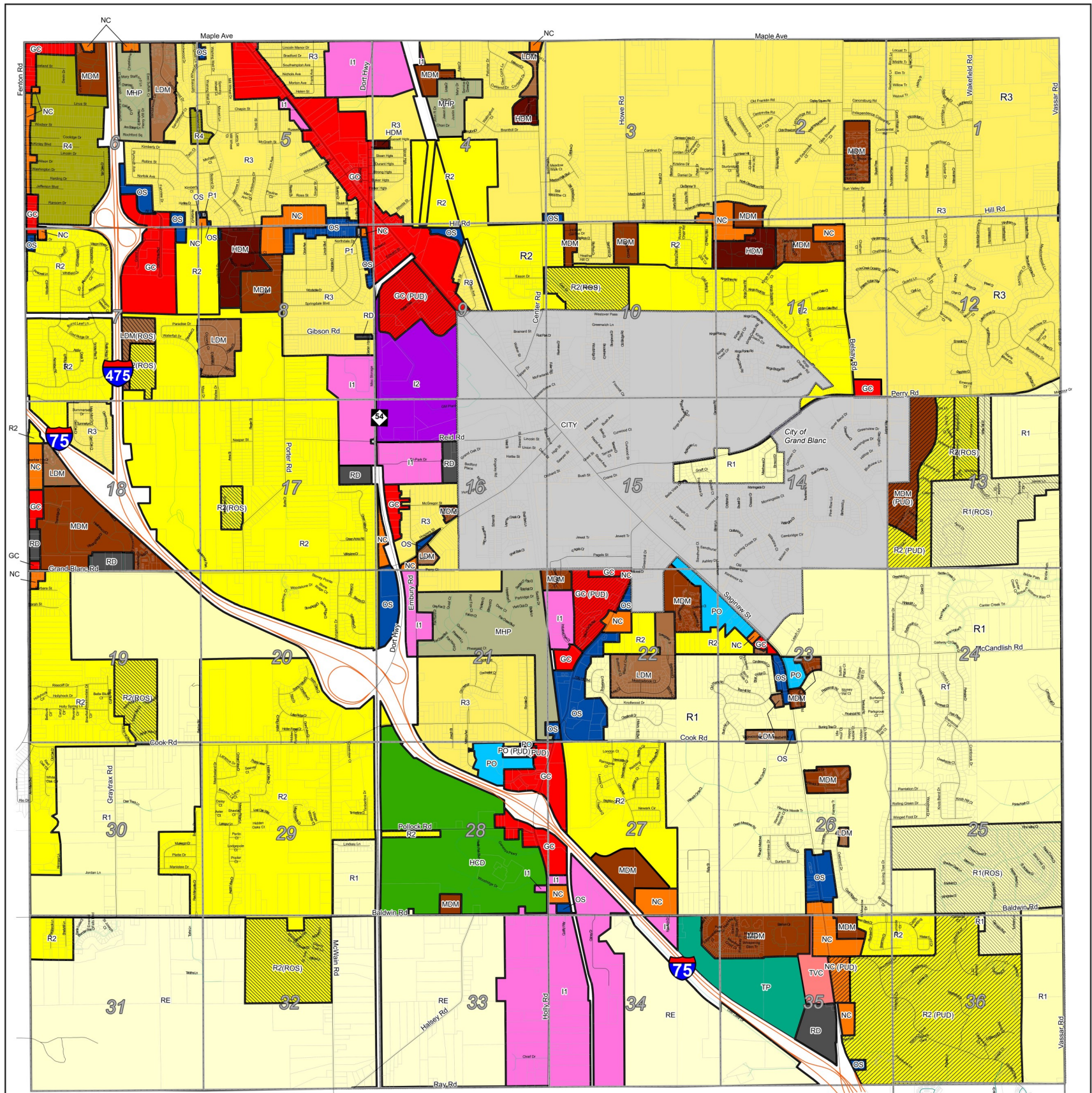
ZONING MAP



CHARTER TOWNSHIP OF GRAND BLANC Genesee County, Michigan



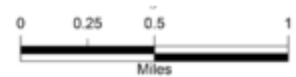
ZONING DISTRICTS



- RE** Rural Estate Residential District (43,560 sq. ft.)
- R1** Single Family Residential District (21,780 sq. ft.)
- R2** Single Family Residential District (15,000 sq. ft.)
- R3** Single Family Residential District (12,000 sq. ft.)
- R4** Single Family Residential District (9,000 sq. ft.)
- LDM** Low Density Multiple Family Residential District (Up to 4 U.P.A)
- MDM** Medium Density Multiple Family Residential District (4.1 to 10 U.P.A)
- HDM** High Density Multiple Family Residential District (More than 10.1 U.P.A)
- MHP** Mobile Home/Manufactured Housing Park District
- OS** Office Service District
- PO** Professional Office District
- HCD** Health Care District
- NC** Neighborhood Commercial District
- GC** General Commercial District

- RD** Research and Development District
- I-1** Light Industrial District
- I-2** General Industrial District
- PUD** Planned Unit Development Overlay
- ROS** Residential Open Space Overlay
- P1** Vehicular Parking District
- TP** Technology Park
- TVC** Technology Village Center

Digital User Note:
Click on a district heading in the map legend to go directly to the corresponding district regulations.



SOURCES: Grand Blanc Township GIS Department
Data Revision Date: October 2017
Map Published Date: November 2012

Zoning Changes Since February 12th, 2009			
Zoning Case Number	Parcel ID Number	Zoning Change	Date Approved
ZC #611 *	12-28-200-016 & 12-28-526-012	R-3 to GC	2/12/2009
ZC #613	Part of 12-05-200-002	OS to I-1	7/9/2009
ZC #615	12-09-526-022, 023, & 024	R-3 to GC	10/27/2009
ZC #623	9 acres of 12-11-400-001	R-3 to NC	6/14/2012
ZC #632 *	12-22-100-043	OS & I-1 to GC	4/10/2014
ZC #633	Part of 12-28-200-029	GC to PO	6/12/2014
ZC #639 *	12-35-400-009	R2 to OS	6/11/2015
ZC #640 *	12-07-506-012 & 013	R2 to NC	2/23/2016
ZC #642 *	12-28-200-016	GC to PO	4/26/2016
ZC #645	12-06-400-002	NC-OS to OS	7/26/2016
ZC #646	12-18-300-013	RD to MDM	7/26/2016
ZC #652	12-34-200-002, 012 & 013 & Part of 12-35-100-012	I-1 & RD to TP	10/12/2017
	Part of 12-35-100-012 & 12-35-400-001	RD to TVC	10/12/2017

* Conditional Rezoning

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Article 1.0 Purpose and Introduction



1.0 Purpose and Introduction

- 1.1 Short Title
- 1.2 Purpose
- 1.3 Conflicting Regulations
- 1.4 Validity and Severability Clause
- 1.5 Effect on Projects Where Significant Construction Has Begun and Site Plans or Planned Unit Developments Approved Prior to Effective Date
- 1.6 Vested Right
- 1.7 Voting Place
- 1.8 Prohibited Uses



1.0 Purpose and Introduction

1.1 SHORT TITLE

This Ordinance shall be known as the "Charter Township of Grand Blanc Zoning Ordinance" and may hereinafter be referred to as "this Ordinance."

1.2 PURPOSE

This Zoning Ordinance is based on the Charter Township of Grand Blanc Master Plan, the Hill Road Corridor Plan and design standards, amendments to those plans and similar plans adopted by the Planning Commission addressing future development patterns and development goals. This Ordinance is intended to implement the Master Plan through regulations on use of land, buildings and structures to promote the public health, safety and general welfare and to accomplish the objectives listed below.

1. Establish zoning districts and uniform regulations applicable to each district governing the use of the land, and dimensions for building and site development with such minimum regulations as are deemed necessary to carry out the provisions of this Ordinance.
2. Accommodate and promote land uses which are compatible with the Township's character and conserve the property values and long term stability of residential neighborhoods, commercial districts, industrial areas and special districts.
3. Encourage use of the land and natural resources in accordance with their character and capability, thus preserving the sensitive and important environmental features in the Township, such as wetlands, lakes, prime farmland, Centennial Farms, topography, open space, mature vegetation and wildlife habitat. This Ordinance acknowledges the importance of these features on the long term economic climate of all uses in the Township and the overall quality of life for Township residents.
4. Limit or prohibit improper use of land.
5. Reduce hazards to life and property, particularly for development in the 100 year floodplain.
6. Promote safe conditions for motorists, pedestrians and bicyclists through maintenance of an acceptable level of service along streets and at driveways within the Township. This includes assurance that property owners have reasonable, though not always direct, access to property.

7. Facilitate adequate and cost effective infrastructure systems, and protect the substantial public investment in those systems, including: transportation, sewage disposal, safe and adequate water supply, education and recreational facilities.
8. Establish controls over potential land use conflicts and uses which may need special regulation as special land uses to be compatible with surrounding development patterns and zoning.
9. Promote the gradual elimination of uses, buildings and structures which do not conform with the regulations and standards of this Ordinance.
10. Provide for administration of this Ordinance, including resolution of any conflicts with other ordinances, collection of fees, procedures for petitions, hearings and appeals; and to provide for any other matters authorized by the Michigan Zoning Enabling Act.
11. Balance the Township's right to compatible and quality development with the property owners' right to a reasonable rate of return on investment.

1.3 CONFLICTING REGULATIONS

1. Where any provision of this Ordinance imposes either greater or lesser restrictions, limitations, conditions, standards or requirements upon the use of buildings, structures or land; the height of buildings or structures; lot coverage; lot areas; yards, wetlands, woodlands or other open spaces; or any other use or activity which is regulated by this Ordinance, the provision or standard which is more restrictive or limiting shall govern.
2. Except as otherwise be provided in this Ordinance, every building and structure erected; every use of any lot, building or structure established; every structural alteration or relocation of an existing building or structure and every enlargement of, or addition to, an existing use, building or structure occurring after the effective date of this Section shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such use, building or structure is located.
3. No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimensions or area below the minimum requirements set forth herein. Yards or lots

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created after the effective date of this Ordinance shall meet at least the minimum requirements established herein.

4. This Ordinance shall not abrogate or annul any easement, bylaw, master deed, deed restriction, covenant or private agreement, except that the regulations or provisions of this Ordinance shall govern if determined by the Zoning Board of Appeals to be more restrictive or impose a higher standard.
5. The regulations herein established shall be the minimum regulations for promoting and protecting the public health, safety and general welfare. Any conflicting laws of a more restrictive nature shall supersede the appropriate provisions of this Ordinance.
6. Uses, buildings and structures that were nonconforming under the previous zoning ordinance gain no new rights through the adoption of the standards of this Ordinance unless they become conforming or more conforming by the regulations of this Ordinance.

1.4 VALIDITY AND SEVERABILITY CLAUSE

This Ordinance and the various components, articles, sections, sub-sections, sentences and phrases are hereby declared to be severable. If any court of competent jurisdiction shall declare any part of this Ordinance to be unconstitutional or invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in said ruling. Further, if any court of competent jurisdiction shall declare unconstitutional or invalid the application of any provision of this Ordinance to a particular parcel, lot, use, building or structure, such ruling shall not affect the application of said provision to any other parcel, lot, use, building or structure not specifically included in said ruling.

1.5 EFFECT ON PROJECTS WHERE SIGNIFICANT CONSTRUCTION HAS BEGUN, AND SITE PLANS OR PLANNED UNIT DEVELOPMENTS APPROVED PRIOR TO EFFECTIVE DATE

1. Nothing in this Ordinance shall be deemed to require any change in the plans, construction or designated use of any building upon which significant construction was begun prior to the effective date of this Ordinance, provided significant construction has lawfully begun, is being diligently carried on and shall be

completed within one (1) year of the effective date of this Zoning Ordinance. This provision shall also apply to amendments to this Ordinance. The Zoning Board of Appeals may permit an extension of this time period for up to one (1) year, when requested by the applicant in writing, before the approval expires.

2. If a lot has an approved site plan within twelve (12) months prior to the effective date of this Ordinance, such site plan shall remain valid if construction is begun within one (1) year and completed within two (2) years of the effective date of this Zoning Ordinance. The Zoning Board of Appeals may permit an extension of this time period for up to one (1) year, when requested by the applicant in writing, before the approval expires. Mobile home or manufactured home parks shall have five years to commence construction from the date the Michigan Department of Commerce issues a construction permit, with extensions approved by the Department of Commerce.
3. A Planned Unit Development (PUD) approved under the previous Zoning Ordinance shall remain valid if construction is begun within one (1) year of its final PUD approval and work is being diligently carried on, provided that if the approved conceptual plan is altered significantly, as defined in the Planned Unit Development regulations of this Ordinance, or if significant construction is ceased for more than six (6) months, the regulations and standards of this Ordinance shall apply.
4. If the special conditions of this Section are not met, the standards and provisions of this Ordinance shall govern.

1.6 VESTED RIGHT

Nothing in this Ordinance shall be interpreted or construed to provide any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein, other than noted in Section 1.6. Such uses, structures, and activities are hereby declared to be subject to subsequent amendment, change or modification as may be necessary for the preservation or protection of public health, safety and welfare.

1.7 VOTING PLACE

The provisions of this Zoning Ordinance shall not be construed to interfere with the temporary use of any property as a voting place in connection with a Township, school or other public election.



1.8 PROHIBITED USES

Basis. Certain uses may not be appropriate within the Township of Grand Blanc given the existing development pattern, environmental condition and overall character in the community. In accordance with the *Michigan Zoning Enabling Act*, a Zoning Ordinance or zoning decision can totally prohibit the establishment of a requested land use within a township if there is not an appropriate location within the community or the use is unlawful, even if there is a demonstrated need for that land use either in the township or surrounding area. In determining there is no appropriate location for the use within the township, the Planning Commission shall consider the following:

1. The land area required by the proposed use;
2. Existing environmental conditions and potential environmental hazards;
3. The potential impact on surrounding properties in terms of traffic, noise, lighting, property valuation and views;
4. Demand and capacity of utilities and municipal services to support the proposed use; and,
5. A finding that there is an alternative land use that will provide the property owner with a reasonable rate of return on investment.

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Article 2.0 Definitions



2.0 Definitions

2.1 Construction of Language

2.2 Definitions

Access management	Building, principal or main	Density
Accessory building or structure	Business Services	Detention basin
Accessory use or accessory	Caliper	Development
Act	Caretaker (living quarters)	District
Adult book or supply store	Cemetery	Drive-in restaurant
Adult day care center	Cemetery, pet	Drive-through business
Adult foster care organization*	Child care center (see 'Care Organization)	Dwelling, one-family
Adult motion picture theater or arcade	Child care organization*	Dwelling unit
Adult regulated uses*	Clerk	Dwelling unit, accessory
Alley	Clinic, medical	Dwelling unit, attached
Alterations	Clinic, veterinary	Dwelling unit, attached single family
Animal, domesticated	Club or fraternal organization	Dwelling unit, detached
Animal, exotic	Cluster development (open space development)	Dwelling unit, efficiency apartment
Animal hospital	Commercial assembly and outdoor entertainment	Dwelling unit, multiple family
Animal, non-domesticated (wild)	Commercial outdoor display	Dwelling unit, multiple family senior housing
Animal, vicious	Commercial use	Dwelling unit, two-family
Attached wireless communication facility (antennae)	Commercial vehicle	Easement
Antennae, reception	Community facilities I	Engineer, Township
Apartment	Community facilities II	Erected
Apartments, accessory	Computer Services and Data Processing Centers	Essential services
Appropriate regulatory agencies	Condominium	Excavation
Arcade	Condominium Act	Exception
As-built plans	Condominium, contractible	Façade
Attorney, Township	Condominium, conversion condominium	Family
Auto (automobile)	Condominium, convertible area	Family day care home
Auto mall	Condominium, expandable condominium	Farm
Auto repair establishment, major	Condominium, general common element	Fence
Automobile maintenance/service establishments (routine maintenance and minor repair)	Condominium, limited common element	Filling
Automobile convenience/gasoline station	Condominium, master deed	Fitness center
Automobile wash	Condominium, site condominium project	Fixture
Average day	Condominium, subdivision plan	Floodplain
Basement	Condominium, unit site (i.e. site condominium lot)	Floor area, gross (i.e. total floor area)
Bed and breakfast inn	Condominium setbacks*	Floor area, useable (i.e. sales or gross leasable area)
Bedroom	Condominium unit	Floor area, residential
Berm	Contractor yard	Foster Family home and Foster Family Group Home
Block	Convalescent home	Frontage
Block face	Convenience store	Full cutoff luminaire
Board of Appeals, Building	County Drain Commission	Gap (critical gap)
Board of Appeals, Zoning	County Health Department	Garage, private
Buffer (zone)	County Road Commission	Garden center
Building	Curb cut	Glare
Building Department/Building Official	Day care center	Grade and average grade
Building envelope	Deceleration lane	Group day care home
Building, height of	Deck	Hazardous uses and materials
Building line	Dedication	Hazardous or toxic waste
Building permit		Home for the aged
		Home Occupation
		Helipad
		Hospice

* Indicates multiple definitions



2.2 Definitions (Continued)

Hospital, general	Nonconforming use	Special land use
Hospital, specialty	Nuisance factors	Special land use permit
Hospital, psychiatric	Nursery	Stable, commercial
Hotel	Occupancy, change of	Stable, private
Illuminance	Occupied	Story
Incineration unit, solid waste	Office	Story, half
Impact assessment	Offset	Study area (traffic)
Impervious surface	Off-street parking lot	Street*
Improvements	Open front store	Structure
Indoor recreation center	Open space	Structural addition
Industrial, heavy	Outdoor café / outdoor seating	Subdivision plat
Industrial, light	Outdoor sales	Substance abuse center or treatment facility
Industrial park	Outdoor storage	Substantial improvement
Junk	Outlot	Supermarket
Junkyard	Parcel or tract	Swimming pool
Kennel, commercial	Parking space	Temporary use or building
Laboratory	Peak hour	Theater
Lamp	Performance guarantee	Topographical map
Landfill	Permanent outdoor luminaire	Townhouse
Landscaping*	Person	Township
Level of service	Pet	Traffic impact study
Light trespass	Personal service establishment	Trip (i.e., directional trip)
Limited commercial and personal service uses	Petitioner (i.e. applicant or developer)	Truck terminal
Livestock	Places of worship	Use
Loading space	Planned Unit Development (PUD)	Use, accessory
Lodging Facility	Planner, Township	Use, change of
Lot	Planning Commission	Variance
Lot area	Plat	Veterinary clinic
Lot, corner	Pool or billiard hall	Veterinary hospital
Lot coverage	Previously prepared materials	Wall, obscuring
Lot depth	Principal use	Warehouse
Lot, flag	Public utility	Waste receptacle (dumpster)
Lot, interior	Private road	Wetland
Lot lines	Reasonable access	Wholesale sales
Lot of record	Reception antennae	Wind energy conversion system
Lot, through or double frontage	Recognizable and substantial benefit	Wind energy conversion system, private
Lot width	Recreational vehicle*	Wireless communications facility*
Lot, zoning	Recycling center	Wireless communications support structure
Low intensity retail operations	Restaurant*	Yards*
Lumen	Retail uses with an industrial character	Zero lot line
Luminaire	Retention basin	Zoning act
Manufactured home	Right-of-way	Zoning district
Massage parlor or massage establishment	Room	
Master plan	Salvage yard	
Mezzanine	Screening	
Mini or self storage warehouse	Service drive	
Mobile food vendor	Setback	
Mobile food vendor unit	Sewer	
Mobile home	Shopping center	
Mobile home park or manufactured housing park	Shoreline	
Motel	Sight distance	
Mortuary or funeral home	Sign*	
Natural features	Site plan	
Nonconforming building or structure	Skilled nursing	
Nonconforming lot	Specialized housing	
	Specialized lodging	

* Indicates multiple definitions

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2.1 CONSTRUCTION OF LANGUAGE

The following rules of construction apply to the text of this Ordinance:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive, with the decision made by the Planning Commission, Township Board, or Zoning Board of Appeals, as indicated.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. A "building" or "structure" includes any part thereof.
6. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".
7. The word "person" includes an individual, a corporation, a partnership, an incorporated or unincorporated association, or any other entity recognizable as a "person" under the laws of Michigan.
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", "either..." "or", the conjunction shall be interpreted as follows:
 - A. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - B. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination (i.e., "or" also means "and/or").
 - C. "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
9. The terms "abutting" or "adjacent to" include property "across from", such as across a street or an easement. This term shall also apply to adjacent zoning districts in an adjacent community.
10. The term "this Zoning Ordinance" or "this Ordinance" includes the Zoning Ordinance and any amendments thereto.

11. Terms not herein defined shall have the meaning customarily assigned to them.

2.2 DEFINITIONS

Access management: A technique to improve traffic operations and safety along a major roadway through the control of driveway locations and design; consideration of the relationship of traffic activity for properties adjacent to, and across from, one another; and the promotion of alternatives to direct access.

Accessory building or structure: A building or structure, or portion thereof, supplementary or subordinate to a principal building or structure on the same lot, occupied or devoted exclusively to an accessory use.

Accessory use or accessory: A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related. When "accessory" is used in this text, it shall have the same meaning as accessory use. An accessory use includes, but it is not limited to, uses such as those that follow:

1. Residential accommodations for servants or caretakers within the principal building;
2. Swimming pools for the use of the occupants of a residence, or their guests;
3. Domestic or agricultural storage in a barn, shed, tool room, or similar accessory building or other structure;
4. Storage of merchandise normally carried in stock in connection with a business or industrial use, unless such storage is excluded in the applicable district regulations;
5. Storage of goods used in or produced by industrial uses or related activities, unless such storage is excluded in the applicable district regulations;
6. Accessory off-street parking and loading spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located;
7. Uses clearly incidental to a principal use such as, but not limited to, offices of an industrial or commercial complex located on the site of the commercial or industrial complex; and,
8. Accessory signs, subject to the sign regulations for the district in which the zoning lot is located.



Act: The term "act" or "doing of an act" includes "omission to act" and for the purpose of regulations in this Ordinance dealing with adult regulated uses, does not include legislation.

Adult Book or Supply Store: See Adult Regulated Uses.

Adult day care center: A nonresidential facility in which custodial care is provided for adults, related or unrelated, who are in need of supervision and/or assistance with routine daily functions but who are not in need of regular medical attention, where the adults are receiving said care on a regular and recurring basis for less than twenty-four (24) hours a day. See also "Day care center".

Adult foster care organization: A governmental or non-governmental facility for the care of adults over 18 years of age, as licensed and regulated by the state under Michigan Public Act 218 of 1979, as amended, and rules promulgated by the Michigan Department of Social Services. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation centers, or residential center for persons released from or assigned to a correctional facility. Such care organizations are classified as follows:

1. **Adult foster care family home:** a private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care for twenty four (24) hours a day for five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
2. **Adult foster care small group home:** a facility with the approved capacity to receive twelve (12) or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for twenty four (24) hours a day, five (5) or more days a week, and for two (2) or more consecutive weeks for compensation.

3. **Adult foster care large group home:** a facility with approved capacity to receive at least thirteen (13) but not more than twenty (20) adults to be provided supervision, personal care, and protection in addition to room and board, for twenty four (24) hours a day, five (5) or more days a week, and for two (2) or more consecutive weeks for compensation.

Adult Motion Picture Theater or Arcade: See Adult Regulated Uses.

Adult Regulated Uses: As used in this Zoning Ordinance, the following definitions shall be classified as adult regulated uses:

1. **Adult physical culture establishment:** Any establishment, club, or business by whatever name designated, which offers or advertises, or is equipped or arranged to provide as part of its services, massages, body rubs, alcohol rubs, physical stimulation, baths, or other similar treatment by any person. An adult physical cultural establishment may include, but is not limited to, establishments commonly known as massage parlors, health spas, sauna baths, turkish bathhouses, and steam baths. The following uses shall not be included within the definition of an adult physical culture establishment:
 - A. Establishments which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed osteopath, a licensed physical therapist, a licensed practical nurse practitioner, or any other similarly licensed medical professional;
 - B. Fitness center, as defined herein;
 - C. Electrolysis treatment by a licensed operator of electrolysis equipment;
 - D. Continuing instruction in martial or performing arts, or in organized athletic activities;
 - E. Hospitals, nursing homes, medical clinics, or medical offices;
 - F. Barber shops or beauty parlors and salons which offer massages to the scalp, the face, the neck or shoulders only; and,
 - G. Adult photography studios whose principal business does not include the taking of photographs of "specified anatomical areas" as defined herein.

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2. **Adult book or supply store:** An establishment having ten percent (10%) or more of all usable interior, retail, wholesale, or warehouse space devoted to the distribution, display, or storage of books, magazines, and other periodicals and/or photographs, drawings, slides, films, video tapes, recording tapes, and/or novelty items which are distinguished or characterized by their emphasis on matters depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein), or an establishment with a segment or section devoted to the sale or display of such material.
3. **Cabaret:** An establishment where live entertainment is provided, presented, permitted or performed, which performances are distinguished or characterized by an emphasis on or relationship to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein) for observation by or participation of patrons therein. Also, an establishment which features any of the following: topless dancers and/or bottomless dancers, go-go dancers, strippers, male and/or female impersonators or similar entertainers, topless and/or bottomless waiters, waitresses and/or employees.
4. **Adult motion picture theater or adult live stage performing theater:** An enclosed building wherein still or motion pictures, video tapes or similar material is presented or viewed which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein) for observation by patrons therein. Such an establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.
5. **Adult model studio:** Any place where models who display "Specified Anatomical Areas" (as defined herein) are present to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons who pay some form of compensation or gratuity. This definition shall not apply to any accredited art school or similar educational institution.
6. **Adult motion picture arcade or mini motion picture theater:** Any place where motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images displayed depict, describe, or relate to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein).
7. **Adult, nude, partially nude dancing:** A business having as its principal activity the live presentation of or display of nude, or partially nude, male or female impersonator(s), dancer (s), entertainers(s), waiter(s) or waitress(es), or employee(s) and which may or may not feature the service of food or beverage. For the purpose of this Ordinance, nude or partially nude shall mean having any or all of the "Specified Anatomical Areas" exposed (as defined herein).
8. **Adult outdoor motion picture theater:** A drive-in theater used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein) for observation by patrons of the theater. Such establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.
9. **Specified anatomical areas:** Portions of the human body defined as follows:
 - A. Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breast below the point immediately above the top of the areola; and
 - B. Human male genitals in a discernible turgid state, even if completely and opaquely covered.
10. **Specified sexual activities:** The explicit display of one or more of the following:
 - A. Human genitals in a state of sexual stimulation or arousal;
 - B. Acts of human masturbation, sexual intercourse, or sodomy;
 - C. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.



Alley: Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

Alterations: Any change, addition, or modification in construction, type of occupancy or in the structural members of a building, such as walls or partitions, columns, beams or girders, may be referred to herein as "altered" or "reconstructed".

Animal, domesticated: An animal that is commonly considered capable of being trained or is capable of adapting to living in a human environment and being of use to human beings, and which is not likely to bite without provocation, nor cause death, maiming or illness to human beings, including by way of example: bird (caged), fish, turtle, rodent (bred, such as a gerbil, rabbit, hamster or guinea pig), cat (domesticated), lizard (non-poisonous), and dog. Wild, vicious, or exotic animals shall not be considered domesticated.

Animal, exotic: Any animal of a species not indigenous to the State of Michigan and not a domesticated animal, including any hybrid animal that is part exotic animal.

Animal hospital: See Veterinary Clinic.

Animal, non-domesticated (wild): Any living member of the animal kingdom, including those born or raised in captivity, except the following: human beings, domestic dogs (excluding hybrids with wolves, coyotes, or jackals), domestic cats (excluding hybrids with ocelots or margays), farm animals, rodents, any hybrid animal that is part wild, and captivebred species of common cage birds.

Animal, vicious: Any animal that attacks, bites, or injures human beings or domesticated animals without adequate provocation, or which because of temperament, conditioning, or training, has a known propensity to attack, bite, or injure human beings or domesticated animals.

Attached Wireless Communication Facility (antennae): Any wireless communication facility affixed to an existing structure, such as a building, tower, water tank, utility pole, etc., used to receive and transmit federal or state licensed communications services via duly licensed segments of the radio frequency spectrum. This definition shall not include support structures.

Antennae, reception: See reception antennae.

Apartment: See Dwelling Unit, Multiple-family.

Apartments, accessory: (i.e. "mother-in-law" apartment) A single apartment unit contained within a single family home meeting the regulations of this Ordinance. Accessory apartments are intended for the temporary housing of a member or members of the immediate family of the occupants of the home who require special care by occupants of the home. Immediate family shall be defined as including children, siblings, stepchildren, parents, parents-in-law, step-parents, aunts, uncles, grandchildren and grandparents.

Appropriate regulatory agencies: Shall mean one or more of the following: Charter Township of Grand Blanc, Genesee County Road Commission, Genesee County Drain Commission, Michigan Department of Transportation, Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Public Health or Genesee County Health Department, Genesee County Plat Board and Michigan Department of Commerce.

Arcade: The use of a building or a portion of a building for the location, operation, and placement of five (5) or more mechanical amusement devices. Mechanical amusement devices shall mean any device, apparatus, mechanical equipment or machine operated as amusement for required compensation. The term does not include vending machines used to dispense foodstuffs, toys, or other products for use and consumption.

As-built plans: Revised construction plans in accordance with all approved field changes.

Attorney, Township: The duly licensed person or firm employed by the Township Board and representing the township in legal matters.

Auto (automobile): Unless specifically indicated otherwise, "automobile" shall mean any motorized vehicle intended to be driven on roads or trails, such as cars, trucks, van and motorcycles.

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Auto mall: A unified center containing a number of individual automobile service centers, such as auto sales, auto parts establishments, muffler shops, glass replacement centers, car stereo shops, and oil change establishments, but not intense uses such as collisions shops or major auto repair establishments as defined below. Non automobile related uses may comprise a minority of the floor area.

Auto repair establishment, major: An automotive repair establishment which may conduct in addition to activities defined below as "minor repairs" one or more of the following: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles, major overhauling of engine requiring removal of cylinder-head or crank casepan, recapping or retreading of tires, steam cleaning and similar activities.

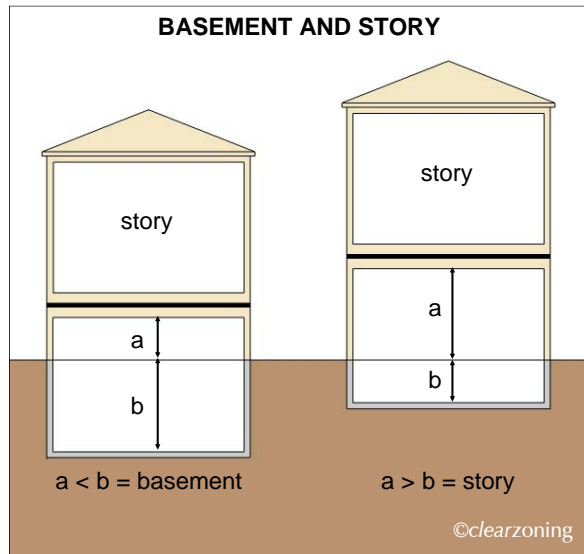
Automobile maintenance/service establishments (routine maintenance and minor repair): A building or premises used primarily to provide general maintenance on automobiles such as oil changes and lubrication; servicing and repair of spark plugs, batteries, pumps, belts, hoses, air filters, windshield wipers and distributors; replacement of mufflers and exhaust systems, brakes and shock absorbers; radiator cleaning and flushing; sale and installation of automobile accessories such as tires, radios and air conditioners; wheel alignment, balancing and undercoating; but excluding tire recapping or grooving or any major mechanical repairs, collision work, or painting. An automobile maintenance/service establishment may also sell gasoline, but is distinct from an automobile gasoline station.

Automobile convenience/gasoline station: An establishment which includes buildings and premises for the primary purpose of retail sales of gasoline. An automobile convenience/gasoline service station may also include an area devoted to sales of automotive items and convenience goods primarily sold to patrons purchasing gasoline. An establishment which provides vehicle maintenance or repair is not included within this definition.

Automobile wash: Any building or structure or portion thereof containing facilities for washing motor vehicles using production line methods with a conveyor, blower, steam cleaning device or other mechanical washing devices; and shall also include coin and attendant operated drive-through, automatic self-serve, track mounted units and similar high volume washing establishments, but shall not include outdoor hand washing operations.

Average day: For purposes of traffic impact analyses, an average day shall be a Tuesday, Wednesday, or Thursday for most uses. The average day may be a Saturday or Sunday for uses that have peak-hour traffic volumes on a Saturday or Sunday rather than mid-week.

Basement: The portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story (see figure, below).



Bed and breakfast inn: Any dwelling in which overnight accommodations are provided or offered for transient guests for compensation, including provision for a morning meal only for the overnight guest. A bed and breakfast is distinguished from a motel in that a bed and breakfast establishment shall have only one set of kitchen facilities, employ only those living in the house or up to one additional employee, and have facade style consistent with surrounding homes.

Bedroom: A room designed or used in whole or in part for sleeping purposes.

Berm: See "Landscaping".

Block: The property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or stream; or between any of the foregoing.

Block face: A block face is defined as and consists of those properties fronting along an existing right-of-way and located between the intersections of existing streets, or between intersections and dividers such as rivers, railroads and other similar natural or man-made features.

Board of Appeals, Building: The body designated in the Township Building Code (BOCA) with powers and duties to consider appeals and variances from the building code and certain restrictions on buildings within the floodplain.

Board of Appeals, Zoning: The Zoning Board of Appeals as provided under provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.), with powers and duties as defined in that statute, except as modified herein.

Buffer (zone): A strip of land with landscaping, berms or walls singularly or in combination required between certain zoning districts based on the landscaping standards of this zoning ordinance. The intent of the required buffer zones is to lessen visual and noise impacts.

Building: Any structure, excluding fences, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind. A building shall include tents, mobile homes, manufactured housing, tents, storage, sheds, garages, greenhouses, pole barns, semi-trailers, vehicles situated on a parcel and used for the purposes of a building and similar structures. A building shall not include such structures as signs, fences or smokestacks, but shall include structures such as storage tanks, produce silos, coal bunkers, oil cracking towers, or similar structures.

Building Department/Building Official: The Department charged with enforcing this Ordinance. The term "Building Department" shall also include "Planner", "Building Official", "Building and Zoning Administrator", "Zoning Administrator" "Police Officer", "Code Enforcement Officer" or any other person or persons so designated by the Township Supervisor.

Building envelope: The ground area of a lot which is defined by the minimum setback and spacing requirements within which construction of a principal building and any attached accessory structures (such as a garage) is permitted by this Ordinance. For condominium developments, the building envelope shall be illustrated on a site plan.

Building, height of: The vertical distance from the grade at the center of the front of the building to the highest point of the roof surface in a flat roof, to the deck line for mansard roofs, and to the beam height level between eaves and ridge for gable, hip and gambrel roofs (see figure on page 2-10).

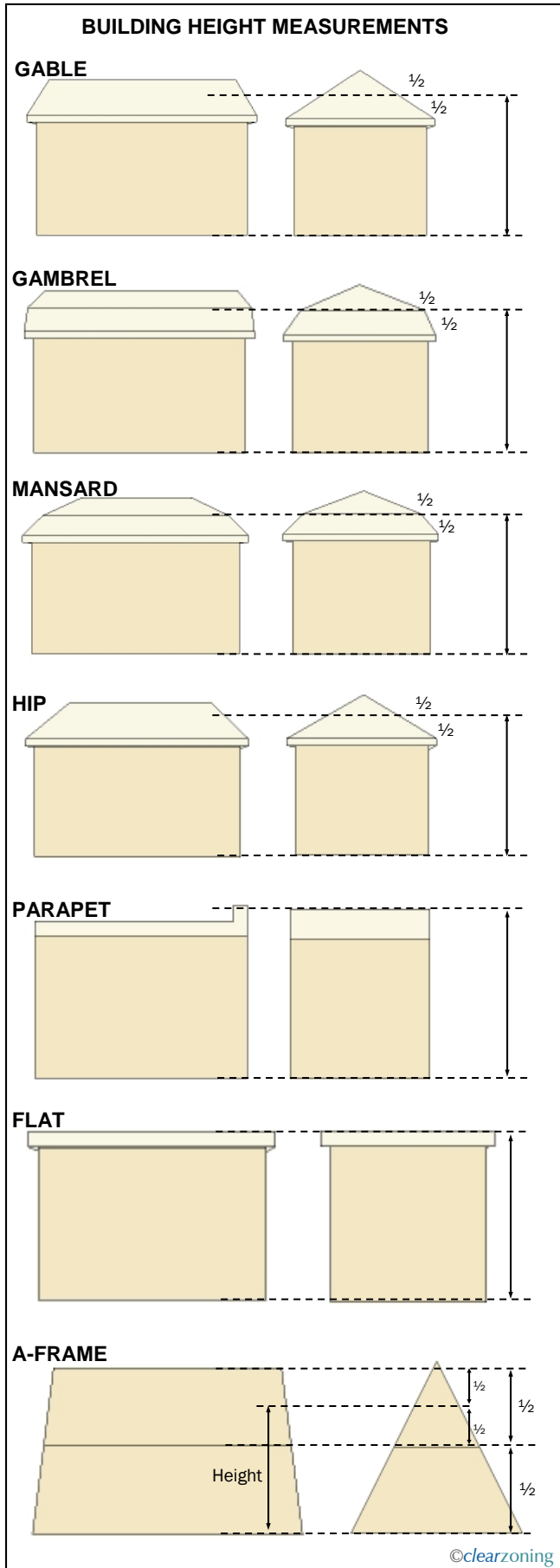
Building line: A line formed by the face of the building, and for the purposes of this Ordinance, a minimum building line is the same as the required setback line.

Building permit: An authorization issued by the Township Building Inspector to move, erect or alter a structure within the Township.

Building, principal or main: A building which houses the main use or uses of the lot on which said building is located.

Business Services: Establishment providing services such as printing, copying, mailing, and other similar business support services.





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Caliper: The diameter of a trunk measured as follows:

- Existing trees are measured at four and one-half (4.5) feet above the average surrounding grade; and,
- Trees which are to be planted shall be measured twelve (12) inches above the average surrounding grade if the tree caliper is more than four (4) inches, or if the tree caliper is less than four (4) inches, it shall be measured at six (6) inches above the average surrounding grade.

Caretaker (living quarters): An independent residential dwelling unit or living area within a principal building designed for and occupied by no more than two (2) persons, where at least one (1) is employed to provide services or to look after goods, buildings, or property on the parcel on which the living quarters are located.

Cemetery: Land used or intended to be used for burial of the human dead and dedicated for such purposes. Cemeteries include accessory columbaria and mausoleums, but exclude crematories.

Cemetery, pet: Land used or intended to be used for the burial of pets.

Child care center: See "Child care organization".

Child care organization: A facility for the care of children under 18 years of age, as licensed and regulated by the State under Act No. 116 of the Public Acts of 1973 and Act No. 218 of the Public Acts of 1979 and the associated rules promulgated by the State Department of Social Services. Such care organizations are classified below:

- Family day care home:** A private home in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than twenty four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than (4) weeks during a calendar year.

2. **Group day care home:** A private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty four (24) hours a day unattended by a parent or legal guardian except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.
3. **Child care center:** A facility other than a private residence, receiving more than six (6) preschool or school age children for group day care for periods of less than twenty four (24) hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less that two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.
4. **Child caring institution:** A child care facility which is organized for the purpose of receiving minor children for care, maintenance, and supervision, usually on a 24 hour basis, in a building maintained for that propose, and operates throughout the year. It includes a maternity home for the care of unmarried mothers who are minors, an agency group home, and institutions for mentally retarded or emotionally disturbed minor children. It does not include hospitals, nursing homes, boarding schools, or an adult foster care facility in which a child has been placed.
5. **Foster family home:** A private home in which at least one (1) but not more than four (4) minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for twenty four (24) hours a day, for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

6. **Foster family group home:** A private home in which more than four (4) but less than seven (7) children, who are not related to an adult member of the household by blood, marriage, or adoption, are provided care for twenty four (24) hours a day, for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

Clerk: The Clerk of the Charter Township of Grand Blanc.

Clinic, medical: An establishment where human patients who are not lodged overnight are admitted for examination, diagnostic services, and outpatient surgical care and treatment including emergency care, by a group of physicians, dentists, or similar professionals. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery.

Clinic, veterinary: See "Veterinary Clinic".

Club or fraternal organization: An organization of persons for special purposes or for the promulgation of sports, arts, science, agriculture, literature, politics, or similar activities, but not operated for profit or to espouse beliefs or further activity that is not in conformance with the constitution of the United States or any laws or ordinances. The facilities owned or used by such organization may be referred to as a "club" in this ordinance.

Cluster development (open space development): A development design technique that concentrates building in specific areas on a site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive areas.

Commercial assembly and entertainment: uses: Includes permanent uses such as carnivals, fairs, fairgrounds, commercial cider mills, amusement parks, golf driving ranges, outdoor entertainment, and auction houses, and excludes temporary outdoor assembly uses as defined and otherwise regulated by Ordinance 9-18-70 B.



Commercial outdoor display: The arrangement of objects, items, products, equipment or other materials in a designated area capable of being rearranged and displayed for the purpose of sale, advertising or identifying a business, product or service.

Commercial use: An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee for more than seven (7) days during a calendar year.

Commercial vehicle: Any vehicle bearing or required to bear commercial license plates and which falls into one or more of the categories listed below:

1. Truck tractor;
2. Semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures;
3. Vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply or delivery trucks. This category shall include vehicles of a similar nature which are also of a type commonly used by electrical, plumbing, heating and cooling, and other construction oriented contractors;
4. Tow trucks;
5. Commercial hauling trucks;
6. Vehicle repair service trucks;
7. Snow plowing trucks;
8. Any other vehicle with a commercial license plate having a gross vehicle weight in excess of ten thousand (10,000) pounds or a total length in excess of 22 feet.

Community facilities I: Public and quasi public facilities and buildings such as government offices, post offices, police and fire stations, and the like. Outdoor storage, warehouses, parking yards and garages are not included in this use group.

Community facilities II: Public and quasi public facilities and buildings and gathering places such as public libraries and museums, community centers and recreation facilities.

Computer services and data processing centers: Facilities primarily involved in compiling, storage and maintenance of documents, records, and other types of information in digital form. Computer programming and hardware service facilities are included in this use category.

Condominium: A condominium is a system of separate ownership of individual units and/or multi-unit projects according to Public Act 59 of 1978, as amended. In addition to the interest acquired in a particular unit, each unit owner is also a tenant in common in the underlying fee and in the spaces and building parts used in common by all the unit owners.

Condominium Act: Michigan Act 59 of 1978, as amended.

Condominium, contractible: A condominium project from which any portion of the submitted land or building may be withdrawn in pursuant to express provisions in the condominium documents and in accordance with the Grand Blanc Township Code of Ordinances and the Condominium Act.

Condominium, conversion condominium: A condominium project containing condominium units, some or all of which were occupied before the establishment of the condominium project.

Condominium, convertible area: A unit or a portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units or general or limited common elements may be created pursuant to provisions in the condominium documents and in accordance with this Ordinance and the Condominium Act.

Condominium, expandable condominium: A condominium project to which additional land may be added pursuant to express provision in the condominium documents and in accordance with this Ordinance and the Condominium Act.

Condominium, general common element: The common elements, other than the limited common elements intended for the use of all co-owners.



Condominium, limited common element: A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.

Condominium, master deed: The condominium document recording the condominium project as approved by the township including attached exhibits and incorporating by reference the approved bylaws for the project and the approved condominium subdivision plan for the project.

Condominium, site condominium project: A condominium project designed to function in a similar manner, or as an alternative to, a platted subdivision. A residential site condominium project shall be considered equivalent to a platted subdivision for purposes of regulation in this Ordinance.

Condominium, subdivision plan: Drawings and information which show the size, location, area, and boundaries of each condominium unit, building locations, the nature, location, and approximate size of common elements, and other information required by Section 66 of Michigan Public Act 59 of 1978, as amended.

Condominium, unit site (i.e. site condominium lot): The area designating the perimeter within which the condominium unit must be built (i.e. the building envelope). After construction of the condominium unit, the balance of the condominium unit site shall become a limited common element. The term "condominium unit site" shall be equivalent to the term "lot", for purposes of determining compliance of a site condominium subdivision with the provisions of this Ordinance pertaining to minimum lot size, minimum lot width, minimum lot coverage and maximum floor area ratio.

Condominium setbacks shall be measured as described below:

1. **Front yard setback:** The distance between the public street right-of-way or private road easement line and the foundation of the unit site. Where there is no public right-of-way or access easement, the front yard setback required in the district shall be measured from fifteen (15) feet from the nearest pavement edge to the foundation of the unit.

2. **Side yard setback:** The distance between the side of a condominium building unit and the side unit (lot) line. Where no unit (lot) lines are provided, the distance between the closest points of two units shall be double the side yard setback required in the zoning district.
3. **Rear yard setback:** The perimeter shall be the distance between the limit of the development and the rear of the unit; within the development, rear yard setbacks shall be measured as the distance between the rear building line and the rear site (lot) line, or where lot lines are not defined, the space between the rear building lines of two buildings shall be double the rear yard setback required in the zoning district.

Condominium unit: The portion of the condominium project designed and intended for separate ownership as described in the Master Deed, regardless of whether it is intended for residential, office, industrial, business, recreational, time-share, or any other type of use.

Contractor yard: A site on which a building or construction contractor stores equipment, tools, vehicles, building materials, and other appurtenances used in or associated with building or construction. A contractor's yard may include outdoor storage, or a combination of both.

Convalescent home: See "Specialized Housing".

Convenience store: A one-story, retail store that is designed and primarily stocked to sell food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). Convenience stores are designed to attract a large volume of stop-and-go traffic.

County Drain Commission: The Genesee County Drain Commission.

County Health Department: The Genesee County Health Department.

County Road Commission: The Genesee County Road Commission.

Curb cut: The entrance to or exit from a property provided for vehicular traffic to or from a public or private thoroughfare.

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Day care center: A facility which provides care for persons for less than twenty-four (24) hours. See also "Child care center" and "Adult day care center".

Deceleration lane: An added roadway lane that permits vehicles to slow down and leave the main vehicle stream before turning.

Deck: A platform, commonly constructed of wood, which is typically attached to a house and used for outdoor leisure activities.

Dedication: The intentional appropriation of land by the owner to public use.

Density: The number of dwelling units situated on or to be developed per net or gross acre of land. For purposes of calculating maximum density, only fifty percent (50%) of the acreage determined to be wetlands protected by the Goemaere-Anderson Wetland Protection Act, PA 203 of 1979, shall be calculated toward the total site acreage. All open bodies of water, land within the 100 year floodplain elevation, public rights-of-way and areas within overhead utility line easements are excluded from this calculation. Actual density shall also be determined by compliance with all setbacks, parking, open space and other site design requirements.

Detention basin: A man-made or natural water collector facility designed to collect surface water in order to impede its flow and to release the water gradually at a rate not greater than that prior to the development of the property, onto natural or man-made outlets.

Development: The proposed construction of a new building or other structure on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use. A development may include a site plan, a plot (building) plan, a condominium plan, a plat or a mobile home park.

District: A portion of the incorporated area of the township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

Drive-in restaurant: See "Restaurant".

Drive-through business: A business establishment so developed that its retail or service character is wholly or partly dependent on providing a driveway approach stacking area and service windows or facilities for vehicles.

Dwelling, one-family: A building designed exclusively for occupancy by one (1) family.

Dwelling unit: A building, or portion thereof, designed exclusively for and occupied exclusively by one (1) family for residential purposes and having single cooking and bath facilities. In no case shall a travel trailer, motor home, automobile, tent or other portable building defined as a recreational vehicle be considered a dwelling. In the case of mixed occupancy, where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purposes of these Zoning Regulations.

Dwelling unit, accessory: a subordinate dwelling unit added to, created within, or detached from a single-family dwelling. It may not be subdivided or otherwise segregated in ownership from the primary dwelling unit. The property owner shall occupy either the accessory or primary dwelling unit; a family member or caretaker of the owner or the property shall occupy the other unit.

Dwelling unit, attached: A dwelling unit attached to one or more dwelling units by common major structural elements.

Dwelling unit, attached single family: A residential structure designed to house a single-family unit from lowest level to roof, with a private outside entrance, but not necessarily occupying a private lot, and sharing a common wall adjoining dwelling units.

Dwelling unit, detached: A dwelling unit which is not attached to any other dwelling unit by any means.

Dwelling unit, efficiency apartment: A dwelling unit for living, cooking, and sleeping purposes, and having no separate designated bedroom.



Dwelling unit, multiple family: A building, or a portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other and that does not meet the definition of an attached single family dwelling unit.

Dwelling unit, multiple family senior housing: Multiple family dwelling units where occupancy is restricted for the exclusive use of residents who are fifty five (55) years of age or older, where at least one (1) of the individuals residing in the dwelling unit is over the age of fifty five (55).

Dwelling unit, two-family: A building designed exclusively for occupancy by two (2) families independently of each other and having separate cooking and bath facilities for each.

Easement: A right-of-way granted, but not dedicated, for limited use of private land for private, public or quasi-public purpose, such as for franchised utilities, a conservation easement or an access easement for a private road or service drive, and within which the owner of the property shall not erect any permanent structures.

Engineer, Township: The Township Engineer is the person or firm authorized to advise the Township on issues such as drainage, grading, paving, storm water management and control, utilities, and other related site engineering and civil engineering issues.

Erected: Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, drainage, and the like, shall be considered a part of erection (See Sections 5.11, Natural Features Protection: Grading, Removal, and Filling of Land Sections and 4.32 Excavation, Filing, or Grading of Land).

Essential services: The erection, construction, alteration or maintenance by public utilities, as defined herein, of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection therewith, but not including buildings which are necessary for the furnishing of adequate

service by such utilities or municipal departments for the general health, safety or welfare. Essential services shall not include storage yards, cellular telephone towers, commercial reception towers, air quality monitoring stations, school bus parking yards, sales or business offices, or commercial buildings or activities (see Section 4.31).

Excavation: Any breaking of ground, except common household gardening and ground care.

Exception: An exclusion from the normal Zoning Ordinance rules and regulations for the purposes of permitting particular uses or structures which are considered essential or appropriate in certain locations or under certain conditions as may be approved by the Zoning Board of Appeals. A variance is not required for uses or structures which are permitted because of an exception.

Facade: The exterior wall of a building exposed to public view.

Family: means either of the following:

1. A domestic family which is one or more persons living together and related by the bonds of blood, marriage or adoption, together with caretaker of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic housekeeping unit in a dwelling, or
2. The functional equivalent of the domestic family which is persons living together in a dwelling unit whose relationship is of a permanent and distinct character with a demonstrable and recognizable bond which render the persons a cohesive unit. All persons must be cooking and otherwise operating as a single housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group where the common living arrangement and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration. There shall be a rebuttable presumption enforceable by the Zoning Administrator in the first instance that the number of persons who may reside as a functional equivalent family shall be limited to six (6). Such presumption may be rebutted by application for a special land use based upon the applicable standards in this Ordinance.



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Family day care home: See "Child care organization".

Farm: The land, buildings, and machinery used in the commercial production of farm products. Farm products are plants and animals useful to human beings and includes, but not limited to, forages and sod crops, grains and feed crops, dairy and dairy products, poultry and poultry products, livestock, including breeding and grazing, fruits, vegetables, flowers, seeds, grasses, trees, fish, apiaries, equine and similar products. Farms shall not include establishments for keeping or raising fur-bearing animals, commercial dog kennels, commercial stables, piggeries or greenhouses. Under no circumstances shall wild, vicious or exotic animals be considered farm animals or products.

Fence: A structure of definite height and location constructed of wood, masonry, stone, wire, metal, or any other material or combination of materials approved by the Building Department serving as a physical barrier, marker, or enclosure, but excluding solid masonry walls and low rise (less than four-foot high) decorative fences or railings (See also "Wall, obscuring").

Filling: The depositing or dumping of any matter onto or into the ground, wetlands, or water bodies except as part of common household gardening or ground care.

Fitness center: A facility which provides indoor exercise facilities, such as exercise machines and weight-lifting equipment, usually in a structured physical activity program supervised by professional physical fitness instructors or specialists in sports medicine. As defined herein, "personal fitness center" shall not include spectator seating for sports events. A personal fitness center may or may not be enclosed within a gym.

Fixture: Means the assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens.

Floodplain: Lands at a specified elevation subject to periodic flooding that have been defined by the Federal Emergency Management Agency (FEMA) as flood hazard areas (i.e., lands within the 100 year flood boundary) in the flood insurance study for Grand Blanc Township.

Floor area, gross (i.e. total floor area): Gross floor area shall constitute the total floor area occupied by a use and measured to include all space used primarily or incidentally for such use.

Floor area, useable (i.e. sales or gross leasable area): Leasable floor area constitutes the total floor area occupied by a commercial use customarily open to the public for the sale of merchandise or services, or to serve patrons, clients, or customers. Areas used or intended to be used principally for the storage or processing of merchandise, hallways, mechanical equipment rooms, rooms for heating and cooling equipment rooms, and bathrooms shall be excluded from this computation. Measurement of gross leasable or useable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls. Where calculations are not provided, the useable or gross leasable floor area shall be assumed to be 80% of the gross floor area.

Floor area, residential: For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement excludes areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

Foster family home and foster family group home: See "Child care organization".

Frontage: The linear dimension measured along the public street right-of-way line or along the private road access easement.

Full cutoff luminaire: A luminaire that allows no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part.

Gap (critical gap): The median time headway (in seconds) between vehicles in a major traffic stream which will permit side-street vehicles at a STOP or YIELD controlled approach to cross through or merge with the major traffic stream under prevailing traffic and roadway conditions.

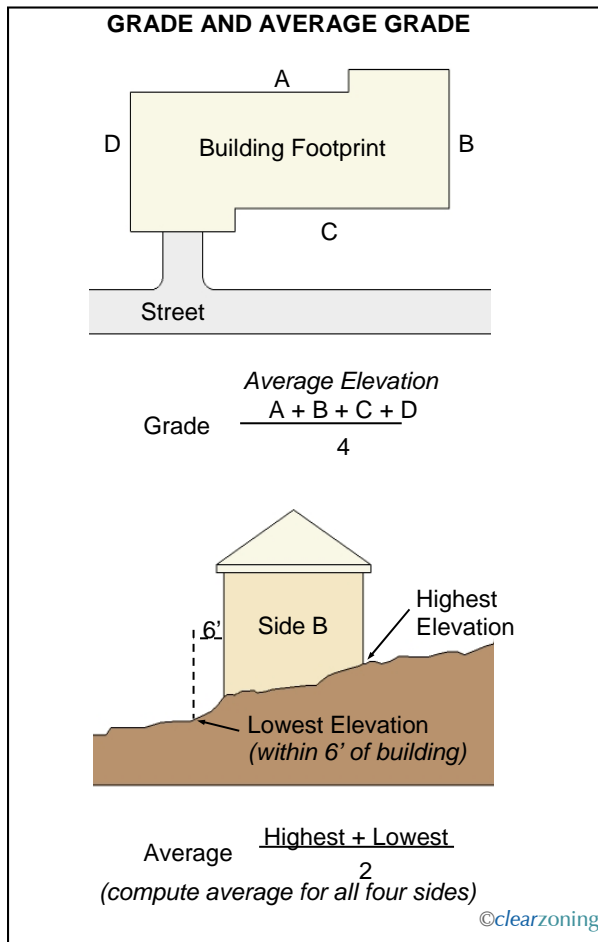


Garage, private: An accessory building or portion of a principal building designed or used solely for the storage of motor vehicles, boats, and similar vehicles owned and used by the occupants of the building to which it is accessory.

Garden center: An establishment with retail sales of trees, fruits, vegetables, shrubs, plants, lawn furniture, landscape supplies, playground equipment and other home garden supplies or equipment.

Glare: Direct light emitting from a luminary that causes reduced vision or momentary blindness.

Grade and average grade: The ground elevation established for the purpose of regulating the number of stories and the height of buildings. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building. (see figure, below).



Group day care home: See "Child care organization".

Hazardous uses and materials: Any use which involves the storage, sale, manufacture, or processing of materials which are dangerous, combustible and/or produce either poisonous fumes or explosions in the event of fire. These uses include all high hazard uses listed in Section 306 of the Basic Building Code/1990 edition, as amended or updated, prepared by the Building Officials & Code Administrators International, Inc.

Hazardous or toxic waste: Waste or a combination of waste and other discarded material (including but not limited to solid, liquid, semisolid, or contained gaseous material) which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to the following if improperly treated, stored, transported, disposed of, or otherwise managed: an increase in mortality, or an increase in serious irreversible illness, or serious incapacitating but reversible illness, or substantial present or potential hazard to human health or the environment.

Home for the aged: A supervised personal care facility, other than a hotel, adult foster care facility, hospital, nursing home, or county medical care facility that provides room, board, and supervised personal care to 21 or more unrelated, nontransient, individuals 60 years of age or older. Home for the aged includes a supervised personal care facility for 20 or fewer individuals 60 years of age or older if the facility is operated in conjunction with and as a distinct part of a licensed nursing home. Home for the aged does not include an area excluded from this definition by section 17(3) of the continuing care community disclosure act, MCL 554.917.

Home Occupation: An occupation conducted entirely within a single family dwelling unit by the resident(s) thereof, provided that the home occupation is incidental and secondary to the use of the dwelling unit for residential purposes. All home occupations shall comply with Section 4.37 Home Occupations.

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Helipad: The terms "helipad," "heliport" and "helistop" shall have the same meaning. An area on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of boarding and discharging passengers, patients or cargo. Accessory uses may include maintenance or overhaul or tie-down space.

Hospice: A health care program, licensed by the State of Michigan, that provides a coordinated set of services rendered at home or in outpatient or institutional settings for individuals suffering from a disease or condition with a terminal prognosis.

Hospital, general: A facility for primary in-patient care and services for observation, diagnosis and active treatment of patients with a medical, surgical, obstetric or chronic conditions requiring daily care and supervision of physicians and professional medical support staff. A general hospital includes 24 hour emergency care services, and in-patient/out-patient diagnostic and therapeutic services, and medical clinics. A general hospital may include a specialty hospital or hospitals.

Hospital, specialty: A facility offering health care services to a specific group of patients classified by disease or patient category, such as eye, rehabilitation, cardiac care, ear, nose, throat, pediatric, oncology, orthopedic, skin, cancer, burn centers or neo-natal care; children's hospitals; ophthalmology centers and similar specialized care services. Psychiatric hospitals and substance abuse centers are considered distinct uses.

Hospital, psychiatric: a facility offering in-patient and out-patient mental health services and licensed to provide such services by the Michigan Department of Mental Health.

Hotel: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and in which one or more of the following services are offered: Maid service, furnishing of linen, telephone, secretarial or desk services, and bellhop service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.

Illuminance: means the level of light measured at a surface.

Incineration unit, solid waste: A distinct operating unit of any facility which combusts any solid waste material from commercial or industrial establishments, public facilities, institutions (including hospitals and universities) or the general public for the purpose of changing and/or reducing its physical form.

Impact assessment: An assessment of the ecological, social, economic, and physical impacts of a project on and surrounding the development site.

Impervious surface: Man-made material which covers the surface of land and substantially reduces the infiltration of storm water to a rate of 5 percent or less. Impervious surface shall include pavement, buildings, and structures.

Improvements: Any additions to the natural state of land which increases its value, utility or habitability. Improvements include but are not limited to street pavements, with or without curbs and gutters, sidewalks, water mains, storm and sanitary sewers, trees and other appropriate and similar items.

Indoor recreation center: An establishment which provides indoor exercise facilities and/or indoor court sports facilities, and which may include spectator seating in conjunction with the sports facilities such as skating rinks, indoor golf facilities and bowling alleys. Auditoriums and stadia are not included.

Industrial, general: Basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industrial, light: The manufacture, predominately from previously prepared materials or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.



Industrial park: A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.

Junk: Any garbage or rubbish, motor vehicles, machinery, appliances, products or merchandise with parts missing, or other scrap materials that are damaged, deteriorated, or are in a condition which prevents their use for the purpose for which the product was manufactured.

Junkyard: See "Salvage Yard".

Kennel, commercial: Any lot or premises on which more than three (3) domesticated household pets (but not including wild, vicious or exotic animals) six (6) months or older are kept, either permanently or temporarily, either for sale, breeding, boarding, training, hobby, protection, or pets, subject to the regulations set forth herein regulating private and commercial kennels. (See also Section 4.41 Keeping of Animals.)

Laboratory: An establishment devoted to research and experimental studies, including testing and analyzing, but not including manufacturing of any nature.

Lamp: means the component of a luminaire that produces the light.

Landfill: A tract of land that is used to collect and dispose of "solid waste" as defined and regulated in Michigan Public Act 641 of 1979, as amended.

Landscaping: The treatment of the ground surface with live plant materials normally grown in Genesee County such as, but not limited to, grass, ground cover, trees, shrubs, vines, and other live plant material. In addition, a landscape design may include other decorative natural or processed materials, such as wood chips, crushed stone, boulders or mulch. Structural features such as fountains, pools, statues, and benches shall also be considered a part of landscaping if provided in combination with live plant material. Various landscaping related terms are defined below.

1. **Berm:** A continuous, raised earthen mound comprised of non-toxic materials with a flattened top and sloped sides, capable of supporting live landscaping materials.
2. **Grass:** Any of a family of plants with narrow leaves normally grown as permanent lawns.
3. **Greenbelt:** A strip of land of definite width and location reserved for the planting of a combination of shrubs, trees, and ground cover to serve as an obscuring screen or buffer for noise or visual enhancement.
4. **Ground Cover:** Low-growing plants that form a dense, extensive growth after one complete growing season, and tend to prevent weeds and soil erosion.
5. **Parking lot landscaping:** Landscaped areas located in and around a parking lot in specified quantities to improve the safety of pedestrian and vehicular traffic, guide traffic movement, improve the environment and improve the appearance of the parking area and site.
6. **Planting:** A young tree, vine or shrub that would be placed on or in the ground.
7. **Screen or screening:** A wall, wood fencing or combination of plantings of sufficient height, length, and opacity to form a visual barrier. If the screen is composed of non-living material, such material shall be compatible with materials used in construction of the main building, but in no case shall include wire fencing.
8. **Shrub:** A self-supporting, deciduous or evergreen woody plant, normally branched near the base, bushy, and less than fifteen (15) feet in height.
9. **Tree:** A self-supporting woody, deciduous or evergreen plant with a well-defined central trunk or stem which normally grows to a mature height of at least fifteen (15) feet.
10. **Ornamental tree:** A deciduous tree which is typically grown because of its shape, flowering characteristics, or other attractive features, and which grows to a mature height of twenty five (25) feet or less.

Level of service: A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

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Light trespass: means light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

Limited Commercial and Personal Service Uses: Uses of a commercial character that are compatible with and are intended to support the needs of the employees or patrons of the district in which they are located. Such uses are subject to Planning Commission evaluation based upon compatibility with the intent of the individual district. Uses such as but not limited to the following may be considered: office supply sales, pharmacy or optical sales, child or adult day care services, business services, cafeterias and restaurant uses, barber/beauty shops, dry-cleaning drop off, tailor shops and florists.

Livestock: Horses, cattle, sheep, goats, and other domestic animals normally kept or raised on a farm. Wild, vicious or exotic animals shall not be considered livestock.

Loading space: An off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or material.

Lodging Facility: Lodging facilities include those with accessory conference centers and restaurants physically linked to hospital to be used for visitors and patients of hospitals (permitted only in the HCD District).

Lot: A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records. For purposes of meeting the dimensional standards of this Ordinance, a lot does not include public rights-of-way or private road easements, but does include access easements for a service drive. A lot may be a single lot of record, a portion of a lot of record, a combination of contiguous lots of record, contiguous portions of lots of record, a parcel of land described by metes and bounds or a condominium lot. Note: A separate definition is provided for site condominiums.

Lot area: The total horizontal area within the lot lines of the lot exclusive of any abutting public street right-of-way or private road easements, or the area of any lake. The lot area shall be used in determining compliance with minimum lot area standards.

Lot, corner: A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred and thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred and fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred and thirty-five (135) degrees. (see graphic on page 2-20).

Lot coverage: The part or percent of the lot occupied by a building, including accessory buildings.

Lot depth: The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

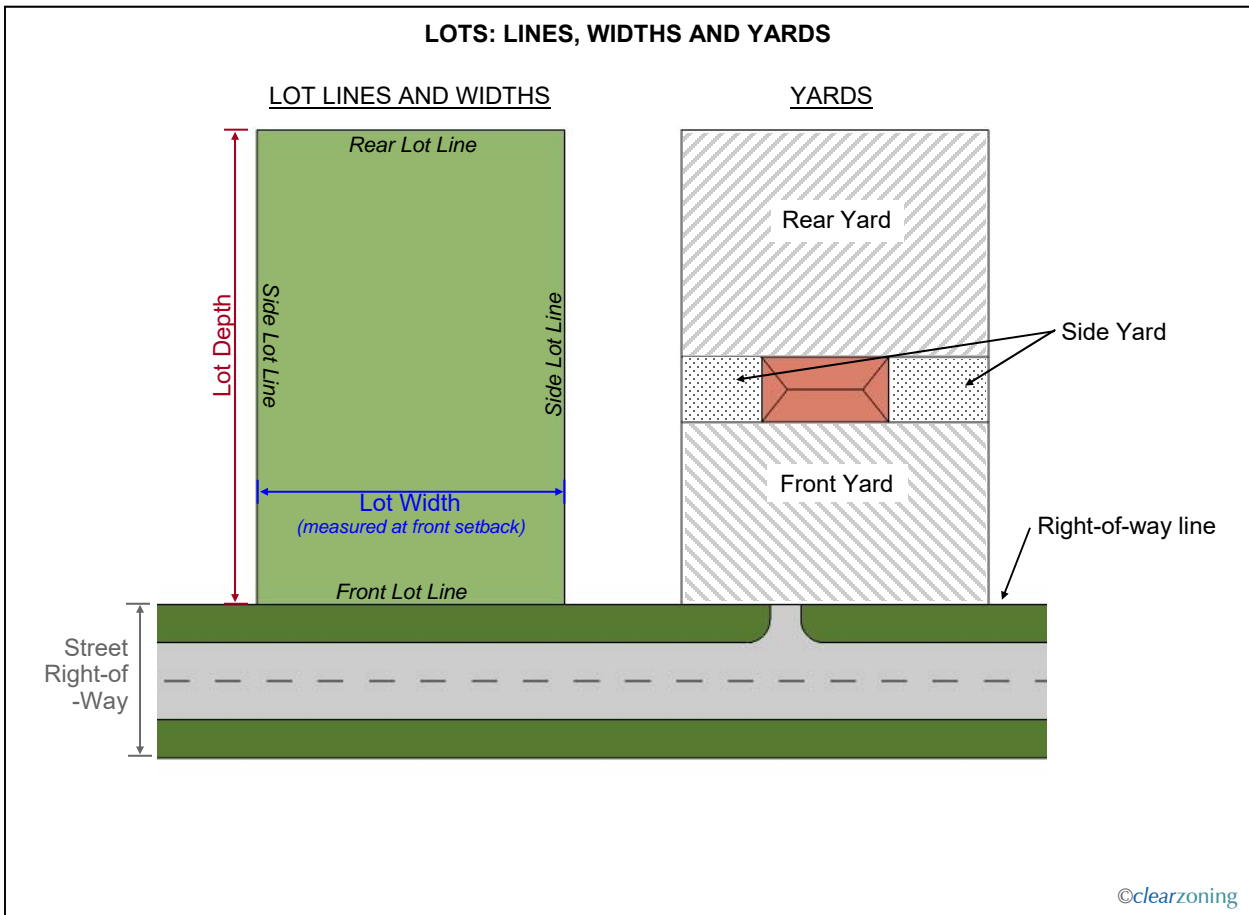
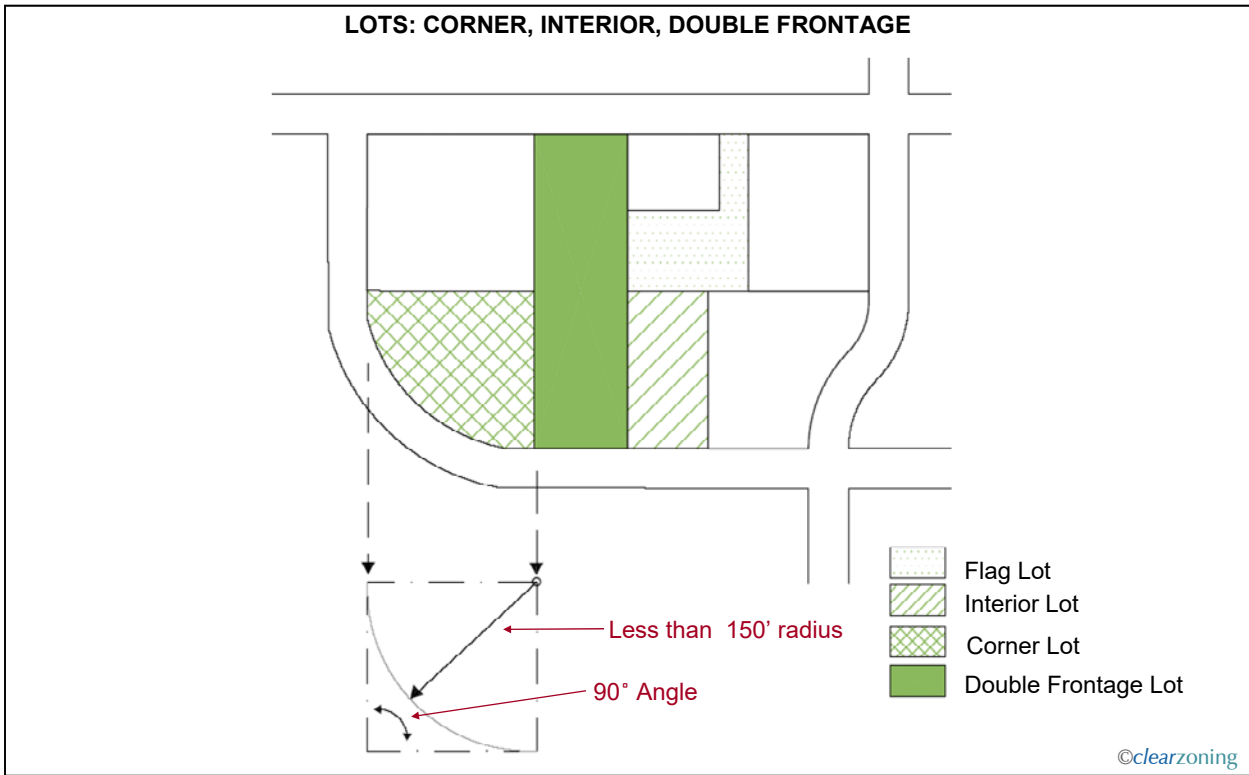
Lot, flag: A lot which is located behind other parcels or lots fronting on a public road, but which has a narrow extension to provide access to the public road (see figure, page 2-21).

Lot, interior: Any lot other than a corner lot (see figure, page 2-21).

Lot lines: The lines bounding a lot as defined below (See also "setback" and "yard".) (see figure, page 2-21).

- 1. Front lot line:** In the case of an interior lot, the line separating said lot from the street. In the case of a through or corner lot, the line separating said lot from either street.
- 2. Rear lot line:** That lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front line and wholly within the lot.





3. **Side lot line:** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot of record: A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by municipal or county officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

Lot, through or double frontage: An interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required (see figure on page 2-21).

Lot width: The horizontal straight line distance between the side lot lines, measured between the two points where the front setback line intersects the side lot lines (see figure, page 2-21).

Lot, zoning: A single tract of land, located within a single block, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record, or portions thereof.

Low intensity retail operations: Retail outlets such as antique stores, card shops, gift shops, furniture stores and art galleries which are located within a structure designed or renovated for the particular use.

Lumen: means a unit of measurement of luminous flux.

Luminaire: means the complete lighting system, including the lamp and the fixture.

Manufactured home: A dwelling unit which is designed for long-term residential use and is wholly or substantially constructed at an off-site location.

Massage parlor or massage establishment: See "Adult Regulated Uses".

Master plan: The Charter Township of Grand Blanc Master Plan, and any corridor or subarea plans, adopted by the Township Planning Commission. The Master Plan provides a review and analysis of existing features, projections for the future, goals and objectives, and a recommended future land use plan.

Mezzanine: An intermediate floor in any story occupying one-third (1/3) or less of the floor area of such story.

Mini or self storage warehouse: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customer's goods.

Mobile food vendor: person(s) selling foods from a mobile vendor unit. This definition shall not include solicitors, peddlers and transient merchants as defined in Section 22-1 Peddlers and Solicitors, of the Grand Blanc Township Code of Ordinances.

Mobile food vendor unit: a self-contained mobile unit, independent with respect to water, sewer and power utilities, capable of moving or being moved, consisting of an enclosed truck, enclosed trailer or similar vehicle mounted unit that contains equipment used for the preparation and/or sale of food products and is closed up when not in operation.



Mobile home: A structure, transportable in 1 or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

Mobile home park or manufactured housing park: A parcel or track of land under the control of a person, firm or partnership upon which three (3) or more mobile or manufactured homes are located on a continual non-recreational basis and which is offered to the public for that purpose regardless of whether a fee is paid together with any building, structure, enclosure, equipment, street, recreational facilities and other elements considered incidental to the occupancy of the mobile home park.

Motel: A series of attached, semi-detached or detached rental units containing a bedroom, bathroom and closet space, but typically not cooking facilities. Units shall provide for overnight lodging and are offered to the public for compensation and shall cater primarily to the public traveling by motor vehicle. A motel may include a restaurant or cocktail lounge, public banquet halls, ballrooms or meeting rooms.

Mortuary or funeral home: An establishment where the dead are prepared for burial or cremation and where wakes or funerals may be held.

Natural features: Natural features shall include soils, wetlands, floodplain, water bodies, topography, vegetative cover, and geological formations.

Nonconforming building or structure: A building or structure or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto, that does not conform to the provisions of this Ordinance in the district in which it is located.

Nonconforming lot: A lot lawfully existing at the effective date of this Ordinance, or amendments thereto, that does not conform to the dimensional standards for the district in which it is located.

Nonconforming use: A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.

Nuisance factors: An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things, such as, but not limited to: noise, dust, smoke, odor, glare, fumes, flashes, vibration, shock waves, heat, electronic or atomic radiation, objectionable effluent, noise of congregation of people and traffic.

Nursery: A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

Occupancy, change of: The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution of a use of a similar or different kind or class, or the expansion of a use.

Occupied: Used in any manner at the time in question.

Office: A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

Offset: The distance between the centerlines of driveways or streets across the street from one another.

Off-street parking lot: A facility providing vehicular parking spaces, along with adequate drives and aisles for maneuvering to provide access for entrance and exit for the parking of more than three (3) vehicles.

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Open front store: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "open front store" shall not include automobile repair stations or automobile service stations (See also "Restaurant").

Open space: An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, lawns, decorative planting, walkways, gazebos, active and passive recreation areas, playgrounds, fountains, swimming pools, woodlands, wetlands and water courses. Open space shall not be deemed to include driveways, parking lots or other surfaces designed or intended for vehicular travel, but may include a recreational clubhouse or recreation center.

Outdoor café / outdoor seating. An outdoor service area with seats and tables located outside of a restaurant, coffee shop or other specialty food establishment.

Outdoor sales: The placement of goods for sale or for advertisement outside of a building or structure, which may include recreational vehicles, swimming pools, playground equipment, farm implements, farmers markets, flea markets and similar goods compatible with the specific district based a determination of the Planning Commission.

Outdoor storage: The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than twenty four hours.

Outlot: A lot in a subdivision which is restricted from use for building purposes, whether or not deeded to the Township, but which is not dedicated as a street of public reservation or private part.

Parcel or tract: A continuous area of acreage of land which can be described as provided for in the Subdivision Control Act, Act 288, Public Acts of 1967.

Parking space: An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and which is accessible for the parking of permitted vehicles.

Peak hour: A one hour period representing the highest hourly volume of traffic flow on the adjacent street system during the morning (a.m. peak hour), during the afternoon or evening (p.m. peak hour), or representing the hour of highest volume of traffic entering or exiting a site (peak hour of generator).

Performance guarantee: A financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with the ordinance, regulations and the approved plans and specifications of a development.

Permanent outdoor luminaire: means any luminaire or system of luminaries that is outdoors and intended to be used for seven days or longer.

Person: Any individual, partnership, corporation, trust, firm, joint stock corporation, association or other organization; any governmental body including federal, state, county or local agencies.

Pet: A domesticated dog, cat, bird, gerbil, hamster, guinea pig, turtle, fish, rabbit, or other similar animal that is commonly available and customarily kept for pleasure or companionship.

Personal service establishments: Personal service establishments refer to those that perform services on the premises including dry cleaning drop-off stations (without on-site processing), self-service laundries, dressmakers and tailors, shoe repair shops, beauty/barber shops, tailors, photographic studios and similar establishments.

Petitioner (i.e. applicant or developer): A person, as defined herein, who may hold any recorded or unrecorded ownership or leasehold interest in land. This definition shall be construed to include any agent of the person.

Places of Worship: Any structure wherein persons regularly assemble for religious activity.

Planned Unit Development (PUD): A planned unit development may include such concepts as clustered development, a mixed use development or a larger scale development developed under special provisions of this Ordinance to allow development consistent with an approved concept plan.



Planner, Township: The person or firm retained by the Building Department, the Planning Commission and/or the Township Board to assist in planning and zoning activities.

Planning Commission: The Planning Commission of the Charter Township of Grand Blanc appointed by the Township Board. The term "Planning Commission" also includes the Site Plan Review Subcommittee and other committees given the authority by the Planning Commission to take action on behalf of the full Planning Commission.

Plat: A map of a subdivision of land.

Pool or billiard hall: An establishment wherein the substantial or significant portion of all useable floor area is devoted to the use of pool or billiard tables.

Previously Prepared Materials: Bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn leather, paper, rubber, precious or semiprecious metals or stones, sheet metal, shale, textiles, tobacco, wax, wire, wood and yarns.

Principal use: The main use to which the premises are devoted and the principal purpose for which the premises exist. In cases where there is more than one use, the use comprising the greatest floor area shall generally be considered the Principal Use, except in cases where a use comprising a secondary amount of floor area is considered to have greater impact in terms of traffic generated, noise levels, disruption of views and similar impacts.

Public utility: A person, firm, or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state or township regulations to the public: gas, steam, electricity, sewage disposal, public water, telephone lines (not cellular phone transmissions), cable television services, telegraph, and construction and maintenance of streets.

Private road: See "Streets".

Reasonable access: An access management term defined as ensuring a motorist can enter or exit a parcel in an uncomplicated manner that will not significantly prevent the use of the parcel. Reasonable access may not always be the most direct access, but may involve use of a shared driveway or service drive.

Reception antennae: An exterior apparatus capable of receiving communications for radio or television purposes including satellite dishes and other satellite reception antennae but excluding facilities considered to be essential public services or those preempted from township regulation by applicable state, Federal Communication Commission (FCC), or federal laws or regulations.

Recognizable and substantial benefit: A clear benefit, both to the ultimate users of the property in question and to the community, which would reasonably be expected to accrue, taking into consideration the reasonably foreseeable detriments of the proposed development and uses (s). Such benefits may include: long-term protection or preservation of natural resources and natural features, historical features, or architectural features; and elimination of or reduction in the degree of nonconformity of a nonconforming use or structure.

Recreational vehicle: Various types of "Recreational Vehicles" include:

1. **Travel trailer:** A portable vehicle on a chassis, which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a "travel trailer" or a "fifth wheel" by the manufacturer. Travel trailers generally include self-contained sanitary, water, and electrical facilities. On an industry-wide basis, this type of recreational vehicle is classified as a non-motorized recreational vehicle.
2. **Pickup camper:** A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational, and vacation uses. On an industry-wide basis, this type of recreational vehicle is classified as a non-motorized recreational vehicle.

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3. **Motor home:** A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted upon a chassis with wheels and capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water, and electrical facilities. On an industry-wide basis, this type of recreational vehicle is classified as either a Class A or Class B recreational vehicle. A Class A or bus type recreational vehicle has the luggage compartment below the living quarter. A Class B recreational vehicle is a van without a bed over the cab. A Class C recreational vehicle is a van with the bed over the cab and is much larger than a passenger van due to the bed over the cab.
4. **Van/camper:** A recreational vehicle intended for temporary human habitation, sleeping and/or eating. This class of recreational vehicles includes conversion vans and camper vans which may contain refrigerator as well as water and electrical facilities. This class closely resembles passenger vans, but some models may be taller to allow for extra head room. On an industry-wide basis, this type of recreational vehicle is classified as a Class B recreational vehicle.
5. **Folding tent trailer:** A folding structure, mounted on wheels and designed for travel and vacation use.
6. **Boats and boat trailers:** Boats, floats, rafts, canoes, plus the normal equipment to transport them on the highway.
7. **Other recreational equipment:** Snowmobiles, jet skis, all terrain or special terrain vehicles, utility trailers, plus the normal equipment used to transport them on the highway.

Recycling center: A building in which used material is separated and processed prior to shipment for use in the manufacturing of new products. A recycling center is distinct from a junkyard or a salvage yard.

Restaurant: A restaurant is any establishment whose principal business is the sale of food and beverages to the customer in a ready-to-consume state, and whose method of operation is characteristic of a carry-out, drive-in, drive-through, fast food, standard restaurant, or bar/lounge, or combination thereof, as defined below.

1. **Restaurant, carry-out:** A carry-out restaurant is a business establishment whose method of operation involves sale of prepared food, beverages, and/or frozen desserts in disposable or edible containers or wrappers in a ready-to-consume state for consumption primarily off of the premises. The establishment may deliver food to the customer, or the customer may pick the food up.
2. **Restaurant, drive-in:** A drive-in restaurant is a business establishment whose method of operation involves delivery of prepared food so as to allow its consumption in a motor vehicle or elsewhere on the premises, but outside of an enclosed building. A drive-in restaurant may also have interior seating.
3. **Restaurant, drive-through:** A drive-through restaurant is a business establishment whose method of operation involves the delivery of the prepared food to the customer in a motor vehicle, typically through a drive-through window, for consumption off of the premises.
4. **Restaurant, fast-food:** A fast-food restaurant is a business establishment whose method of operation involves minimum waiting for delivery of ready-to-consume food to the customer at a counter or cafeteria line for consumption at the counter where it is served, or at tables, booths, or stands inside the structure or out, or for consumption off of the premises, but not in a motor vehicle at the site.
5. **Restaurant, standard:** A standard restaurant is a business establishment whose method of operation involves either the delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building or the prepared food is acquired by customers at a cafeteria line and is subsequently consumed by the customers at tables within a completely enclosed building. May include the service of alcohol and or outdoor seating areas if permitted in the zoning district.
6. **Bar/lounge/tavern:** A bar or lounge is a type of restaurant which is operated primarily for the dispensing of alcoholic beverages, although the sale of prepared food or snacks may also be permitted. If a bar or lounge is part of a larger dining facility, it shall be defined as that part of the structure so designated or operated. Limited accessory entertainment activities such as music, patron dancing, billiards and the like may be permitted.



Retail uses with an industrial character: Uses such as but not limited to lumber yards, building materials outlet, upholsterer, cabinet maker, outdoor sales of boats, house trailers, automobile garages, or agricultural implements which have outdoor storage or other activities of an industrial character.

Retention basin: A pond, pool, or basin used for the permanent storage of storm water runoff.

Right-of-way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.

Room: For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage. Plans presented showing 1, 2, or 3 bedroom units and including a "den", "library", or other extra room shall count such extra room as a bedroom for the purpose of computing density.

Salvage yard: An area where waste and used or secondhand materials are bought and sold, exchanged, stored, packed, disassembled or handled including but not limited to: scrap iron and other metals, paper, rags, rubber tires and bottles. A salvage yard includes junk yards and similar facilities including automobile wrecking yards and any open area of more than two hundred square feet for storage, keeping or abandonment of junk.

Screening: The method by which a view of one site from an adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features.

Service drive: An access drive which parallels the public right-of-way in front of or behind a building or buildings, or may be aligned perpendicular to the street between buildings, which provides shared access between two or more lots or uses.

Setback: The distance required to obtain the minimum required distance between the front, side or rear lot lines and the building line or parking lot. Setbacks from a public street or private road shall be measured from the right-of-way line or easement. Front setbacks along curvilinear streets shall be established along a line connecting points along the side lot lines meeting the required front yard setbacks. Setbacks shall remain as open space, as defined herein, unless otherwise provided for in this ordinance. (See also "Condominium Setbacks").

Sewer: A public sanitary sewage disposal system approved by the Michigan Department of Public Health.

Shopping center: A grouping of two or more business establishments developed in accordance to an overall plan and designed and built as an interrelated project. Buildings constructed on outlots shall not be considered part of the shopping center unless access and parking easements are provided.

Shoreline: The line between upland and bottomland which persists through excessive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil, the configuration of the soil surface and the vegetation.

Sight distance: The length of roadway visible to the driver. Generally related to the distance or time (perception/reaction time) sufficient for the driver to execute a maneuver (turn from driveway or side street, stop or pass) without striking another vehicle or object in the roadway. Required sight distance shall be based on the standards of the Genesee County Road Commission.

Sign: The following definitions shall apply in the interpretation of Section 5.19 of this Ordinance.

1. **Add-on Sign** is a secondary sign that is attached to another sign, including a building sign, or to a sign support for another sign.
2. **Ancillary Sign** is a sign that is secondary to the use of the building or business that advertises specific goods or services available on the premises.



3. **Alteration** is a change in size or shape of an existing sign. Copy or color change of an existing sign in conformance with the regulations in this ordinance is not an alteration. Changing or replacing a sign face or panel in conformance with the regulations in this ordinance is not an alteration.
4. **Animated Sign** is a sign that uses movement or change of lighting, including a flashing sign, to depict action or create effect of scene. Such a sign does not include changeable copy signs (see “Flashing Sign” and “Changeable Copy Sign”).
5. **Area of a Sign** is the advertising display surface of a sign. The area of a sign shall be calculated by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, logo or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, except that lower case letters with ascenders and decenders that extend beyond the limits of the sign height by a maximum of 12 inches, will not be calculated into the total sign area (See graphic). In the case of a multiple-faced sign, the area of all faces shall be considered as one surface. (See figure on page 2-29).
6. **Banner** is a sign that is produced on a non-rigid surface on which copy or graphics may be displayed.
7. **Beacon Light** is any light with one or more beams, capable of being directed in any direction.
8. **Billboard** (see “Off-Premise Sign”).
9. **Building Frontage** is the portion of the side of a building occupied by a single business where the main entrance of the business is located. Only one entry can be considered the main entrance for the business.
10. **Building Façade** is the portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.
11. **Business Center** is a group of two (2) or more stores or businesses that share a parking lot.
12. **Candela** is the basic unit of measurement (cd) of light in metric units.
13. **Clear Vision Zone** (see Section 5.7).
14. **Changeable Copy Sign** is a sign with a changeable message.
15. **Cladding** is a non-structural covering designed to conceal the actual structural supports of a sign.
16. **Commercial Development** is a tract of land that has been planned, developed and operated as an integrated facility for more than one detached commercial building, including offices, and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics and compatibility.
17. **Community/Special Event Sign** is a sign, banner, decoration or display for a holiday with no advertisement content, or for a special municipal, charitable, or school activity.
18. **Construction Sign** is a sign identifying an architect, designer, contractor, subcontractor or material supplier participating in construction on the property on which the sign is located.
19. **Copy** is the words, letters, numerals, figures, designs, symbols, insignia, trademarks, and background on a sign surface in either permanent or changeable form.
20. **Copy Area** is the area of a sign that contains the copy, excluding any framing.
21. **Directional or Informational Sign** is an on-premises sign giving directions or instructions, such as warnings of danger, no hunting/no trespassing, parking, entrance and exit and restrooms.
22. **Double-Face Sign** is a sign with two (2) faces.
23. **Electric Message Sign** is a sign with a fixed or changeable display or message composed of a series of lights that may be changed through electronic means.
24. **Erect** is to build, construct, attach, hang, place, suspend, or affix, including the painting of walls.
25. **Façade** see Building Façade.
26. **Festoon** is a string of ribbons, tinsel or small flags.
27. **Flashing Sign** is a sign that contains an intermittent or sequential flashing light source, but does not include signs which through reflection or other means, create an illusion of flashing or intermittent light (see “Animated Sign”).





Individual Copy on Freestanding Sign
Calculate sign area defined by imaginary panel drawn around outside of copy



Copy on Oval Panel of Freestanding Sign
Calculate sign area defined by imaginary panel drawn around actual oval panel

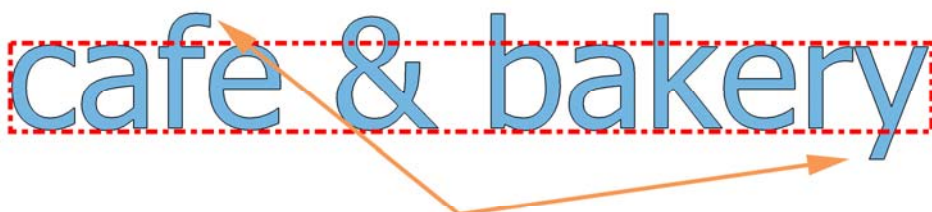


Individual Copy and Logo on Freestanding Sign
Calculate sign area defined by imaginary panel drawn around outside of copy and logo. Add together for total sign area



Individual Copy on Wall Sign – Letters Placed on Building
Calculate sign area defined by imaginary panel drawn around outside of copy

Sign Area Calculation Guidelines



Ascenders and Decenders Extending Up to 12 inches Beyond the Sign Area Rectangle Will Not Count Towards the Total Sign Area Calculation



28. **Freestanding Sign** is a sign principally supported by one or more columns, poles, or braces placed in or upon the ground. Includes ground or monument signs.

Freestanding Sign



29. **Frontage** is the length of the property line(s) of any single premise along a street.
30. **Frontage (building)** is the length of an exterior building wall or structure of a single premise along a street.
31. **Garage or Auction Sale Sign** is a temporary sign that advertises the date and location of a garage, auction, yard, moving, estate or similar sale.
32. **Height of Sign** is the vertical distance as measured from the bottom of the sign base to the highest point of the sign including its framing structure.
33. **Identification Sign** is a non-electric sign that has any of the following: name, street number, activity carried on by the occupant, dates of erection or reconstruction, monument citations, commemorative tablets or the like in a non-residential zoning district or the name and/or address in a residential zoning district.
34. **Illuminated Sign** is a sign with an artificial light source incorporated internally or externally.
35. **Inflatable Sign** is a temporary sign consisting of a bag or balloon inflated with gas or air.
36. **Maintenance** is the cleaning, painting, repairing or replacing of defective parts of a sign in a manner that does not alter the copy, design, or structure of the sign.
37. **Marquee Sign** is a sign hanging from, or written on, a canopy or similar structure supported by and extending from the façade of a building.
38. **Monument Sign** is a sign with a slab base that is not attached to a building but relates to the business located in the building.
39. **Moving Sign** is a sign in which the sign itself or any portion of the sign moves.
40. **Nit** is a photometric unit of measurement referring to luminance. One nit is equal to one cd/m².
41. **Neon Sign** (see “Outline Tubing Sign”).
42. **Non-conforming Sign** is a sign that was erected legally, but which does not comply with subsequently enacted sign ordinance or amendment.
43. **Obsolete Sign** is a sign that identifies or advertises a product that is no longer made, a service that is no longer offered, a business that is no longer in operation, or an activity or event that has already occurred.
44. **Off Premise Sign** is a sign structure, including a billboard, advertising an establishment, business, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished on the property on which said sign is located.
45. **Outline Tubing Sign** is a sign consisting of glass tubing filled with neon or other material, which glows when electric current is passed through it.
46. **Painted Wall Sign** is any sign that is applied with paint or similar substance on the wall of a building.
47. **Parapet** is the extension of a building wall above a roofline.
48. **Pennant** is a small flag, either unadorned or with graphic or verbal material, displayed from a pole, rope, or other support.
49. **Pole Sign** is a sign with one or more poles as its support or base that is not attached to a building but relates to the business located in the building.
50. **Political Sign** is a sign used in connection with a local, state or national election, initiative, referendum or ballot proposal.
51. **Projecting Sign** is a sign, other than a flat wall sign, which is attached to and projects from, a building wall or other structure not specifically designed to support the sign.
52. **Projection** is the distance by which a sign extends beyond a building.
53. **Public Sign** is a sign erected by or on behalf of a government entity.
54. **Real Estate Sign** is a sign advertising property for sale or lease, and may include up to two riders one above and one below the sign, such as “Open House”, “Sold”, “Sale Pending”, and/or agent’s information and flyers describing the property.

- 55. **Real Estate Development Sign** is a sign designed to promote the sale or lease of lots, homes or building spaces in a real estate development that is under construction.
- 56. **Real Estate Development Directional Sign** is an off-site temporary sign that indicates the location of a real estate development.
- 57. **Residential Identification Sign** is a monument sign that identifies the name of a residential development.
- 58. **Responsible Person** is the owner and/or lessee of real property upon which a sign is located or any person with an ownership, license or contractual interest in the sign itself.
- 59. **Roof Sign** is any sign erected over or on the roof of a building.
- 60. **Sign** is a structure and material that displays letters, words, numerals, figures, designs, symbols, trademarks or illumination devices or insignia.
- 61. **Sign Base** is a structure that supports a sign and is constructed of solid material, such as brick, concrete, stone or treated lumber, or a pole(s) that is enclosed in a structure covered with durable materials.
- 62. **Snipe Sign** is a sign affixed to a tree, fence, utility pole, light pole or similar structure, or a ground sign with a wire support or base.
- 63. **Temporary or Movable Sign** is a sign not attached to a permanent supporting structure on the real estate on which the sign is located.
- 64. **Temporary Vehicle Sign** is a sign not attached permanently to an automobile, truck, trailer, or other vehicle.
- 65. **Under-Canopy Sign** is a sign suspended beneath a canopy, ceiling, roof or marquee.
- 66. **Under-Canopy Sign** is a sign suspended beneath a canopy, ceiling, roof or marquee.
- 67. **Wall Sign** is a sign that is attached to the wall of a building.
- 68. **Window Sign** is a sign installed on a window.

Wall Sign (example)



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Site plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land, and conforming to the standards of this Ordinance.

Skilled nursing facility: A nursing care facility, or distinct part thereof, which has been certified by the State of Michigan as meeting the applicable requirements to provide long-term care.

Specialized housing: Dependent and/or semi-independent housing facilities for the purpose of providing health and support services, but does not include housing for drug and criminal rehabilitation. Uses licensed by the state of Michigan, including skilled nursing facilities, homes for the aged, and adult foster care facilities are considered specialized housing, as well as the following uses:

1. Congregate or interim care housing: A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms that may include cooking facilities. Such facilities typically provide special support services, such as transportation and limited medical care.
2. Dependent housing facilities: Facilities such as convalescent homes and similar facilities which are designed for persons who need a wide range of health and support services, including support with activities of daily living (ADL's).

Specialized lodging facilities: Lodging facilities physically linked to a hospital for the use of visitors and patients.

Special land use: A use of land for an activity which, under usual circumstances, could be detrimental to other land uses permitted within the same district but which may be permitted because of circumstances unique to the location of the particular use and which use can be conditionally permitted without jeopardy to uses permitted within such district. Such uses are defined as "Special Land Uses" in the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.).



Special land use permit: An authorization by the Township Planning Commission allowing use of land for a use listed within the particular zoning district and found to meet the standards in Section 6.3, Development Procedures.

Stable, commercial: A facility for the rearing and housing of horses, mules, ponies or for riding and training academies.

Stable, private: An accessory building incidental to an existing residential use, that shelters horses for the exclusive use of the occupants of the premises and their guests, without remuneration, hire or sale.

Story: The part of a building included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A basement shall not be counted as a story.

Story, half: An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet with a clear height of seven feet six inches (7' 6"). For the purposes of this Ordinance, the usable floor area is only that area having at least four (4) feet clear height between floor and ceiling.

Study area (traffic): The geographic area containing those critical arterial roadway intersections, and connecting roadway segments, which are expected to be affected by the site-traffic generated by a development.

Street: Any public or private thoroughfare or right-of-way, other than a public or private alley, dedicated to or designed for travel and access to any land, lot or parcel, whether designated as a road, avenue, highway, boulevard, drive, lane, place, court, or any similar designation. Various types of roads are defined below.

1. **Arterial street or roadway:** A street or roadway which carries high volumes of traffic at relatively high speeds, and serves as an avenue for circulation of traffic onto, out of, or around the Grand Blanc area. An arterial roadway may also be defined as a major thoroughfare, major arterial or minor arterial roadway. Since the primary function of the regional arterial roadway is to provide mobility, access to adjacent land uses may be controlled to optimize capacity along the roadway. Arterial roadways are listed in the Township Master Plan.
2. **Collector street:** A street or road whose principal function is to carry traffic between minor and local roads and arterial roadways but may also provide direct access to abutting properties. Collector streets are classified in the Township Master Plan.
3. **Cul-de-sac:** A street or road that terminates in a vehicular turnaround.
4. **Expressways:** Limited access interregional arterial routes, including I-75 and I-475, designed exclusively for unrestricted movement, have no private access, and intersect only with selected arterial roadways or major streets by means of interchanges engineered for free-flowing movement.
5. **Highways:** Streets and roadways which are under the jurisdiction of the Michigan Department of Transportation. Highways may also be classified as expressways or arterial roadways.
6. **Local or minor street:** A street or road whose principal function is to provide access to abutting properties and is designed to be used or is used to connect minor and local roads with collector or arterial roadways. Local streets are designed for low volumes and speeds of 25 mph or less, with numerous curb cuts and on-street parking permitted.
7. **Private road:** Any road which is to be privately maintained and has not been accepted for maintenance by the township, Genesee County, the State of Michigan or the federal government, but which meets the requirements of these Zoning Regulations or has been approved as a private road by the township under any prior ordinance.
8. **Public street:** Any road or portion of a road which has been dedicated to and accepted for maintenance by the township, Genesee County, State of Michigan or the federal government.



Structure: Anything constructed or erected, the use of which requires location on ground or attachment to something having location on the ground. Structures include, but are not limited to, principal and accessory buildings, towers, decks, fences, privacy screens, walls, antennae, swimming pools, signs, gas or liquid storage facility, mobile homes, access drives, sidewalk, street directional or street name sign, and landscape improvements. Essential public utility poles, regulatory signs, necessary drives, sidewalks, bikepaths, permitted parking, permitted signs and landscaping are not considered structures within required setback open spaces.

Structural addition: Any alteration that changes the location of the exterior walls or area of a building.

Subdivision plat: The division of a tract of land for the purpose of sale or building development, in accordance with the Subdivision Control Act, Michigan Public Act 288 of 1967, as amended, and the Charter Township of Grand Blanc Township Subdivision Control Regulations.

Substance abuse center or treatment facility: A facility offering counseling, care and treatment for individuals addicted to drugs and alcohol licensed by the Michigan Department of Mental Health, Office of Substance Abuse Services. Such a facility may include detoxification services. A generally recognized pharmacy or licensed hospital dispensing prescription medicines shall not be considered a substance abuse treatment facility.

Substantial improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure. The term does not however include any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Supermarket: A retail establishment selling groceries, dry goods, frozen foods and similar items typically within a building of over five thousand (5,000) square feet.

Swimming pool: Shall mean any permanent, non-portable structure or container located either above or below grade designed to allow holding of water to a depth of greater than twenty four (24) inches, intended for swimming, bathing or relaxation. The definition of swimming pool includes spa, hot tubs and similar devices. A swimming pool shall be considered an accessory structure for purposes of computing lot coverage.

Temporary use or building: A building or use which is not permanent to the property and is permitted to exist for a specific reason for a specific period of time.

Theater: An enclosed building used for presenting performances or motion pictures which are observed by paying patrons from seats situated within the building. ("Theater" is distinct from "Adult Theater" defined separately under "Adult Regulated Uses").

Topographical map: A map showing existing physical characteristics, with contour lines at sufficient intervals to permit determination of proposed grades and drainage.

Townhouse: A residential structure, or group of structures, each of which contains four or more attached single family dwelling units with individual rear yards and or front yards designed as an integral part of each single family dwelling unit.

Township: The Charter Township of Grand Blanc.

Traffic Impact Study: The analysis of the potential traffic impacts generated by a proposed project. This type of study and level of analysis will vary dependent upon the type and size of the project.

1. **Rezoning Traffic Impact Study:** a traffic impact study which contrasts typical uses permitted under the current and requested zoning or land use classification. This study usually includes a trip generation analysis and a summary of potential impacts on the street system.

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- 2. **Traffic Impact Assessment:** a traffic impact study for smaller projects which are not expected to have a significant impact on the overall transportation system but will have traffic impacts near the site. This type of study focuses on the expected impacts of a development at site access points and adjacent driveways.
- 3. **Traffic Impact Statement:** a traffic impact study which evaluates the expected impacts at site access points and intersections in the vicinity.
- 4. **Regional Traffic Impact Study:** a comprehensive traffic impact study for large projects expected to have a significant long term impact on the street system. Such a study evaluates the impacts over a long period and may involve analyses of alternate routes. This type of study is typically prepared using a computer model which simulates traffic patterns.

Trip (i.e., directional trip): A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

Truck terminal: A structure to which goods, except raw or unprocessed agricultural products, natural minerals, or other natural resources, are delivered for immediate distribution to other parts of the township, for delivery to other intrastate or interstate destinations, or for distribution involving transfer to other modes of transportation.

Use: The principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

Use, accessory: See "Accessory use".

Use, change of: See "Occupancy, change of".

Variance: A modification of the literal provisions of the Zoning Ordinance granted when strict enforcement of the Zoning Ordinance would cause practical difficulties owing to circumstances unique to the individual property on which the variance is granted. A variance is not an exception.

Veterinary clinic: A facility providing diagnosis, treatment, surgery and similar veterinary care for small domestic animals with no overnight boarding and indoor boarding of a maximum three (3) animals at any one time.

Veterinary hospital: A facility which provides diagnosis, treatment, surgery and other veterinary care for domestic animals, horses and livestock. A veterinary hospital may include outdoor boarding incidental to treatment.

Wall, obscuring: A structure constructed of masonry or brick of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.

Warehouse: A building used primarily for storage of goods and materials.

Waste receptacle (dumpster): Any accessory exterior container used for the temporary storage of rubbish, pending collection, have capacity of at least one cubic yard. Recycling stations and exterior compactors shall be considered to be waste receptacles.

Wetland shall mean land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh and which is any of the following:

- 1. Contiguous to any lake, pond, river or stream.
- 2. Not contiguous to any lake, pond, river or stream; and more than five (5) acres in size.
- 3. Not contiguous to any lake pond, river or stream; and five (5) acres or less in size if the Michigan Department of Environmental Quality (MDEQ) determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the MDEQ has so notified the owner.

Wholesale sales: The sales of goods generally in large quantities and primarily to customers engaged in the business of reselling the goods.



Wind Energy Conversion System: All necessary devices that together capture and convert wind energy into electricity or other usable form of energy, including, but not limited to, the turbine, blades, and tower or support structure as well as related electrical equipment.

Wind Energy Conversion System, Private: A wind energy conversion system designed and operated as an accessory use that primarily serves the needs of the consumer at the site on which it is located.

Wireless Communications Facility

1. **Colocation:** To place or install wireless communications equipment on an existing wireless communications support structure or in existing equipment compound.
2. **Wireless Communications equipment:** The set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless support structures.

Wireless communications support structure: A structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.

Yards: The open spaces on a lot with a main building which are unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein (see graphic on page 2-20:

1. **Front yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.
2. **Rear yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
3. **Side yard:** An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

4. **Condominium yards:** See "Condominium Setbacks".

Zero lot line: The location of a building on a lot in such a manner that one or more of the building sides rest directly on the lot line.

Zoning act: The Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.).

Zoning district: A portion of the incorporated area of the municipality within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.



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Article 3.0 Zoning Districts



3.0 Zoning Districts

- 3.1 Zoning Districts Established
- 3.2 District Intent
- 3.3 District Boundaries
- 3.4 District Boundaries Interpreted
- 3.5 Zoning of Vacated Areas
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3.0 Zoning Districts

3.1 ZONING DISTRICTS ESTABLISHED

For the purpose of this Ordinance, the Township of Grand Blanc is hereby divided into the districts listed below.

1. RE Rural Estates Residential District
2. R-1 Single Family Residential District
3. R-2 Single Family Residential District
4. R-3 Single Family Residential District
5. R-4 Single Family Residential District
6. LDM Low Density Multiple-Family Residential District
7. MDM Medium Density Multiple-Family Residential District
8. HDM High Density Multiple-Family Residential District
9. MHP Manufactured Housing Park District
10. OS Office Service District
11. PO Professional Office District
12. HDC Health Care District
13. NC Neighborhood Commercial District
14. GC General Commercial District
15. RD Research and Development District
16. I-1 Light Industrial District
17. I-2 General Industrial District
18. P1 Vehicular Parking District
19. PUD Planned Unit Development Overlay
20. ROS Open Space Residential Development Option
21. TVP Tech Village Park
22. TVC Tech Village Center

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3.1.1

RE Rural Estates

A. INTENT

Summary: This district is intended to promote the development of low density large lot residential development in order to promote the preservation of existing natural features to maintain the Township's rural character. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Single-family detached dwellings** § 4.66
- ii. **Farms** § 4.33
- iii. **Storing, packaging and processing of farm produce** § 4.34
- iv. Tree and sod farms, greenhouses, orchards and nurseries
- v. Child family day care home[☐]
- vi. Child foster family home[☐]
- vii. Adult foster care family home[☐]
- viii. Elementary schools: Public, parochial and other private schools
- ix. **Essential services** § 4.30[☐]
- x. Community facilities I[☐]
- xi. **Detached accessory dwelling units** on lots over 5 acres § 4.3
- xii. **Accessory farm labor housing** § 4.3
- xiii. **Accessory private Swimming pool** § 4.70[☐]
- xiv. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xv. **Wind energy conversion system, private (100 feet tall or less)** § 4.76[☐]
- xvi. **Attached accessory dwelling units** § 4.3

C. SPECIAL LAND USES

- i. **Adult foster care small group home** § 4.10[☐]
- ii. **Bed and breakfast inns** § 4.20[☐]
- iii. **Cemeteries** and **pet cemeteries** § 4.22[☐]
- iv. Child foster family group home[☐]
- v. **Group day care home** § 4.36[☐]
- vi. **Places of worship** § 4.53[☐]
- vii. **Community facilities II** § 4.28[☐]
- viii. **Essential service buildings** § 4.30[☐]
- ix. **Private airports and heliports** § 4.12[☐]
- x. **Intermediate, secondary education schools** (Public, private and parochial) § 4.63
- xi. **Recreation uses** § 4.57
 - a. Golf courses and country clubs
 - b. Private, noncommercial, institutional or community recreation centers
 - c. Nonprofit swimming pool (indoor and outdoor) clubs
 - d. Nonprofit recreational camps which may include cabins for rent (Boy/Girl Scouts, YMCA, religious institutions, etc.)
 - e. Private recreational clubs such as gun clubs, archery ranges and game ranges
- xii. **Accessory roadside stands** § 4.8
- xiii. **Stables, commercial** § 4.67[☐]
- xiv. **Detached accessory dwelling units** on lots between 2 and 5 acres § 4.3
- xv. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xvi. **Accessory use and storage of hazardous materials** § 4.4
- xvii. **Accessory above-ground fuel storage** § 4.1
- xviii. **The accessory keeping of non-domesticated animals** or **more domesticated animals** than permitted under Section 4.41 § 4.40[☐]
- xix. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76
- xx. **Specialized housing** § 4.78



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 43,560 sq ft
 Units per acre: 1 unit/acre
 Minimum lot width[☐]: 150 ft

Lot Coverage[☐]

Maximum lot coverage: 20%

Setbacks[☐]

Minimum front yard setback: 45 ft
 Minimum rear yard setback: 45 ft
 Minimum side yard setback: 20 ft (40 ft combined)
 Minimum distance between principal buildings: 40 ft
 Minimum distance between accessory building and principal or other accessory building: 10 ft

Building Height[☐]

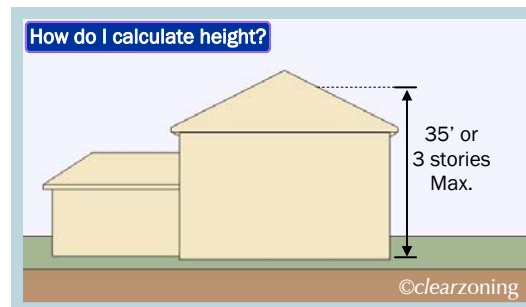
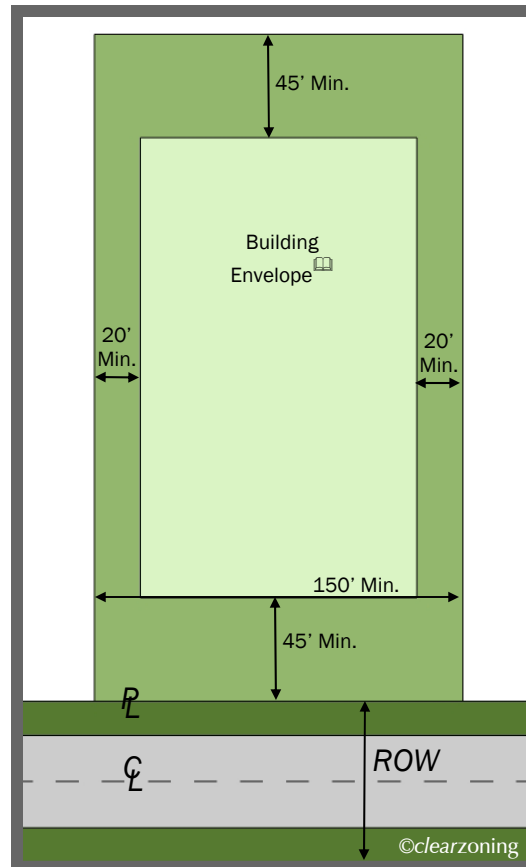
Maximum building height: 35 feet or 3 stories, whichever is less

Per Unit Living Area

Minimum per unit living area:
 1 story: 1,650 sq ft
 1.5 story: 1,250 sq ft (first story)
 1.5 story: 575 sq ft (second story)
 2 story: 1,000 sq ft (first story)
 2 story: 1,000 sq ft (second story)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, H, K, O, P, Q, R, T, U, V, W, Y and Z](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required
- Subdivisions and site condominiums must meet the design standards of the Subdivision Regulations (see *Suggested Reference* below)



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- [Planned Unit Development Overlay Option](#) § 3.1.19
- [Residential Open Space Development Option](#) § 3.1.20
- [Average Lot Sizes](#) § 3.6.2.AA
- [Open Space Subdivision](#) § 3.6.2.AA

5. Site Standards

- [Landscaping](#) § 5.10
- [Parking](#) § 5.15

5. Site Standards (Continued)

- [Loading / Unloading](#) § 5.15
- [Access Management](#) § 5.1
- [Lighting](#) § 5.20
- [Signs](#) § 5.19
- [Floodplain Development](#) § 5.9
- [Private Road Standards](#) § 5.17

6. Development Procedures

- [Site Plan Review](#) § 6.2
- [Special Land Use Review](#) § 6.3

7. Administration and Enforcement

- [Non-conforming Uses](#) § 7.2
- [Zoning Board of Appeals](#) § 7.4

Other Ordinances

- [Subdivision Regulations](#)
- [Tree Protection Ordinance](#)
- [Construction of Severe Weather Shelters](#)
- [6:12 Roof pitch requirement](#)

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3.1.2

R-1 Single Family Residential

A. INTENT

Summary: This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Single-family detached dwellings** § 4.66
- ii. **Farms** § 4.33
- iii. **Storing, packaging and processing of farm produce** § 4.34
- iv. Tree and sod farms, greenhouses, orchards and nurseries
- v. Child family day care home
- vi. Child foster family home
- vii. Adult foster care family home
- viii. Elementary schools: Public, parochial and other private schools
- ix. **Essential services** § 4.30
- x. Community facilities I
- xi. **Detached accessory dwelling units** on lots over 5 acres § 4.3
- xii. **Accessory farm labor housing** § 4.3
- xiii. **Accessory private swimming pool** § 4.70
- xiv. **Accessory uses** § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses
- xv. **Wind energy conversion system, private (100 feet tall or less)** § 4.76
- xvi. **Attached accessory dwelling units** § 4.3

C. SPECIAL LAND USES

- i. **Adult foster care small group home** § 4.10
- ii. **Bed and breakfast inns** § 4.20
- iii. **Cemeteries** and **pet cemeteries** § 4.22
- iv. Child foster family group home
- v. **Group day care home** § 4.36
- vi. **Places of worship** § 4.53
- vii. **Community facilities II** § 4.28
- viii. **Essential service buildings** § 4.30
- ix. **Private airports and heliports** § 4.12
- x. **Intermediate, secondary education schools** (Public, private and parochial) § 4.63
- xi. **Recreation uses** § 4.57
 - a. Golf courses and country clubs
 - b. Private, noncommercial, institutional or community recreation centers
 - c. Nonprofit swimming pool (indoor and outdoor) clubs
 - d. Nonprofit recreational camps which may include cabins for rent (Boy/Girl Scouts, YMCA, religious institutions, etc.)
 - e. Private recreational clubs such as gun clubs, archery ranges and game ranges
- xii. **Accessory roadside stands** § 4.8
- xiii. **Stables, commercial** § 4.67
- xiv. **Detached accessory dwelling units** on lots between 2 and 5 acres § 4.3
- xv. **Accessory uses** § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses
- xvi. **Accessory use and storage of hazardous materials** § 4.4
- xvii. **Accessory above-ground fuel storage** § 4.1
- xviii. **The accessory keeping of non-domesticated animals** or **more domesticated animals than permitted under Section 4.41** § 4.40
- xix. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76
- xx. **Specialized housing** § 4.78



R-1 Single Family Residential

3.1.2

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 21,780 sq ft
 Units per acre: 1.7 units/acre
 Minimum lot width[Ⓜ]: 120 ft

Lot Coverage[Ⓜ]

Maximum lot coverage: 25%

Setbacks[Ⓜ]

Minimum front yard setback: 35 ft
 Minimum rear yard setback: 35 ft
 Minimum side yard setback: 15 ft (30 ft combined)
 Minimum distance between principal buildings: 30 ft
 Minimum distance between accessory building and principal or other accessory building: 10 ft

Building Height[Ⓜ]

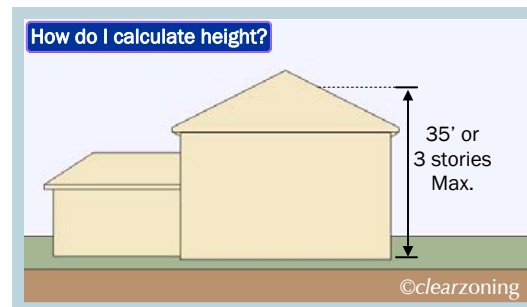
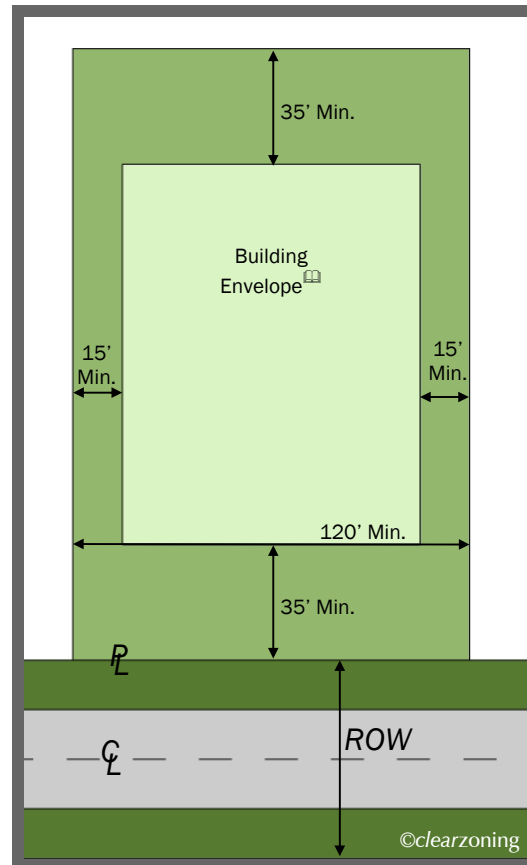
Maximum building height: 35 feet or 3 stories, whichever is less

Per Unit Living Area

Minimum per unit living area:
 1 story: 1,650 sq ft
 1.5 story: 1,250 sq ft (first story)
 1.5 story: 575 sq ft (second story)
 2 story: 1,000 sq ft (first story)
 2 story: 1,000 sq ft (second story)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, H, K, N, O, P, Q, R, T, U, V, W, Y, Z and AA](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required
- Subdivisions and site condominiums must meet the design standards of the Subdivision Regulations (see *Suggested Reference* below)



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19
- Residential Open Space Development Option § 3.1.20
- Average Lot Sizes § 3.6.2.AA
- Open Space Subdivision § 3.6.2.AA
- Zero Lot Line Option § 3.6.2.Z

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15

5. Site Standards (Continued)

- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Subdivision Regulations
- Tree Protection Ordinance
- Construction of Severe Weather Shelters
- 6:12 Roof pitch requirement

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3.1.3

R-2 Single Family Residential

A. INTENT

Summary: This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Single-family detached dwellings** § 4.66
- ii. **Farms** § 4.33
- iii. **Storing, packaging and processing of farm produce** § 4.34
- iv. Tree and sod farms, greenhouses, orchards and nurseries
- v. Child family day care home[ⓘ]
- vi. Child foster family home[ⓘ]
- vii. Adult foster care family home[ⓘ]
- viii. Elementary schools: Public, parochial and other private schools
- ix. **Essential services** § 4.30
- x. Community facilities I[ⓘ]
- xi. **Detached accessory dwelling units** on lots over 5 acres § 4.3
- xii. **Accessory farm labor housing** § 4.3
- xiii. **Accessory private swimming pool** § 4.70
- xiv. **Accessory uses** § 4.2, [ⓘ] **buildings and structures** § 5.2 [ⓘ] customarily incidental to any above permitted uses
- xv. **Wind energy conversion system, private (100 feet tall or less)** § 4.76
- xvi. **Attached accessory dwelling units** § 4.3

C. SPECIAL LAND USES

- i. **Adult foster care small group home** § 4.10
- ii. **Bed and breakfast inns** § 4.20
- iii. **Cemeteries** and **pet cemeteries** § 4.22
- iv. Child foster family group home[ⓘ]
- v. **Group day care home** § 4.36
- vi. **Places of worship** § 4.53
- vii. **Community facilities II** § 4.28
- viii. **Essential service buildings** § 4.30
- ix. **Private airports and heliports** § 4.12
- x. **Intermediate, secondary education schools** (Public, private and parochial) § 4.63
- xi. **Recreation uses** § 4.57
 - a. Golf courses and country clubs
 - b. Private, noncommercial, institutional or community recreation centers
 - c. Nonprofit swimming pool (indoor and outdoor) clubs
 - d. Nonprofit recreational camps which may include cabins for rent (Boy/Girl Scouts, YMCA, religious institutions, etc.)
 - e. Private recreational clubs such as gun clubs, archery ranges and game ranges
- xii. **Accessory roadside stands** § 4.8
- xiii. **Stables, commercial** § 4.67
- xiv. **Detached accessory dwelling units** on lots between 2 and 5 acres § 4.3
- xv. **Accessory uses** § 4.2, [ⓘ] **buildings and structures** § 5.2 [ⓘ] customarily incidental to any above permitted uses
- xvi. **Accessory use and storage of hazardous materials** § 4.4
- xvii. **Accessory above-ground fuel storage** § 4.1
- xviii. **The accessory keeping of non-domesticated animals** or **more domesticated animals than permitted under Section 4.41** § 4.40
- xix. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76
- xx. **Specialized housing** § 4.78



R-2 Single Family Residential

3.1.3

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 15,000 sq ft
 Units per acre: 2.4 units/acre
 Minimum lot width[Ⓜ]: 100 ft

Lot Coverage[Ⓜ]

Maximum lot coverage: 25%

Setbacks[Ⓜ]

Minimum front yard setback: 30 ft
 Minimum rear yard setback: 35 ft
 Minimum side yard setback: 12 ft (24 ft combined)
 Minimum distance between principal buildings: 24 ft
 Minimum distance between accessory building and principal or other accessory building: 10 ft

Building Height[Ⓜ]

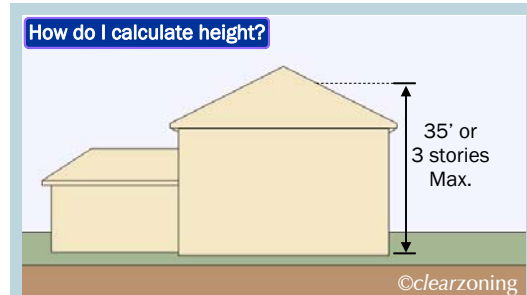
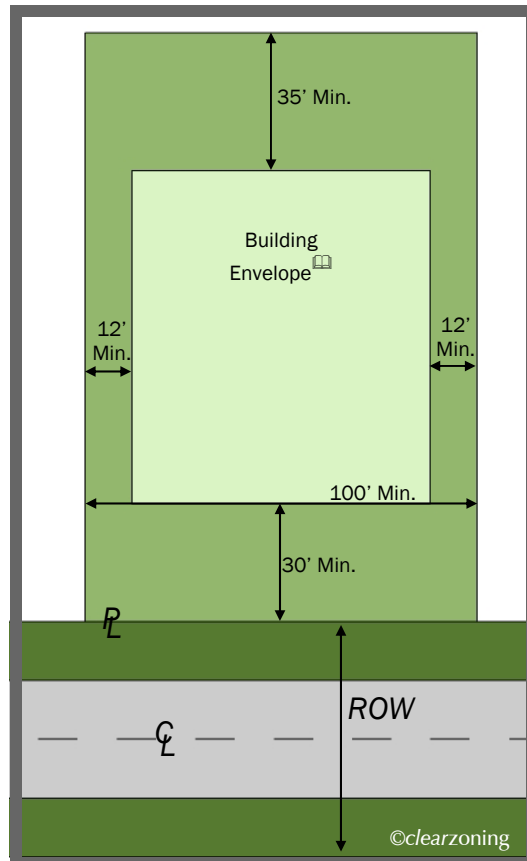
Maximum building height: 35 feet or 3 stories, whichever is less

Per Unit Living Area

Minimum per unit living area:
 1 story: 1,200 sq ft
 1.5 story: 1,000 sq ft (first story)
 1.5 story: 450 sq ft (second story)
 2 story: 800 sq ft (first story)
 2 story: 800 sq ft (second story)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, H, K, N, O, P, Q, R, T, U, V, W, Y, Z and AA](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required
- Subdivisions and site condominiums must meet the design standards of the Subdivision Regulations (see Suggested Reference below)



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19
- Residential Open Space Development Option § 3.1.20
- Average Lot Sizes § 3.6.2.AA
- Open Space Subdivision § 3.6.2.AA
- Zero Lot Line Option § 3.6.2.Z

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15

5. Site Standards (Continued)

- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Subdivision Regulations
- Tree Protection Ordinance
- Construction of Severe Weather Shelters
- 6:12 Roof pitch requirement

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3.1.4

R-3 Single Family Residential

A. INTENT

Summary: This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Single-family detached dwellings** § 4.66
- ii. **Farms** § 4.33
- iii. **Storing, packaging and processing of farm produce** § 4.34
- iv. Tree and sod farms, greenhouses, orchards and nurseries
- v. Child family day care home[ⓘ]
- vi. Child foster family home[ⓘ]
- vii. Adult foster care family home[ⓘ]
- viii. Elementary schools: Public, parochial and other private schools
- ix. **Essential services** § 4.30[ⓘ]
- x. Community facilities I[ⓘ]
- xi. **Detached accessory dwelling units** on lots over 5 acres § 4.3
- xii. **Accessory farm labor housing** § 4.3
- xiii. **Accessory private swimming pool** § 4.70[ⓘ]
- xiv. **Accessory uses** § 4.2,[ⓘ] **buildings and structures** § 5.2[ⓘ] customarily incidental to any above permitted uses
- xv. **Wind energy conversion system, private (100 feet tall or less)** § 4.76
- xvi. **Attached accessory dwelling units** § 4.3

C. SPECIAL LAND USES

- i. **Adult foster care small group home** § 4.10[ⓘ]
- ii. **Bed and breakfast inns** § 4.20[ⓘ]
- iii. **Cemeteries** and **pet cemeteries** § 4.22[ⓘ]
- iv. Child foster family group home[ⓘ]
- v. **Group day care home** § 4.36[ⓘ]
- vi. **Places of worship** § 4.53[ⓘ]
- vii. **Community facilities II** § 4.28[ⓘ]
- viii. **Essential service buildings** § 4.30[ⓘ]
- ix. **Private airports and heliports** § 4.12[ⓘ]
- x. **Intermediate, secondary education schools** (Public, private and parochial) § 4.63
- xi. **Recreation uses** § 4.57
 - a. Golf courses and country clubs
 - b. Private, noncommercial, institutional or community recreation centers
 - c. Nonprofit swimming pool (indoor and outdoor) clubs
 - d. Nonprofit recreational camps which may include cabins for rent (Boy/Girl Scouts, YMCA, religious institutions, etc.)
 - e. Private recreational clubs such as gun clubs, archery ranges and game ranges
- xii. **Accessory roadside stands** § 4.8
- xiii. **Stables, commercial** § 4.67[ⓘ]
- xiv. **Detached accessory dwelling units** on lots between 2 and 5 acres § 4.3
- xv. **Accessory uses** § 4.2,[ⓘ] **buildings and structures** § 5.2[ⓘ] customarily incidental to any above permitted uses
- xvi. **Accessory use and storage of hazardous materials** § 4.4
- xvii. **Accessory above-ground fuel storage** § 4.1
- xviii. **The accessory keeping of non-domesticated animals** or **more domesticated animals** than permitted under **Section 4.41** § 4.40
- xix. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76
- xx. **Specialized housing** § 4.78



R-3 Single Family Residential

3.1.4

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area [Ⓜ] :	12,000 sq ft
Units per acre:	3 units/acre
Minimum lot width [Ⓜ] :	80 ft

Lot Coverage[Ⓜ]

Maximum lot coverage:	25%
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Setbacks[Ⓜ]

Minimum front yard setback:	30 ft
Minimum rear yard setback:	35 ft
Minimum side yard setback:	6 ft (16 ft combined)
Minimum distance between principal buildings:	16 ft
Minimum distance between accessory building and principal or other accessory building:	10 ft

Building Height[Ⓜ]

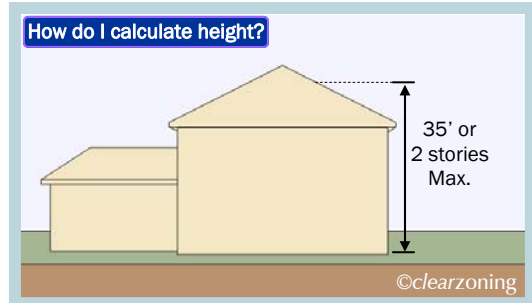
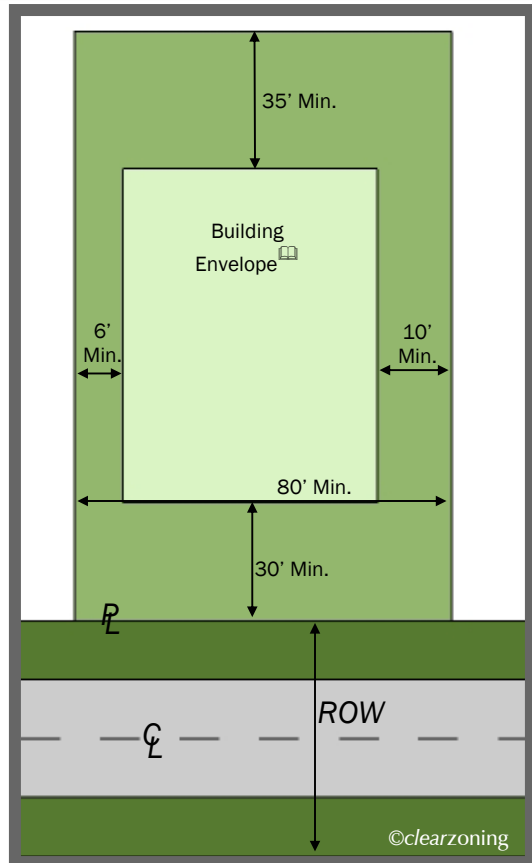
Maximum building height:	35 feet or 2 stories, whichever is less
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Per Unit Living Area

Minimum per unit living area:	
1 story:	1,000 sq ft
1.5 story:	800 sq ft (first story)
1.5 story:	350 sq ft (second story)
2 story:	750 sq ft (first story)
2 story:	750 sq ft (second story)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, H, K, N, O, P, Q, R, T, U, V, W, Y, Z and AA](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required
- Subdivisions and site condominiums must meet the design standards of the Subdivision Regulations (see *Suggested Reference* below)



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- [Planned Unit Development Overlay Option](#) § 3.1.19
- [Residential Open Space Development Option](#) § 3.1.20
- [Average Lot Sizes](#) § 3.6.2.AA
- [Open Space Subdivision](#) § 3.6.2.AA
- [Zero Lot Line Option](#) § 3.6.2.Z

5. Site Standards

- [Landscaping](#) § 5.10
- [Parking](#) § 5.15

5. Site Standards (Continued)

- [Loading / Unloading](#) § 5.15
- [Access Management](#) § 5.1
- [Lighting](#) § 5.20
- [Signs](#) § 5.19
- [Floodplain Development](#) § 5.9
- [Private Road Standards](#) § 5.17

6. Development Procedures

- [Site Plan Review](#) § 6.2
- [Special Land Use Review](#) § 6.3

7. Administration and Enforcement

- [Non-Conforming Uses](#) § 7.2
- [Zoning Board of Appeals](#) § 7.4

Other Ordinances

- [Subdivision Regulations](#)
- [Tree Protection Ordinance](#)
- [Construction of Severe Weather Shelters](#)
- [6:12 Roof pitch requirement](#)

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A. INTENT

Summary: This district is intended to provide for predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district. **For full intent, see Section 3.2.** For uses listed in **bold blue** below, refer to Article 4 for use standards.

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Single-family detached dwellings** § 4.66
- ii. **Storing, packaging and processing of farm produce** § 4.34
- iii. Tree and sod farms, greenhouses, orchards and nurseries
- iv. Child family day care home[☞]
- v. Child foster family home[☞]
- vi. Adult foster care family home[☞]
- vii. Elementary schools: Public, parochial and other private schools
- viii. **Essential services** [☞] § 4.30
- ix. Community facilities I[☞]
- x. **Detached accessory dwelling units** on lots over 5 acres § 4.3
- xi. **Accessory farm labor housing** § 4.3
- xii. **Accessory private swimming pool**[☞] § 4.70
- xiii. **Accessory uses** § 4.2,[☞] **buildings and structures** § 5.2[☞] customarily incidental to any above permitted uses
- xiv. **Wind energy conversion system, private (100 feet tall or less)** § 4.76
- xv. **Attached accessory dwelling units** § 4.3

C. SPECIAL LAND USES

- i. **Adult foster care small group home**[☞] § 4.10
- ii. **Bed and breakfast inns**[☞] § 4.20
- iii. **Cemeteries**[☞] and **pet cemeteries**[☞] § 4.22
- iv. Child foster family group home[☞]
- v. **Group day care home**[☞] § 4.36
- vi. **Places of worship**[☞] § 4.53
- vii. **Community facilities II**[☞] § 4.28
- viii. **Essential service buildings**[☞] § 4.30
- ix. **Private airports and heliports**[☞] § 4.12
- x. **Intermediate, secondary education schools** (Public, private and parochial) § 4.63
- xi. **Recreation uses** § 4.57
 - a. Golf courses and country clubs
 - b. Private, noncommercial, institutional or community recreation centers
 - c. Nonprofit swimming pool (indoor and outdoor) clubs
 - d. Nonprofit recreational camps which may include cabins for rent (Boy/Girl Scouts, YMCA, religious institutions, etc.)
 - e. Private recreational clubs such as gun clubs, archery ranges and game ranges
- xii. **Stables, commercial**[☞] § 4.67
- xiii. **Detached accessory dwelling units** on lots between 2 and 5 acres § 4.3
- xiv. **Accessory uses** § 4.2,[☞] **buildings and structures** § 5.2[☞] customarily incidental to any above permitted uses
- xv. **Accessory use and storage of hazardous materials** § 4.4
- xvi. **Accessory above-ground fuel storage** § 4.1
- xvii. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76
- xviii. **Specialized housing** § 4.78



R-4 Single Family Residential

3.1.5

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area [Ⓜ] :	9,000 sq ft
Units per acre:	4 units/acre
Minimum lot width [Ⓜ] :	60 ft

Lot Coverage[Ⓜ]

Maximum lot coverage:	25%
-----------------------	-----

Setbacks[Ⓜ]

Minimum front yard setback:	30 ft
Minimum rear yard setback:	35 ft
Minimum side yard setback:	6 ft (16 ft combined)
Minimum distance between principal buildings:	16 ft
Minimum distance between accessory building and principal or other accessory building:	10 ft

Building Height[Ⓜ]

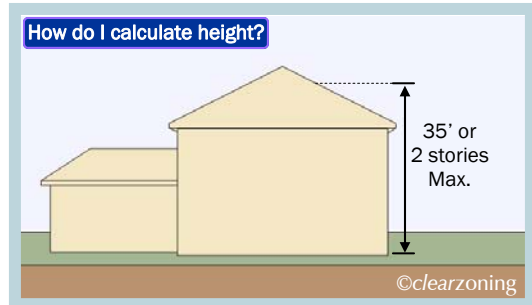
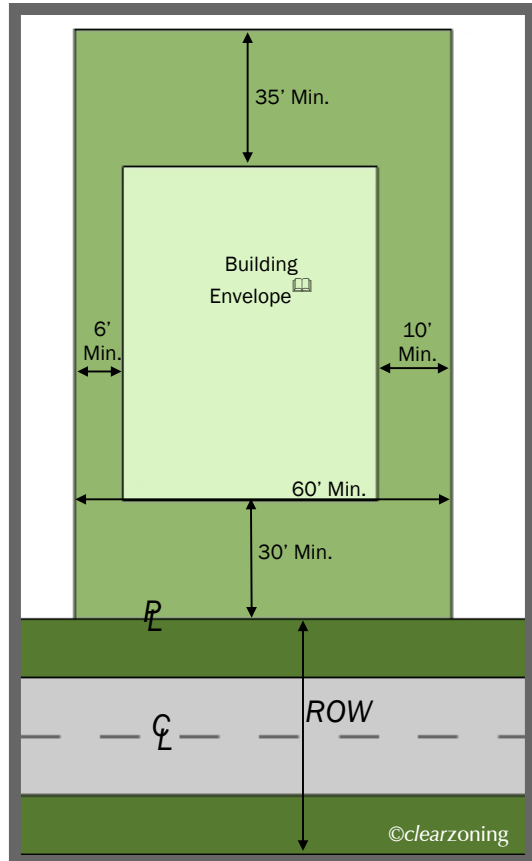
Maximum building height:	25 feet or 2 stories whichever is less
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Per Unit Living Area

Minimum per unit living area:	
1 story:	864 sq ft
1.5 story:	700 sq ft (first story)
1.5 story:	300 sq ft (second story)
2 story:	650 sq ft (first story)
2 story:	650 sq ft (second story)

NOTES

- For additions to the above requirements, refer to **3.6.2 Notes to District Standards: A, C, D, E, F, H, K, N, O, P, Q, R, T, U, V, W, Y and Z**
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required
- Subdivisions and site condominiums must meet the design standards of the Subdivision Regulations (see Suggested Reference below)



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option** § 3.1.19
- Residential Open Space Development Option** § 3.1.20
- Average Lot Sizes** § 3.6.2.AA
- Open Space Subdivision** § 3.6.2.AA
- Zero Lot Line Option** § 3.6.2.Z

5. Site Standards

- Landscaping** § 5.10
- Parking** § 5.15

5. Site Standards (Continued)

- Loading / Unloading** § 5.15
- Access Management** § 5.1
- Lighting** § 5.20
- Signs** § 5.19
- Floodplain Development** § 5.9
- Private Road Standards** § 5.17

6. Development Procedures

- Site Plan Review** § 6.2
- Special Land Use** § 6.3

7. Administration and Enforcement

- Non-conforming Uses** § 7.2
- Zoning Board of Appeals** § 7.4

Other Ordinances

- Subdivision Regulations**
- Tree Protection Ordinance**
- Construction of Severe Weather Shelters**
- 6:12 Roof pitch requirement**

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3.1.6

LDM Low Density Multiple Family Residential

A. INTENT

Summary: This district is intended to permit low-density duplexes, low-rise clustered or attached single family units. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Attached single-family dwellings**[☐] (3-6 Units) § 4.14
- ii. Multiple family dwellings[☐] (less than 4 stories)
- iii. Child foster family group homes[☐]
- iv. Child family day care homes[☐]
- v. Community facilities I[☐]
- vi. Private non-commercial recreational areas (golf courses without driving ranges, institutional or community recreation centers)
- vii. **Essential services**[☐] § 4.30
- viii. **Essential service buildings** § 4.30.2
- ix. Accessory buildings[☐] and uses[☐] customarily incidental to any above permitted uses, such as management offices to serve the multiple family complex, **swimming pools**, recreational facilities, carports, garages § 4.70
- x. **Wind energy conversion system, private**[☐] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Mini-storage units**[☐] **as an accessory use** § 4.47
- ii. **Multiple family dwellings**[☐] (4 or more stories) § 4.38
- iii. **Cemeteries**[☐] and **pet cemeteries**[☐] § 4.22
- iv. **Child caring institution**[☐] § 4.24
- v. **Child group day care home**[☐] § 4.29
- vi. **Places of worship**[☐] § 4.53
- vii. **Community facilities II**[☐] § 4.28
- viii. **Adult foster care small group home**[☐] § 4.10
- ix. **Adult foster care large group home**[☐] § 4.10
- x. **Day care center**[☐] § 4.9
- xii. Specialized housing[☐]
- xiii. Fraternity, sorority or student housing
- xiv. **Parking structures** § 4.51
- xv. **Single family**[☐] **and two family**[☐] **dwellings** § 4.38
- xvi. **Day care centers**[☐] § 4.29
- xvii. **Public, parochial and other private elementary, middle and high schools** § 4.62
- xvii. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xviii. **Wind energy conversion system, private**[☐] (more than 100 feet tall) § 4.76

LDM Low Density Multiple Family Residential 3.1.6

D. DEVELOPMENT STANDARDS

Site Size and Density

Minimum site area [Ⓜ] :	2 acres
Minimum lot size:	15,000 sq ft
Maximum density:	4 units per acre
Minimum lot width [Ⓜ] :	100 ft

Lot Coverage[Ⓜ]

Maximum lot coverage:	25%
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Setbacks[Ⓜ]

Minimum front yard setback:	35 ft
Minimum rear yard setback:	35 ft
Minimum side yard setback:	None Specified

Distance Between Buildings[Ⓜ]

Minimum Distance:	25 ft or 30 ft if over 2 units
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Building Height[Ⓜ]

Maximum building height:	35 feet or 2 stories, whichever is less
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Building Length

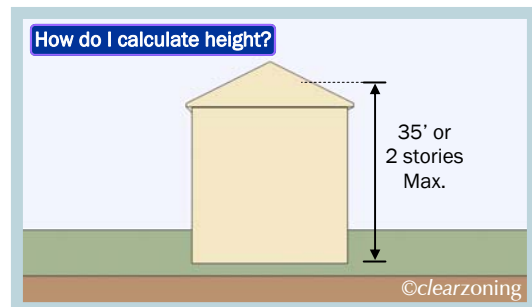
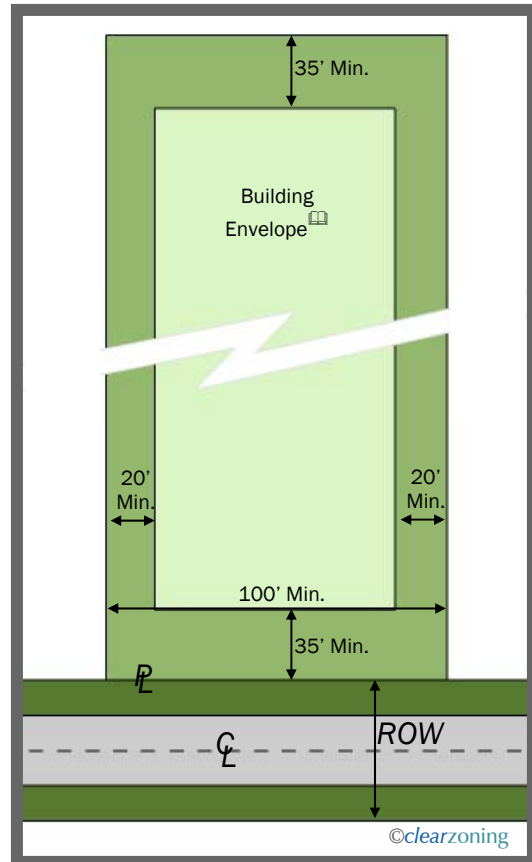
Maximum building length:	180 feet
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Per Unit Living Area

Minimum per unit living area:	
Efficiency:	450 sq ft
1 bedroom:	700 sq ft
2 bedroom:	850 sq ft
3 bedroom:	1,000 sq ft
4 bedroom:	1,200 sq ft
Ground floor:	500 sq ft
Individual condo unit:	864 sq ft/unit

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, B, C, D, E, F, H, K, M, O, Q, R, T, U, X and Y](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- [Planned Unit Development Overlay Option § 3.1.19](#)

5. Site Standards

- [Landscaping § 5.10](#)
- [Parking § 5.15](#)
- [Loading / Unloading § 5.15](#)
- [Access Management § 5.1](#)
- [Lighting § 5.20](#)
- [Signs § 5.19](#)

5. Site Standards (Continued)

- [Floodplain Development § 5.9](#)
- [Private Road Standards § 5.17](#)

6. Development Procedures

- [Site Plan Review § 6.2](#)
- [Special Land Use Review § 6.3](#)

7. Administration and Enforcement

- [Non-conforming Uses § 7.2](#)
- [Zoning Board of Appeals § 7.4](#)

Other Ordinances

- [Tree Protection Ordinance](#)
- [Construction of Severe Weather Shelters](#)
- [6:12 Roof pitch requirement](#)

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3.1.7

MDM Medium Density Multiple Family Residential

A. INTENT

Summary: This district is intended to permit attached mid-rise dwelling units. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Attached single-family dwellings**[☐] (3-6 Units) § 4.14
- ii. Multiple family dwellings[☐] (less than 4 stories)
- iii. Child foster family group homes[☐]
- iv. Child family day care homes[☐]
- v. Community facilities I[☐]
- vi. Private non-commercial recreational areas (golf courses without driving ranges, institutional or community recreation centers)
- vii. **Essential services**[☐] § 4.30
- viii. **Essential service buildings** § 4.30.2
- ix. Accessory buildings[☐] and uses[☐] customarily incidental to any above permitted uses, such as management offices to serve the multiple family complex, **swimming pools**, recreational facilities, carports, garages § 4.70
- x. **Wind energy conversion system, private**[☐] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Mini-storage units**[☐] **as an accessory use** § 4.47
- ii. **Multiple family dwellings**[☐] (4 or more stories) § 4.38
- iii. **Cemeteries**[☐] and **pet cemeteries**[☐] § 4.22
- iv. **Child caring institution**[☐] § 4.24
- v. **Child group day care home**[☐] § 4.29
- vi. **Places of worship**[☐] § 4.53
- vii. **Community Facilities II** § 4.28
- viii. **Adult foster care small group home**[☐] § 4.10
- ix. **Adult foster care large group home**[☐] § 4.10
- x. **Day care center**[☐] § 4.9
- xi. Specialized Housing[☐]
- xii. Fraternity, sorority or student housing
- xiii. **Parking structures** § 4.51
- xiv. Single family[☐] and two family[☐] dwellings (Minimum lot size: 15,000 square feet per building)
- xv. **Day care centers**[☐] § 4.29
- xvi. **Public, parochial and other private elementary, middle and high schools** § 4.62
- xvii. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xviii. **Wind energy conversion system, private**[☐] (more than 100 feet tall) § 4.76



MDM Medium Density Multiple Family Residential

D. DEVELOPMENT STANDARDS

Site Size and Density

Minimum site area[☐]: 5 acres
 Maximum density: 10 units per acre
 Minimum lot width[☐]: 100 ft

Lot Coverage[☐]

Maximum lot coverage: 35% building footprint
 50% impervious surface
 (building + paved areas)

Setbacks[☐]

Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 30 ft (60 ft combined)

Distance Between Buildings[☐]

Minimum Distance: 30 ft or height of building,
 whichever is greater

Building Height[☐]

Maximum building height: 40 feet or 3 stories,
 whichever is less

Building Length

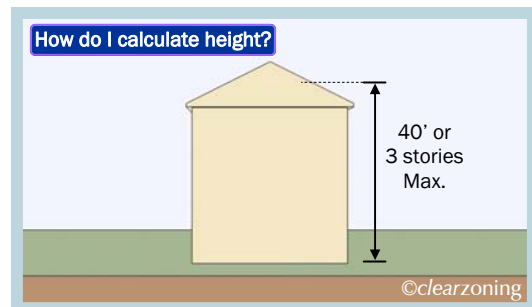
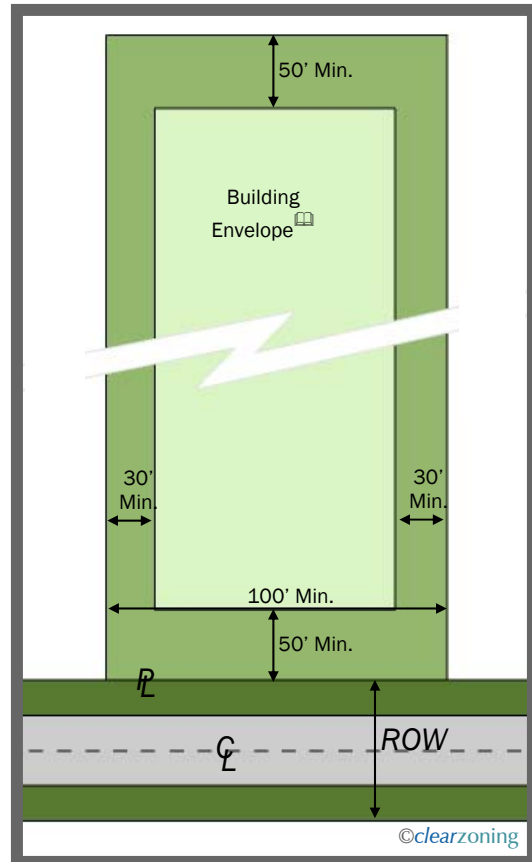
Maximum building length: 180 feet

Per Unit Living Area

Minimum living area per unit:
 Efficiency: 450 sq ft
 1 bedroom: 700 sq ft
 2 bedroom: 850 sq ft
 3 bedroom: 1,000 sq ft
 4 bedroom: 1,200 sq ft
 Ground floor: 500 sq ft
 Individual condo unit: 864 sq ft/unit

NOTES

- For additions to the above requirements, refer to **3.6.2 Notes to District Standards: A, B, C, D, E, F, H, K, M, O, Q, R, T, U, X and Y**
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19

5. Site Standards (Continued)

- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance
- Construction of Severe Weather Shelters
- 6:12 Roof pitch requirement

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3.1.8

HDM High Density Multiple Family Residential

1 Purpose and Introduction

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A. INTENT

Summary: This district is intended to permit larger scale attached dwelling units such as apartment buildings. **For full intent, see Section 3.2.**



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Attached single-family dwellings**[☐] (3-6 Units) § 4.14
- ii. Multiple family dwellings[☐] (less than 4 stories)
- iii. Child foster family group homes[☐]
- iv. Child family day care homes[☐]
- v. Community facilities I[☐]
- vi. Private non-commercial recreational areas (golf courses without driving ranges, institutional or community recreation centers)
- vii. **Essential services** § 4.30
- viii. **Essential service buildings** § 4.30.2
- ix. Accessory buildings[☐] and uses[☐] customarily incidental to any above permitted uses, such as management offices to serve the multiple family complex, **swimming pools**, recreational facilities, carports, garages § 4.70
- x. **Wind energy conversion system, private**[☐] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Mini-storage units**[☐] **as an accessory use** § 4.47
- ii. **Multiple family dwellings**[☐] (4 or more stories) § 4.38
- iii. **Cemeteries**[☐] and **pet cemeteries**[☐] § 4.22
- iv. **Child caring institution**[☐] § 4.24
- v. **Child group day care home**[☐] § 4.29
- vi. **Places of worship**[☐] § 4.53
- vii. **Community Facilities II**[☐] § 4.28
- viii. **Adult foster care small group home**[☐] § 4.10
- ix. **Adult foster care large group home**[☐] § 4.10
- x. **Day care center**[☐] § 4.9
- xi. Specialized housing[☐]
- xii. Fraternity, sorority or student housing
- xiii. **Parking structures** § 4.51
- xiv. **Single family**[☐] **and two family**[☐] **dwellings** § 4.38
- xv. **Day care centers**[☐] § 4.29
- xvi. **Public, parochial and other private elementary, middle and high schools** § 4.62
- xvii. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xviii. **Wind energy conversion system, private**[☐] (more than 100 feet tall) § 4.76



HDM High Density Multiple Family Residential

D. DEVELOPMENT STANDARDS

Site Size and Density

Minimum site area[☐]: 10 acres
 Maximum density: 20 units per acre
 Minimum lot width[☐]: 165 ft

Lot Coverage[☐]

Maximum lot coverage: 35% building footprint
 50% impervious surface (building + paved areas)

Setbacks[☐]

Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 30 ft (60 ft combined)

Distance Between Buildings[☐]

Minimum Distance: 30 ft or height of building, whichever is greater

Building Height[☐]

Maximum building height: 60 feet or 5 stories, whichever is less

Building Length

Maximum building length: 180 feet

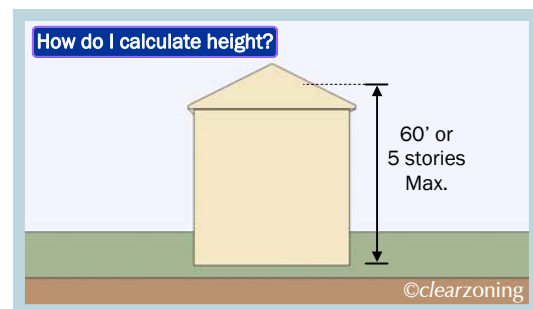
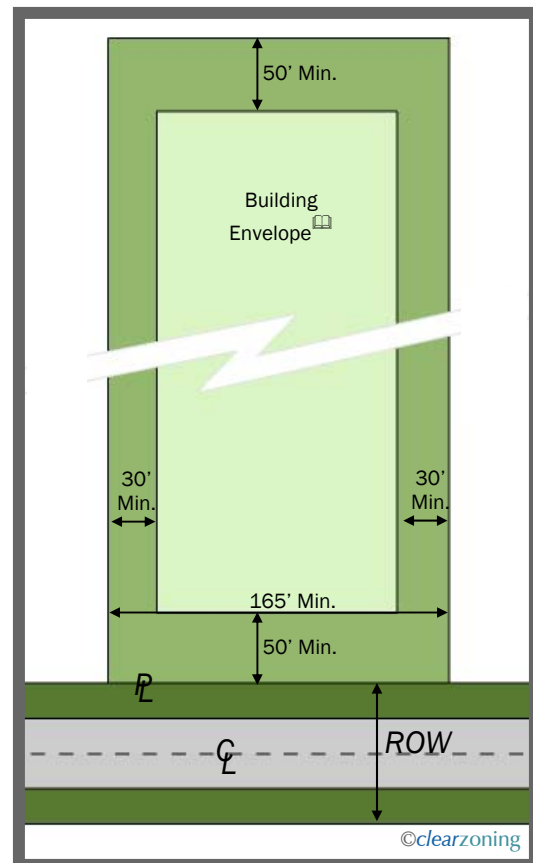
Per Unit Living Area

Minimum living area per unit:

Efficiency:	450 sq ft
1 bedroom:	700 sq ft
2 bedroom:	850 sq ft
3 bedroom:	1,000 sq ft
4 bedroom:	1,200 sq ft
Ground floor:	500 sq ft
Individual condo unit:	864 sq ft/unit

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, B, C, D, E, F, H, K, M, O, Q, R, T, U, X and Y](#)
- See *Suggested References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19

5. Site Standards (Continued)

- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance
- Construction of Severe Weather Shelters
- 6:12 Roof pitch requirement

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3.1.9

MHP Mobile Home/Manufactured Housing Park

A. INTENT

Summary: This district is intended to provide an affordable housing alternative where appropriate and consistent with the general character of the Township. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Manufactured housing park[☐]
- ii. Mobile Home Parks[☐]
- iii. Community accessory uses, buildings and structures including:
 - a. One (1) management office building
 - b. Utility / laundry buildings
 - c. Auxiliary storage space for mobile home tenants
 - d. Community buildings for use by tenants of the park
 - e. Recreation areas
 - f. Playgrounds
 - g. Recycling stations
- iv. **Community swimming pools** § 4.70
- v. Adult and child care facilities permitted in the single-family zoning districts, subject to the approval of the park management
- vi. **Child foster family home**[☐] § 4.24
- vii. **Adult foster care family home**[☐] § 4.10
- viii. **Accessory structures**[☐], including **decks**, private garages, carports, enclosed or screened storage areas § 5.2
- ix. Prohibited Uses:
 - a. The business of selling new or used mobile homes as a commercial enterprise in connection with the operation of a mobile home park. Existing homes in the park which are to remain on-site may be sold by the resident, owner or a licensed dealer or broker provided the mobile home park management permits the sale.
 - b. Uses not specifically noted above.

C. SPECIAL LAND USES

- i. **Places of worship**[☐] § 4.53
- ii. Adult and child care facilities permitted as special land uses in the single-family zoning districts, subject to the approval of the park management



MHP Mobile Home/Manufactured Housing Park

D. DEVELOPMENT STANDARDS FOR OVERALL PARK

Size

- Minimum park area¹ : 15 acres.
- Minimum site size: 5,500 sq ft (average)
6,000 sq ft for corner lots

Building Height

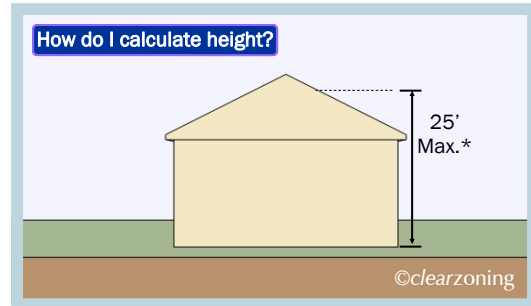
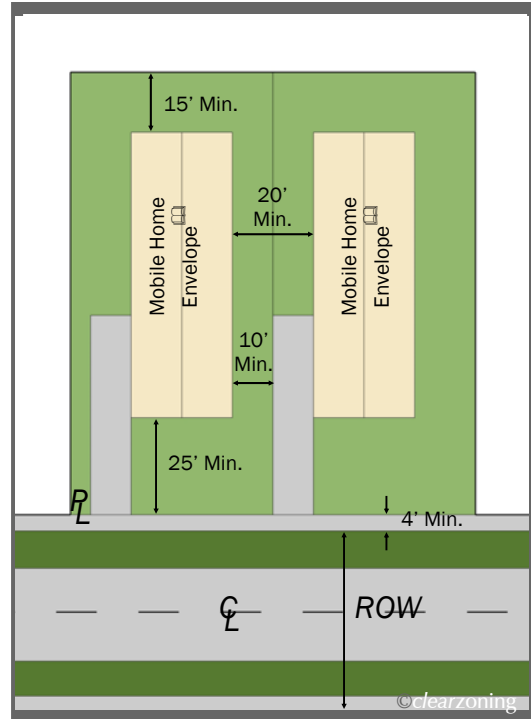
- Maximum height of any community accessory buildings and structure is 25 ft.
- Maximum height of a mobile home is 14 feet.

Mobile Home Site Setbacks and Spacing

- Mobile Home setback from perimeter: 50 ft
- Front yard setback: 20 ft
- Front yard along entrance or collector road: 25 ft
- Spacing between units: 20 ft
- Spacing between parking space and mobile home: 10 ft
- Distance from a recreation area: 100 ft
- Distance from any permanent building: 50 ft
- Rear yard setback: 15 ft

Required Conditions

- Mobile home parks shall serve only as a transition of use between nonresidential districts and residential districts or as a transition between lower density single family and higher density multiple family residential districts.
- Mobile home parks shall be subject to the review and approval of a site plan by the Planning Commission. The site plan shall consist of a mobile home park preliminary plan, as described in the Section 11, of the Mobile Home Act, Act No. 96 of Public Acts of 1987, as amended. Such review of the site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and furthermore to find proper relationships in the development features as they relate to traffic safety, service roads, driveways, parking areas; accessory buildings and uses and open space. A clear vision zone shall be provided as required in Section 5.7.



* Applies to community accessory buildings and

The above drawings are not to scale.

Design Standards for Overall Park (Section 3.7.1.A)

Design Standards for Individual Lots and Dwelling Units (Section 3.7.1.B)

Review Standards for Mobile Home / Manufactured Housing Parks (Section 6.8)

NOTES

- See *Suggested References* below for applicability

SUGGESTED REFERENCES

5. Site Standards

- [Landscaping](#) § 5.10
- [Parking](#) § 5.15
- [Access Management](#) § 5.1
- [Lighting](#) § 5.20
- [Signs](#) § 5.19
- [Floodplain Development](#) § 5.9
- [Wetland Setbacks](#) § 5.13

6. Development Procedures

- [Site Plan Review](#) § 6.2
- [Special Land Use Review](#) § 6.3
- [Impact Assessment Requirements](#) § 6.5
- [Traffic Impact Studies](#) § 6.6
- [Mobile Home / Manufactured Housing Park](#) § 6.8

7. Administration and Enforcement

- [Non-Conforming Uses](#) § 7.2
- [Zoning Board of Appeals](#) § 7.4

Other Ordinances


- [Tree Protection Ordinance](#)
- [Construction of Severe Weather Shelters](#)
- [6:12 Roof Pitch Requirement](#)



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A. INTENT

Summary: This district is designed to develop high quality commercial areas devoted primarily to office uses with a limited number of related uses. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional offices of lawyers, engineers, architects, insurance and real estate agents, financial consultants and brokers, advertising firms, accounting and bookkeeping services, clerical and stenographic services, sales offices, other types of executive or administrative offices, and similar or allied professions
- ii. Professional offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, including ancillary outpatient services
- iii. Offices of non-profit professional, civic, social, fraternal, political and religious organizations
- iv. Computer services and data processing centers[☒]
- v. **Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows, including any automatic teller drive-through lanes** § 4.19
- vi. **Day care centers** [☒] § 4.29
- vii. **Funeral homes and mortuary establishments** § 4.35
- viii. **Essential services** [☒] § 4.30
- ix. Community facilities I[☒]
- x. Community facilities II[☒]
- xi. Places of worship[☒]
- xii. Public or private parks and open space
- xiii. **Limited commercial and personal service uses** [☒] § 4.44
- xiv. **Accessory caretaker's quarters** § 4.3.5
- xv. **Wind energy conversion system, private** [☒] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Banks, credit unions, savings and loan associations, and similar financial establishments with more than three (3) drive through or automatic teller lanes or any teller windows or 24 hour teller machines not attached to the principal building** § 4.19
- ii. **Business services** [☒] § 4.21
- iii. **Child caring institutions** [☒] § 4.24
- iv. Studios for art, photography, music, dance, ballet and similar uses
- v. **Low intensity retail operations** [☒] § 4.45
- vi. Medical clinic[☒]
- vii. **Veterinary clinics** [☒] § 4.72
- viii. **Veterinary hospitals** [☒] § 4.73
- ix. **Specialized housing** [☒] § 4.38.3
- x. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this zoning ordinance** § 4.65
- xi. **Accessory uses** § 4.2, [☒] **buildings and structures** § 5.2 [☒] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xii. **Wind energy conversion system, private** [☒] (more than 100 feet tall) § 4.76

D. DEVELOPMENT STANDARDS

Site Size

- Minimum lot area[Ⓜ]: Governed by setbacks
- Minimum lot width[Ⓜ]: 85 ft

Lot Coverage[Ⓜ]

- Maximum building coverage: 35%
- Maximum impervious surface coverage: 60%

Setbacks[Ⓜ]

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 15 ft

Building Height[Ⓜ]

- Maximum building height: 35 feet or 2½ stories, whichever is less

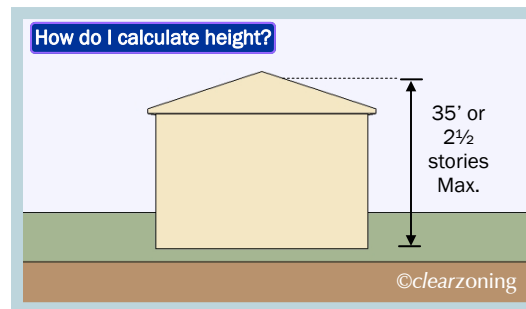
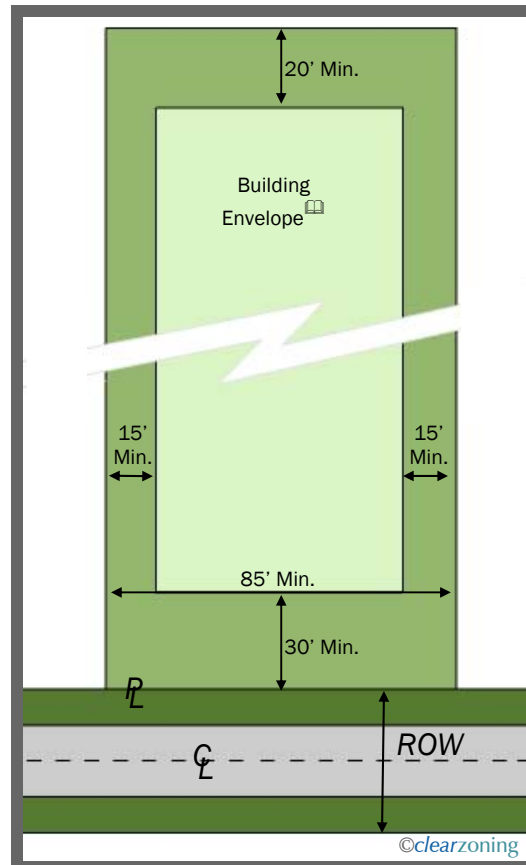
Parking Setbacks

- Minimum front yard setback: 20 ft
- Minimum rear yard setback: 20 ft
- Adjacent to residential district: 20 ft
- Elsewhere: 10 ft

Design Standards (Section 3.7.2)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



PO Professional Office

3.1.11

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

Summary: This district is intended to accommodate large office buildings, restricted retail, research and educational facilities which serve large numbers of people. A major purpose of this district is to provide attractive settings to create office campus environments visible from freeways or arterial roadways. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional offices of lawyers, engineers, architects, insurance and real estate agents, financial consultants and brokers, advertising firms, accounting and bookkeeping services, clerical and stenographic services, sales offices, other types of executive or administrative offices, and similar or allied professions
- ii. Professional offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, including ancillary outpatient services
- iii. Offices of non-profit professional, civic social, fraternal, political and religious organizations
- iv. Business services[☒]
- v. Computer services and data processing centers[☒]
- vi. Research, vocational and technical training facilities, not including vocational automobile repair facilities
- vii. **Banks, credit unions, savings and loans and similar financial institutions with up to three (3) drive-through teller windows, including any automatic teller drive-through lanes** § 4.19
- viii. **Day care centers**[☒] § 4.29
- ix. **Funeral homes and mortuary establishments** § 4.35
- x. **Limited commercial and personal service uses** [☒] § 4.44
- xi. **Essential services** [☒]
- xii. Community facilities I[☒]
- xiii. Community facilities II[☒]
- xiv. Places of worship[☒]
- xv. **Accessory caretaker's quarters** § 4.3.4
- xvi. Public or private parks and open space
- xvii. **Wind energy conversion system, private (100 feet tall or less)** § 4.76

C. SPECIAL LAND USES

- i. **Accessory use or storage of hazardous materials** § 4.4
- ii. **Banks, credit unions, savings and loan associations, and similar financial establishments with more than three (3) drive through teller lanes or any teller windows or 24 hour teller machines not attached to the principal building** § 4.19
- iii. **Colleges, universities and institutions of higher education** § 4.62
- iv. **Essential service buildings** § 4.30.2
- v. Corporate owned and operated fitness centers not open to the general public
- vi. **Restaurant standard or carry-out** [☒] § 4.60
- vii. Retail office supplies
- viii. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this zoning ordinance** § 4.65
- ix. **Accessory uses** § 4.2,[☒] **buildings and structures** § 5.2[☒] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- x. **Specialized housing**[☒] § 4.38.3
- xi. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area: 1 acre
 Minimum lot width: 85 ft

Lot Coverage

Maximum building coverage: 35%
 Maximum impervious surface coverage: 60%

Setbacks

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 30 ft
 Minimum side yard setback: 20 ft

Building Height

Maximum building height: 40 feet

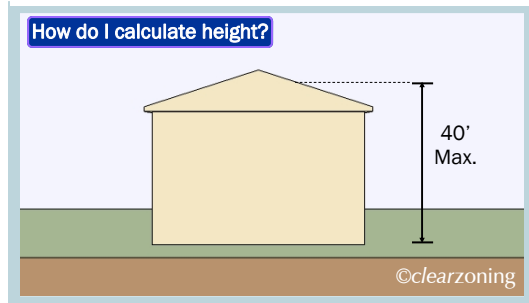
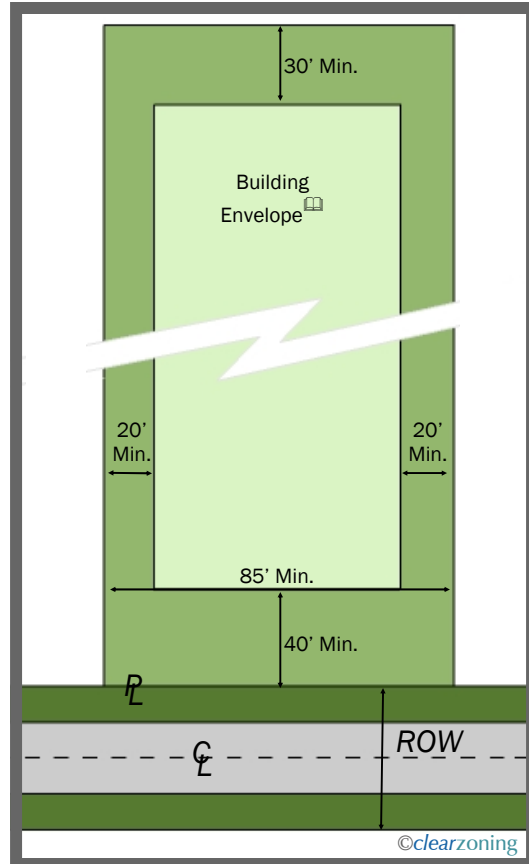
Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Adjacent to residential district: 20 ft
 Elsewhere: 10 ft

Design Standards (Section 3.7.3)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.
 * Assumes adjacent to residential.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3.1.12

HCD Health Care District

A. INTENT

Summary: This district is established to accommodate and direct the development of hospitals to serve as the nucleus of a health care campus. **For full intent, see Section 3.2.** For uses listed in **bold blue** below, refer to Article 4 for use standards.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. General hospitals
- ii. Medical clinics[☐]
- iii. Professional offices intended primarily for health care related professions or activities or hospital support services, and offices for non-profit organizations
- iv. Diagnostic or medical laboratories
- v. Educational facilities for the training of interns, nurses and allied health care personnel
- vi. **Specialized housing** § 4.38.4
- vii. Foster family home[☐]
- viii. Foster family group home[☐]
- ix. **Day care centers**[☐] § 4.29
- x. Family day care home[☐]
- xi. Adult foster care family home[☐]
- xii. Accessory Conference facilities
- xiii. Ambulance service and maintenance facilities
- xiv. Multiple family housing for use by physicians, interns, nurses, allied health personnel and their families
- xv. **Parking decks** § 4.51
- xvi. **Specialized lodging facilities** § 4.38.5
- xvii. Private recreational facilities (indoor and outdoor) provided such facilities are for employees and patients and are not available to the public.
- xviii. Health clubs and fitness centers
- xix. Places of worship[☐]
- xx. **Essential services**[☐] § 4.30
- xxi. **Essential service buildings** § 4.30.2
- xxii. Community facilities I and II[☐]
- xxiii. Public or private parks and open space
- xxiv. **Limited commercial and personal service uses**[☐] § 4.44
- xxv. Accessory transit facilities such as bus stops, taxi stands, transit collection points and shelters
- xxvi. Accessory mobile medical technology unit

B. PRINCIPAL PERMITTED USES (Continued)

- xxvii. **Accessory uses** § 4.1 & § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses, including on-site utility substations such as heating and cooling plants, laundry, service buildings, materials for maintenance, emergency generators and related electro-mechanical systems
- xxviii. **Accessory caretaker's quarters** § 4.3.5
- xxix. **Wind energy conversion system, private**[☐] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Child caring institutions**[☐] § 4.24
- ii. **Free standing banks, credit unions, savings and loans and similar institutions with up to three (3) drive-through teller windows and/or automatic teller windows; and stand alone automatic bank teller machines** § 4.19
- iii. Retail and wholesale sales, distribution, storage, repair and service of durable medical equipment; and storage of medical, dental and surgical supplies (exclusive of home oxygen service)
- iv. **Helipads, heliports, and helistops** § 4.12
- v. Medical research facilities related to the hospitals or permitted educational activities.
- vi. **Psychiatric hospitals**[☐] § 4.54
- vii. **Substance abuse centers**[☐] § 4.54
- viii. **Accessory incinerator used only for waste generated on the site and which meets all local, state and federal regulations.** § 4.39
- ix. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this zoning ordinance** § 4.65
- x. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xi. **Wind energy conversion system, private**[☐] (more than 100 feet tall) § 4.76



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 100 acres
 Minimum lot width[Ⓜ]: 500 ft of frontage must be along arterial roadway

Lot Coverage[Ⓜ]

Maximum building coverage: 35%
 Maximum impervious surface coverage: 70%

Setbacks[Ⓜ]

One and two story buildings: 50 ft (all sides)
 If side is adjacent to residential: 100 ft
Plus
 One additional foot of setback for each foot of building height over 25 ft.

Building Height[Ⓜ]

Maximum building height for hospitals, hotels or senior living facilities: 110 ft
 Maximum building height for all other uses: 60 ft

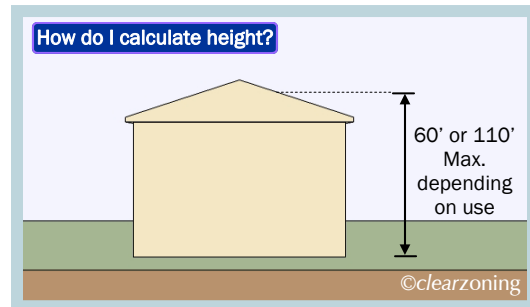
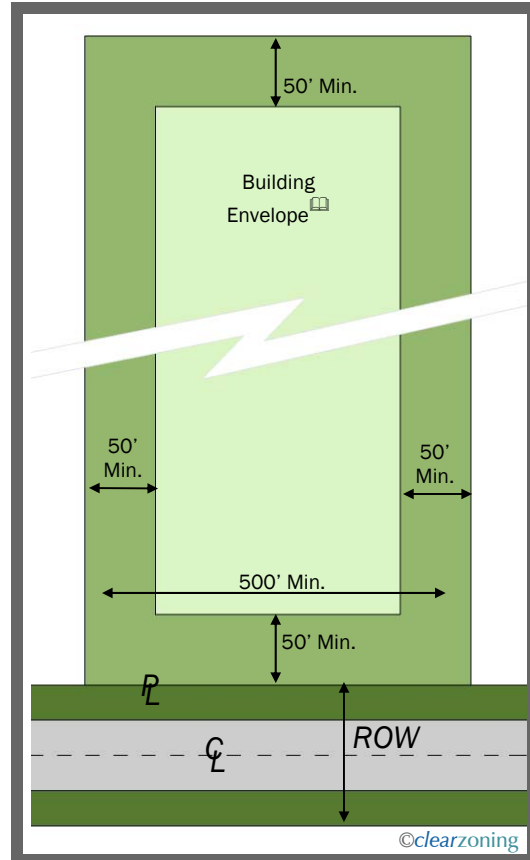
Parking Setbacks

Minimum for all yards: 20 ft

Design Standards (Section 3.7.4)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3.1.13

NC Neighborhood Commercial

A. INTENT

Summary: This district is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods, in accordance with the Township Master Plan. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional and medical offices
- ii. Medical clinics [☐]
- iii. Retail establishments or retail centers up to twenty thousand (20,000) square feet
- iv. **Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows, including any automatic teller drive-through lanes** § 4.19
- v. Personal service establishments [☐]
- vi. Restaurants standard with a maximum seating capacity or patron occupancy of one hundred (100) persons
- vii. Business services [☐]
- viii. Computer services and data processing centers [☐]
- ix. Rental and sales of videos, compact discs, records and similar items
- x. Any service establishment of an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct
- xi. **Day care centers** [☐] § 4.29
- xii. Community facilities I [☐]
- xiii. Community Facilities II [☐]
- xiv. Places of worship [☐]
- xv. Public or private parks and open space
- xvi. **Essential services** [☐] § 4.30
- xvii. **Accessory uses** § 4.2 [☐], **buildings and structures** § 5.2 [☐] customarily incidental to any of the above permitted uses § 4.1
- xviii. **Accessory caretaker's quarters** § 4.3.5
- xix. **Wind energy conversion system, private (100 feet tall or less)** § 4.76

C. SPECIAL LAND USES

- i. **Accessory use or storage of hazardous materials** § 4.4
- ii. **Retail establishments or shopping centers up to sixty thousand (60,000) square feet** § 4.64
- iii. **Automobile convenience/gasoline station** § 4.15
- iv. **Automobile maintenance/service establishments** § 4.16
- v. **Outdoor café/ eating areas** § 4.60.3
- vi. **Restaurants with drive-in, drive through, and restaurants serving alcoholic beverages** § 4.60.2
- vii. **Restaurants with a maximum seating capacity over 100 persons** § 4.60.4
- viii. **Recreation:** Commercial fitness centers and dance studios § 4.57
- ix. **Accessory outdoor display** [☐] § 4.6
- x. **Lawn and garden centers, nurseries and greenhouses** § 4.43
- xi. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xii. **Veterinary clinics** [☐] § 4.72
- xiii. **Veterinary hospitals** [☐] § 4.73
- xiv. **Accessory uses** § 4.2, [☐] **buildings and structures** § 5.2 [☐] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xv. Tanning salons
- xvi. **Wind energy conversion system, private (more than 100 feet tall)** § 4.76



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 23,280 sq ft (½ acre)
 Minimum lot width[Ⓜ]: 85 ft

Lot Coverage[Ⓜ]

Maximum lot coverage: Governed by setbacks

Setbacks[Ⓜ]

Minimum front yard setback: 30 ft
 Minimum rear yard setback: 20 ft; 50 ft if adjacent to a residential district
 Minimum side yard setback: 10 ft

Building Height[Ⓜ]

Maximum building height: 20 feet or 1 story, whichever is less

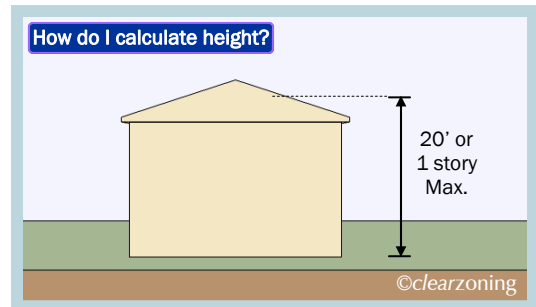
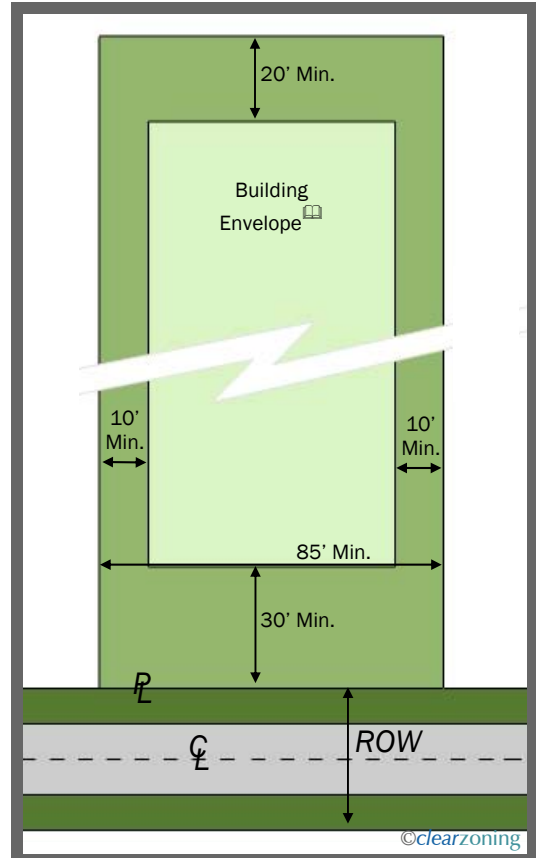
Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Adjacent to residential district (all yards): 20 ft
 Elsewhere: 10 ft

Design Standards (Section 3.7.5)

NOTES

- For additions to the above requirements, refer to **3.6.2 Notes to District Standards: A, C, D, E, F, G, H, I, J, K, L, O, Q, R, S, T, U and Y**
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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A. INTENT

Summary: This district is established to accommodate those retail businesses and services which are intended to serve the requirements of the Grand Blanc Community and bypass traffic through the area. **For full intent, see Section 3.2.**

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. All uses listed as Principal Uses Permitted in the Office Service, Professional Office, and the Neighborhood Commercial Districts.
- ii. Retail establishments and wholesale or retail centers up to sixty thousand (60,000) square feet
- iii. Restaurants, standard[☐]
- iv. **Pet stores and grooming businesses** § 4.52
- v. Radio and television studios
- vi. Hotels and motels
- vii. **Bed and breakfast inns**[☐] § 4.20
- viii. **Funeral homes and mortuary establishments** § 4.35
- ix. Newspaper offices and accessory printing/distribution
- x. **Accessory uses** § 4.1 & § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses
- xi. **Accessory caretaker's quarters** § 4.3.5
- xii. **Wind energy conversion system, private**[☐] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Accessory use and storage of hazardous materials** § 4.4
- ii. Accessory propane sales
- iii. **Adult regulated uses** § 4.11
- iv. **Auto convenience/gasoline stations with accessory autowash or minor vehicle maintenance** § 4.15
- v. **Automobile maintenance/service establishments and automobile repair malls (minor maintenance and repair)** § 4.16
- vi. **Automobile sales (new)** § 4.17.1
- vii. **Automobile sales (used)** § 4.17.2
- viii. **Automobile washes** § 4.18
- ix. **Banks, savings and loan, credit unions and similar financial institutions with more than three (3) of the following in any combination: drive through teller window or automatic teller windows or stand alone automatic teller structures** § 4.19
- x. Banquet halls, assembly halls, fraternal halls, dance halls, private clubs or fraternal organizations, lodge halls or similar places of assembly

C. SPECIAL LAND USES (Continued)

- xi. Bus passenger stations
- xii. **Commercial kennels**[☐] § 4.41
- xiii. **Accessory outdoor display**[☐] § 4.6
- xiv. **Commercial assembly and entertainment**[☐] § 4.25
- xv. **Golf driving ranges** § 4.57.4
- xvi. **Essential service storage yards**[☐] § 4.30
- xvii. **Lawn and garden centers**[☐], **nurseries**[☐] and **greenhouses** § 4.43
- xviii. Leasing and rental of recreational, landscaping, or moving equipment, including, but not limited to boats, canoes, jet skis, tillers, trucks, vans, and trailers
- xix. **Mini-storage warehouses** § 4.47
- xx. **Theaters (indoor), cinemas, concert halls, and playhouses** § 4.71
- xxi. **Recreation:** indoor and outdoor commercial recreation § 4.57
- xxii. **Restaurant, bar or tavern with live entertainment or dancing** § 4.60.1
- xxiii. **Restaurant with drive-in or drive-through service** § 4.60.2
- xxiv. **Shopping centers and other stores of over 60,000 square feet of gross floor area** § 4.64
- xxv. **Veterinary clinics**[☐] § 4.72
- xxvi. **Veterinary hospitals**[☐] § 4.73
- xxvii. **Video arcades and billiard (pool) halls** § 4.74
- xxviii. **Outdoor Sales**[☐]
- xxix. **Accessory uses** § 4.2,[☐] **buildings and structures** § 5.2[☐] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xxx. **Uses of the same nature or class as uses listed in this district as either a Principal Use or Special Land Use in this district, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xxxi. Special Land Uses in the Office Service (OS), Professional Office (PO), and Neighborhood Commercial (NC) zoning districts that are not listed as permitted uses in this district
- xxxii. **Wind energy conversion system, private**[☐] (**more than 100 feet tall**) § 4.76
- xxxiii. Public, Parochial, and other Private Elementary, Middle and High Schools



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: None specified
 Minimum lot width[Ⓜ]: 100 ft

Lot Coverage[Ⓜ]

Maximum building coverage: 35%
 Maximum impervious surface coverage: 75%

Setbacks[Ⓜ]

Minimum front yard setback: 30 ft
 Minimum rear yard setback: 20 ft; 50 ft if adjacent to a residential district
 Minimum side yard setback: 10 ft

Building Height[Ⓜ]

Maximum building height: 30 feet or 2 stories, whichever is less

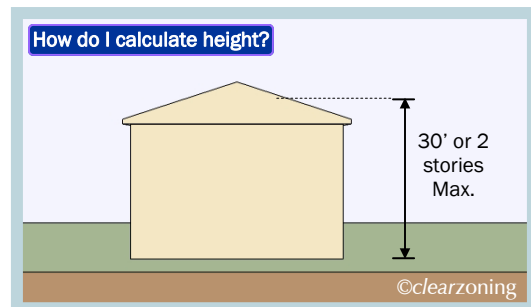
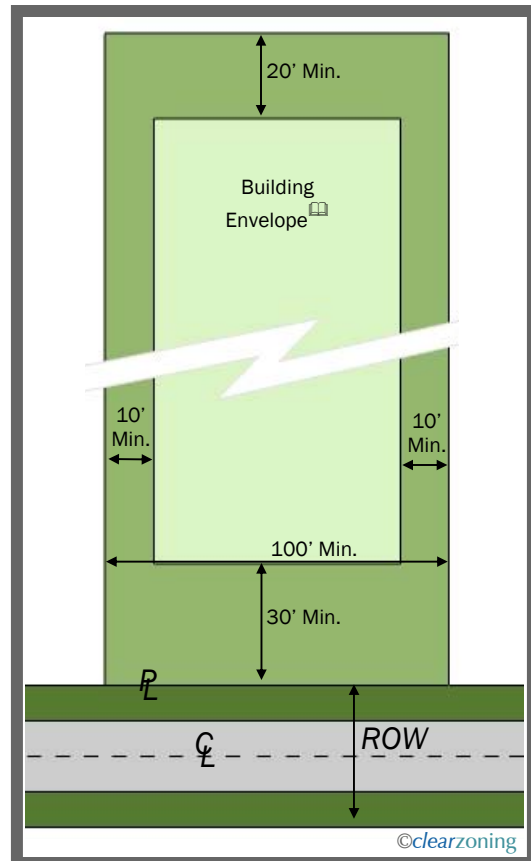
Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Adjacent to residential district (all yards): 20 ft
 Elsewhere: 10 ft

Design Standards (Section 3.7.5)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, I, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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A. INTENT

Summary: This district is intended to provide for a community of research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings. [For full intent, see Section 3.2.](#)

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development
- ii. Experimental, film or testing laboratories
- iii. Vocational schools and other types of technical training facilities
- iv. Computer services and data processing centers[☐]
- v. Professional office buildings for corporate, administrative, professional, accounting, writing, clerical, stenographic, drafting, reproduction, sales and similar types of offices
- vi. Medical offices and research facilities including auxiliary or accessory laboratories
- vii. Medical clinic[☐]
- viii. **Banks, credit unions, savings and loan associations, investment companies, brokerage firms and similar financial institutions, including automatic teller machines as a principal or accessory use, with up to two (2) drive through windows or tellers (including any exterior automatic tellers)** § 4.19
- ix. Manufacture or assembly of electrical appliances, electronic instruments or devices and audio-visual equipment when fully enclosed
- x. Community Facilities I and II[☐]
- xi. Places of Worship[☐]
- xii. **Essential services** [☐] § 4.30
- xiii. **Essential service buildings** § 4.30.2
- xiv. **Accessory caretaker's quarters** § 4.3.5
- xv. Public or private parks and open space
- xvi. **Accessory uses** § 4.1 & § 4.2, [☐] **buildings and structures** § 5.2 [☐] customarily incidental to any above permitted uses, as defined in Article 2, Definitions and meeting the standards described in Article 3, General Provisions
- xvii. **Wind energy conversion system, private**[☐] **(100 feet tall or less)** § 4.76

C. SPECIAL LAND USES

- i. **The manufacture, compounding, processing, assembling, treatment or packaging of articles or merchandise from previously prepared materials** [☐] § 4.46
- ii. **Essential service storage yards** § 4.30.3
- iii. **Accessory storage of hazardous materials** § 4.4
- iv. **Accessory manufacturing operations** § 4.5
- v. **Limited commercial and personal service uses** [☐]
- vi. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- vii. **Accessory uses** § 4.2, [☐] **buildings and structures** § 5.2 [☐] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- viii. **Wind energy conversion system, private**[☐] **(more than 100 feet tall)** § 4.76



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 1 acre
 Minimum lot width[Ⓜ]: 200 ft

Lot Coverage[Ⓜ]

Maximum building coverage: 20%
 Maximum impervious surface coverage: 60%

Setbacks[Ⓜ]

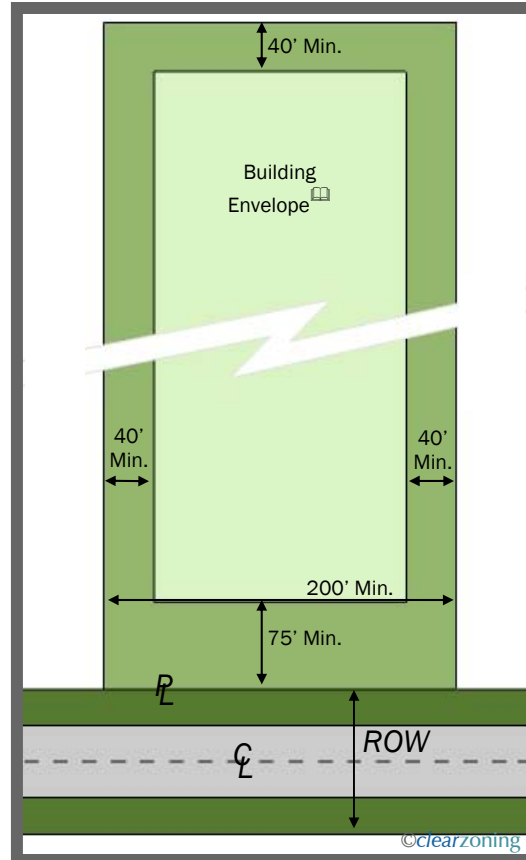
Minimum front yard setback: 75ft
 Minimum rear and side yard setbacks: 40 ft; 50 ft or distance equal to the height of the building (whichever is greater) when abutting a residential district

Building Height[Ⓜ]

Maximum building height: 30 ft or 2½ stories whichever is less

Parking Setbacks

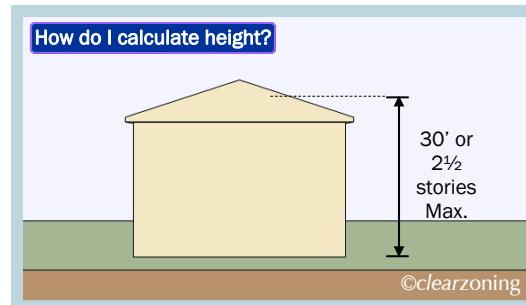
Minimum setback (all yards): 25 ft; 40 ft if adjacent to a residential district



Design Standards (Section 3.7.7)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- [Planned Unit Development Overlay Option](#) § 3.1.19

5. Site Standards

- [Landscaping](#) § 5.10
- [Parking](#) § 5.15
- [Loading / Unloading](#) § 5.15
- [Access Management](#) § 5.1
- [Lighting](#) § 5.20
- [Signs](#) § 5.19
- [Floodplain Development](#) § 5.9
- [Private Road Standards](#) § 5.17

6. Development Procedures

- [Site Plan Review](#) § 6.2
- [Special Land Use Review](#) § 6.3

7. Administration and Enforcement

- [Non-Conforming Uses](#) § 7.2
- [Zoning Board of Appeals](#) § 7.4

Other Ordinances

- [Tree Protection Ordinance](#)

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3.1.16

I-1 Light Industrial

A. INTENT

Summary: The district is designed so as to primarily accommodate industrial parks wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Any use listed as a Principal Use Permitted in the Research and Development District
- ii. **Any of the following manufacturing, compounding, or processing uses:** § 4.46
 - a. Warehousing and wholesale establishments.
 - b. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, pottery, ceramics, hardware and cutlery, tools, dies, gauge and machine shops.
 - c. Packaging plants.
 - d. The manufacturing, fabricating, processing, packaging, assembling, or treatment of products indoors from previously prepared materials[□].
 - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 - f. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - g. All public utilities, including buildings and electric power stations necessary structures, storage yards and other related uses.
- iii. **Major auto engine and body repair, and undercoating shops** § 4.16
- iv. **Business Services**[□]
- v. **Commercial greenhouses with accessory sales** § 4.26
- vi. Accessory health clubs /fitness centers within the building or within one quarter (1/4) mile of the industrial building.
- vii. Lumber yards and enclosed planing mills
- viii. Metal plating, buffing and polishing subject to measures to control the type of process to prevent noxious results and or nuisances
- ix. **Mini-storage warehouses** § 4.47
- x. **Essential service storage yards** § 4.30.3
- xi. Print shops and book publishing
- xii. Radio and Television studios
- xiii. Railroad transfer and storage tracks, railroad rights-of-way and freight terminals
- xiv. **Storage facilities for building materials, sand, gravel, stone, lumber, contractor yards** § 4.68
- xv. **Accessory caretaker's quarters** § 4.3.5
- xvi. **Accessory uses** § 4.1 & § 4.2, [□] **buildings and structures** § 5.2 [□] customarily incidental to any above permitted uses
- xvii. **Wind energy conversion system, private**[□] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Accessory use and storage of hazardous materials** § 4.4
- ii. **Accessory incinerators** § 4.39
- iii. **Accessory restaurants and similar establishments** § 4.60.5
- iv. **Airports, helistops and related uses** § 4.12
- v. Automobile sales (new)
- vi. Breweries, distilleries and bottling plants
- vii. **Central dry cleaning plants or laundries** § 4.23
- viii. **Day care center**[□] § 4.29
- ix. **Outdoor sales**[□] § 4.48
- x. **Compost center** § 4.27
- xi. Crematoria
- xii. Electric power stations and heating plants
- xiii. **Extractive uses, such as sand and gravel mining, and other similar excavation processes** § 4.32
- xiv. Food processing including canning, meats, etc.
- xv. Freezer locker plants and cold storage
- xvi. **Recreation:** Indoor recreation center[□] (skating, bowling, arcades) § 4.57
- xvii. **Outdoor Theaters** § 4.49
- xviii. Plastics manufacturing, molding and extrusion
- xix. **Recycling center**[□] § 4.59
- xx. Retail uses which have an industrial character [□]
- xxi. **Radio and television towers** § 4.55
- xxii. Truck terminal
- xxiii. Urgent care, medical care centers, clinics
- xxiv. **Wireless Communication Facilities** § 4.75
- xxv. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xxvi. **Accessory uses** § 4.2, [□] **buildings and structures** § 5.2 [□] customarily incidental to any above permitted uses, as defined in Article 3, General Provisions, is permitted with the Special Land Use approval
- xxvii. **Wind energy conversion system, private**[□] (more than 100 feet tall) § 4.76
- xxviii. **Commercial kennels** § 4.41



I-1 Light Industrial

3.1.16

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 1 acre
 Minimum lot width[☐]: 100 ft of frontage

Lot Coverage[☐]

Maximum lot coverage: Governed by setbacks and minimum landscaping standards

Setbacks[☐]

Minimum front yard setback: 40 ft
 Minimum rear and side Yard setbacks: 20 ft; 50 ft or equal to the height of the building (whichever is greater) when abutting a residential district

Building Height[☐]

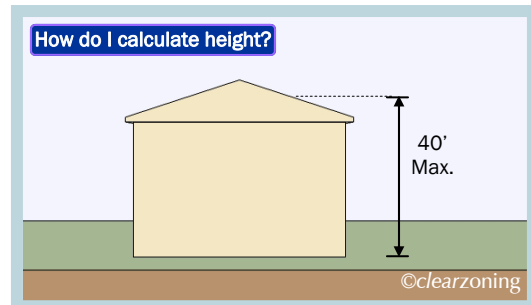
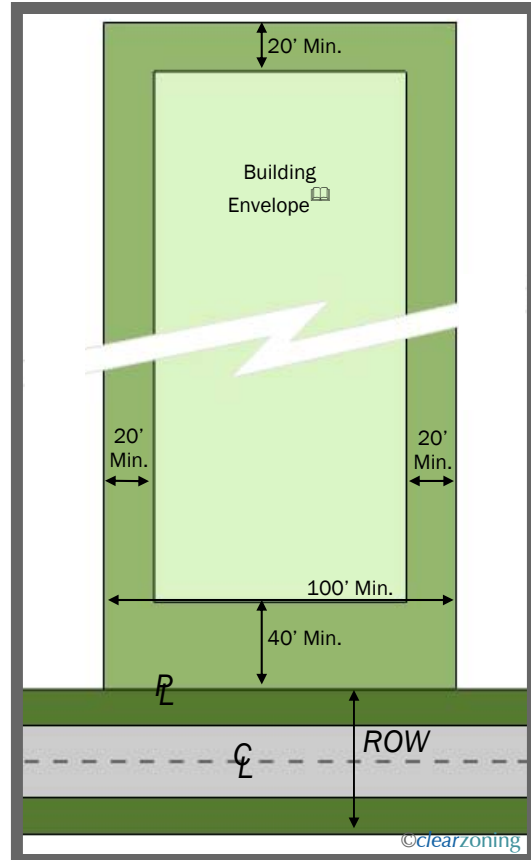
Maximum building height: 40 ft

Parking Setbacks

Minimum setback (all yards): 20 ft; 40 ft if adjacent to a residential district

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3.1.17

I-2 General Industrial

A. INTENT

Summary: This district is designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. All uses listed as a Principal Uses Permitted in the Research and Development and the Light Industrial Districts.
- ii. Heating and electric power generating plants.
- iii. **Accessory uses** § 4.1 & § 4.2, **buildings and structures** § 5.2 [☐] customarily incidental to any above permitted uses, as defined in Article 3, General Provisions, is permitted with the Special Land Use approval
- iv. **Wind energy conversion system, private** [☐] **(100 feet tall or less)** § 4.76

C. SPECIAL LAND USES

- i. Special land uses in the Research and Development (RD) and Light Industrial (I-1) zoning districts that are not listed as permitted uses in this district.
- ii. **Any of the following production or manufacturing uses:** § 4.46
 - a. Incineration of garbage or refuse (see use standards for requirements)
 - b. Blast furnace, steel furnace, blooming or rolling mill.
 - c. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris.
 - d. Petroleum or other inflammable liquids, production, refining or storage.
 - e. Manufacturing and assembly; stamping including processing of raw materials into finished products.
 - f. Bottling and packaging plants.
- iii. **Asphalt or concrete plants** § 4.13
- iv. Bus passenger stations
- v. Foundries
- vi. **Landfills** § 4.42
- vii. **Salvage yards** [☐] § 4.61
- viii. Smelting of copper, iron or zinc ore
- ix. Stock yards, slaughter houses
- x. Tire vulcanizing and recapping plants
- xi. **Accessory incinerators** § 4.39
- xii. Accessory propane sales
- xiii. **Accessory above ground fuel storage** § 4.1
- xiv. **Accessory use or storage of hazardous materials** § 4.4
- xv. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xvi. **Accessory uses** § 4.2, **buildings and structures** § 5.2 [☐] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xvii. **Wind energy conversion system, private** [☐] **(more than 100 feet tall)** § 4.76



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 2 acres
 Minimum lot width[☐]: 100 ft of frontage

Lot Coverage[☐]

Maximum lot coverage: Governed by setbacks and minimum landscaping standards

Setbacks[☐]

Minimum front yard setback: 60 ft
 Minimum rear and side Yard setbacks: 30 ft; 50 ft or equal to the height of the building (whichever is greater) when abutting a residential district

Building Height[☐]

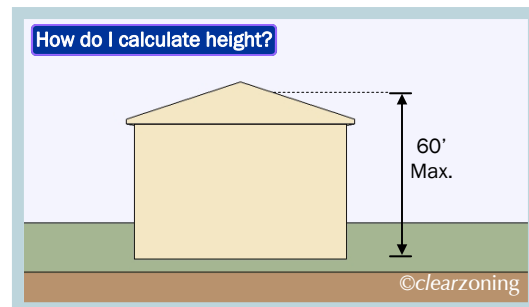
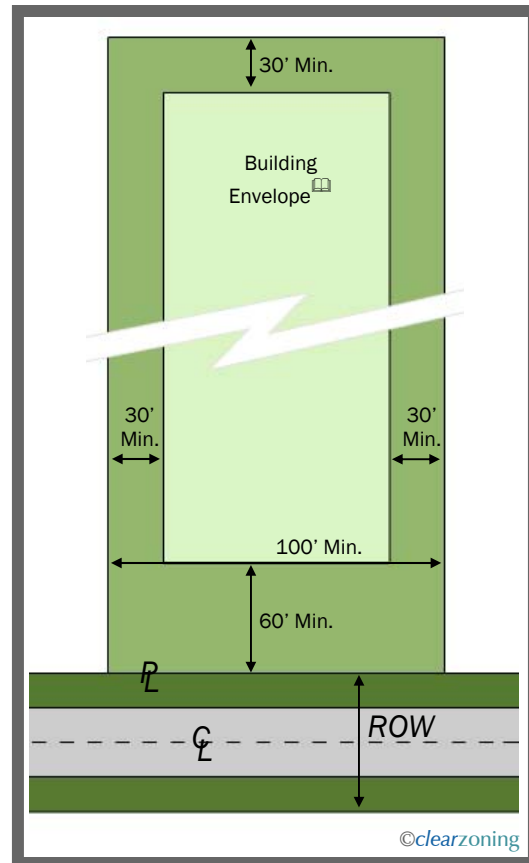
Maximum building height: 60 ft

Parking Setbacks

Minimum setback (all yards): 20 ft; 40 ft if adjacent to a residential district

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y](#)
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3.1.18

P-1 Parking

A. INTENT

Summary: This district is intended for areas solely used for off-street parking of private passenger vehicles as a use incidental to a principal use. **For full intent, see Section 3.2.**

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Premises in such districts shall be used only for an off-street vehicular parking area, and shall be developed and maintained subject to such regulations provided in Section 3.7.6.
- ii. **Wind energy conversion system, private** [ⓘ]
(100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Wind energy conversion system, private** [ⓘ]
(more than 100 feet tall) § 4.76



P-1 Parking

3.1.18

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[□] None specified
 Minimum lot width[□]: None specified

Lot Coverage[□]

Maximum lot coverage: 60%

Setbacks[□]

Minimum front yard setback: 20 ft
 Minimum rear and side Yard setbacks: 10 ft; 20 ft when adjacent to a residential district

Building Height[□]

Maximum building height: 14 ft
 (Buildings only for storage, Carports, or garages)

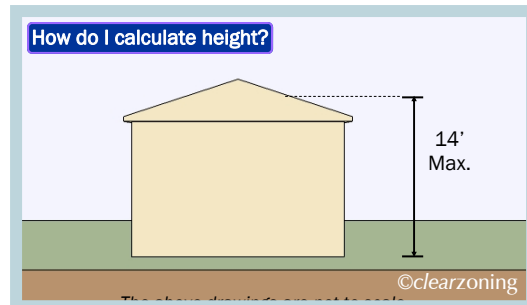
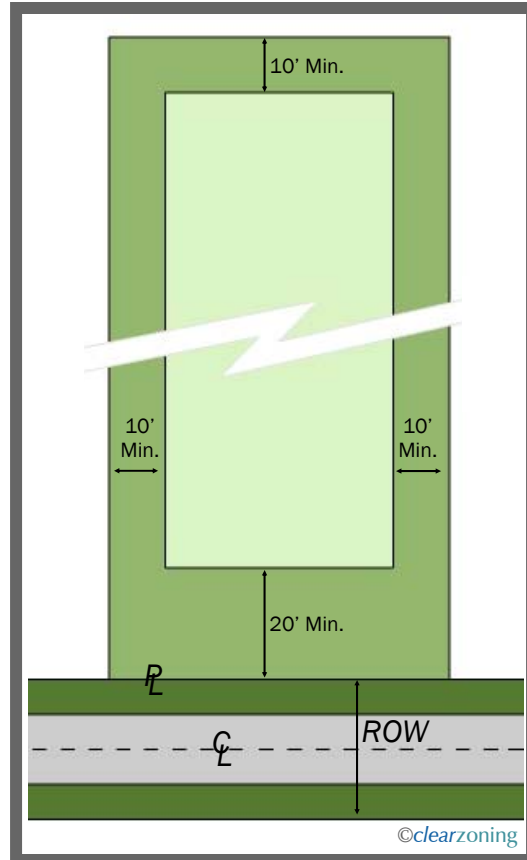
Parking Setbacks

Minimum setback (all yards): 20 ft

Design Standards (Section 3.7.6)

NOTES

- For additions to the above requirements, refer to [3.6.2 Notes to District Standards: A, C, D, E, F, H, J, K, O, Q, S, T, U and Y](#)
- See *Suggested References* below for applicability



*Assumes adjacent to residential district

SUGGESTED REFERENCES

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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3.1.19

PUD Planned Unit Development Overlay

A. INTENT

The purpose of this Section is to permit coordinated development on appropriate sites with unique conditions such as, but not limited to: significant natural features the property owner and Township wish to preserve; land that exhibits development constraints; or the opportunity to mix compatible uses or residential types, or cluster residential units to preserve common open space and natural features. PUD can also be a tool to allow the creative development of land to promote economic development in accordance with the Township Master Plan.

The PUD overlay standards are provided as a design option to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety in design, layout, and type of structures constructed; to preserve significant natural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide adequate housing and employment; to encourage development of recreational amenities; ensure compatibility of design between neighboring properties; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the site or its surrounding areas.

The PUD overlay standards shall not be used as a technique to circumvent the intent of the Zoning Ordinance or to avoid imposition of specific Zoning Ordinance standards. Modifications and departures from generally applicable requirements or the underlying zoning code may be made to provide the applicant and Township with flexibility in design on the basis of the total PUD plan approved by the Township.

B. QUALIFYING CONDITIONS

Planned unit developments may be allowed as an overlay of any zoning classification upon determination that all of the following criteria are met:

- i. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.
- ii. The site size is a minimum of five (5) acres of contiguous land. A smaller area of property contiguous to an approved PUD may be reviewed for addition to that PUD under the major amendment provisions of this chapter.

- iii. If a commercial component is part of a residential development proposed on residentially-zoned property, excluding accessory retail as discussed under Section 3.1.19.C.ii.a, then the minimum site size shall be forty (40) acres.
- iv. The site may have significant natural or historic features which will be preserved through development under the PUD overlay standards, as determined by the Township Board, following review and recommendation by the Planning Commission; or the PUD will provide a complementary mixture of uses, a variety of housing types or a design that preserves common open space, not possible under the requirements of the underlying zoning district.
- v. The planned unit development will result in a Recognizable and Substantial Benefit to the ultimate users of the project and to the community, as demonstrated by the applicant, where such benefit would otherwise be unfeasible or unlikely to be achieved.
- vi. In relation to development permitted by the underlying zoning, the proposed type and density of use(s) shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities unless the Applicant proposes to construct adequate public improvements to mitigate the impact of additional demand on public facilities. In addition, the PUD shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants.
- vii. In relation to development permitted by the underlying zoning, the proposed development shall not result in an unreasonable negative impact upon surrounding properties.
- viii. For a PUD with a mixture of uses, the project shall be designed to achieve a synergistic relationship between the uses. The various uses shall be integrated with pedestrian and vehicular access systems and open spaces. For all PUD projects, site design elements should be developed in a consistent manner throughout the entire site (e.g. landscaping, signs, lighting, etc.).
- ix. The proposed development shall not have an adverse impact upon the Township's Master Plan and shall be consistent with the Master Plan's spirit and intent, as well as the spirit and intent of the Township's Zoning Ordinance.



PUD Planned Unit Development Overlay

C. PROJECT DESIGN STANDARDS

Any planned unit development shall comply with the following project design standards:

- i. **Location.** A planned unit development may be approved in any location in the Township, subject to qualifying conditions and standards for review and approval as provided for herein.
- ii. **Uses Permitted.** The flexibility of the PUD provides opportunities to develop projects with either a single type of land use or a variety of land uses combined to form a unified development based on the underlying zoning. The “predominant use” within any PUD project shall be those permitted by the underlying zoning. The Township Board, following review and a recommendation by the Planning Commission, shall determine “predominance of use” after taking into account the following considerations: amount of traffic generated; hours of operation or use; noise, odors, and overall impact on adjoining uses; land area allocated to each use; and, building area allocated to each use. Uses not permitted by the underlying zoning shall not be part of the first phase.
 - a. **Underlying zoning is residential.** Single-Family, Two-Family, Multiple-Family dwellings, other uses permitted in the underlying zoning district, and accessory uses customarily permitted in residential districts. For residential PUDs less than forty (40) acres, non-residential uses shall not be permitted except for the following: 1) limited retail and personal service uses for the exclusive use of the residents of the PUD may be permitted upon the Township Board finding, after review and recommendation by the Planning Commission, that the use is clearly accessory and that no advertising or marketing to patrons outside the PUD shall be permitted and 2) non-residential uses listed in the underlying residential district may be permitted upon review in the context of the PUD site and impact on the surrounding area. The applicant shall demonstrate to the satisfaction of the Township Board that this Section has been met. Residentially-zoned PUDs of forty (40) acres or more may be permitted to incorporate non-residential development dedicated to neighborhood office or neighborhood retail uses on up to five (5) percent of the developed acreage provided,

- however, that the total gross floor area devoted to retail and restaurant uses shall not exceed 30,000 square feet.
- b. **Underlying zoning is office or commercial.** The Township Board may permit residential, office and commercial uses, and other uses permitted in the underlying zoning district, upon finding that the organization of uses meets the intent and other PUD design standards.
- c. **Underlying zoning is research and development or industrial.** Underlying zoning is research and development or industrial. The Township Board may permit office, commercial, light industrial, and research and development uses, and other uses permitted in the underlying zoning district upon finding that the organization of uses meets the intent and other PUD design standards. Extended stay hotels and short term corporate housing facilities may also be permitted to serve office, research and industrial uses. Attached single family and/or multiple family residential uses may be permitted when comprehensively designed and integrated into a mixed use PUD that is predominantly non-residential in nature.
- d. **Underlying zoning contains multiple districts.** If the property includes a combination of underlying zoning districts the resulting development mix shall be based upon the acreage zoned for each district.
- e. Any PUD proposing a mixture of residential and non-residential uses may develop mixed-use buildings where residential is located above non-residential uses. This provision will be subject to approval by the Planning Commission subject to the adequacy of building, site, access, and parking design.
- iii. **Residential Density.** PUD density shall be regulated as follows:
 - a. **Underlying zoning is residential.** The number of dwelling units permitted shall be based on the underlying zoning district. The definition for density in Article 2 describes how to calculate maximum density. The Planning Commission may increase the overall density by up to twenty percent (20%) upon a determination that significant natural features would be

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PUD Overlay (Continued)

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preserved that would otherwise be lost if the site were developed under a more traditional subdivision plan, and that township services can accommodate the increased density. The applicant shall submit a conventional conceptual plan (parallel plan) that illustrates that the number of units the applicant is proposing in the PUD is consistent with the standards in this Ordinance. The Planning Commission and Township Board may also utilize appropriate criteria and guidelines to determine whether a density bonus should be allowed and the percentage of the density bonus.

- b. **Underlying zoning is nonresidential.** The density established by the Planning Commission and Township Board shall be consistent with the Master Plan and the standards in this Ordinance, based upon a determination that such density will not adversely affect water and sewer services, storm water drainage, road capacity, traffic, parks and recreation, fire and police services, schools, character of the area, and any planned public and private improvements in this area. The density for any proposed residential uses in a nonresidential district shall be determined by the Planning Commission and Township Board, but in no case shall residential density exceed the density permitted in Article 3 for High Density Residential for the area designated for residential or in the case of mixed-use (residential and non-residential) buildings for the portion of the site designed for mixed-use buildings.
- iv. **Buffering between uses.** The placement of PUD residential uses adjacent to single or multi-family residential districts sharing a common boundary is encouraged. At their discretion, the Planning Commission may specifically approve a non-residential or mixed-use structure located adjacent to a residential district. Parking, loading, and vehicular traffic ways, shall be separated and buffered from residential units within the PUD and other residential districts adjacent to the PUD project in a manner consistent with good site design and planning principles as specified in Section 5.15 and as otherwise determined by the Township, provided it is recognized that this provision may have limited application to multi-use buildings. When non-residential uses
 - v. **Open Space.** The PUD development shall incorporate fifteen (15) percent of the total site as open space for the sole benefit, use and enjoyment of present and future occupants of the PUD. Required open space areas shall be contiguous to the maximum extent practical. If natural features are present on the site, such open space must include those natural features. Required open space shall be permanently set aside through covenant, deed restriction, or similar legal instrument acceptable to the Township. If agreed to by the Township Board, the open space may be conveyed to the Township for the use of the general public. Such open space shall not include required yards or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, and structures. At least thirty (30) percent of the open space required by this Section shall be upland, non-wetland areas.
 - vi. **Natural Features.** The development shall be designed to promote preservation of natural resources and natural features, taking into consideration the local, state and national concern for the protection and preservation of natural resources and natural features. Design guidelines to be considered are as follows:
 - a. Wherever possible natural drainage shall be retained and improved if necessary.
 - b. Natural site amenities and sensitive environmental features shall be preserved to the maximum extent feasible.
 - c. The location of existing trees and unique vegetation should be considered in the selection of building location, utility placement, circulation patterns and paved areas.
 - d. Floodplain areas shall be preserved as permanent open space.
 - e. The natural topography of the site shall be considered in the design of the project. Major grade changes should be avoided and protective measures shall be taken to protect steep slopes and prevent unnecessary soil erosion.



PUD Overlay (Continued)

3.1.19

- vii. **Dimensional Standards.** The setbacks and other dimensional standards for various uses shall be based on the following:
- a. Single family residential uses shall comply with the yard (setback), height and minimum floor area regulations applicable to the R-3 district, provided that the zero lot line, average lot size or open space options may be utilized (see Sections 3.6.2Z or 3.6.2.AA) .
 - b. Multiple family uses shall comply with the regulations applicable to the Medium Density Multiple Family District, provided the High Density Multiple Family District regulations may be used where the underlying zoning is for High Density Multiple Family and, in the case of non-residentially zoned land, where the density proposed would only be permitted in a High Density Multiple Family District.
 - c. Office, commercial, industrial, and mixed uses shall comply with the zoning regulations for the least intensive zoning district which permits the use.
- viii. **Building Appearance Standards.** The PUD review process shall place significant emphasis on the quality of architecture design and exterior building materials. PUD projects shall demonstrate adherence to high standards of design. Building materials such as brick and stone are strongly encouraged. The use of materials such as standard (smooth faced) concrete masonry units (CMUs) or cinder block as an exterior building material is prohibited. Variations in roof-lines and articulation of walls and building elevations are strongly encouraged. When big box retail, large office buildings, large industrial buildings and similar structures are proposed, large blank walls without articulation shall not be permitted. Notwithstanding any other provisions in this ordinance, the Planning Director, the Planning Commission, the Site Plan Review Committee, and the Township Board will apply quality design standards on a case by case basis, whether or not such design standards are specifically enumerated in an ordinance, guideline or otherwise.
- ix. **Additional Considerations.** The Planning Commission and Township Board shall take into account the following considerations, as the same may be relevant to a particular project: perimeter setback and berming;

roadway, drainage and utility design; underground installation of utilities; insulating the pedestrian circulation system from vehicular thoroughfares and ways; connecting internal pedestrian circulation systems with external paths, whether existing or proposed; achievement of an integrated development with respect to signage, lighting, landscaping and building materials; and noise reduction and visual screening mechanisms, particularly in cases where nonresidential uses adjoin off-site residentially-zoned property.

Consistent with the PUD concept, and toward encouraging flexibility and creativity in development, departures from compliance with the standards provided for in this ordinance, may be granted at the discretion of the Township Board as part of the PUD approval process. Such departures may be authorized on the condition that there are features or planning mechanisms deemed adequate by the Township Board designed into the project for the purpose of achieving the objectives intended to be accomplished with respect to each of the regulations from which a departure is sought. In all events, however, the required perimeter setbacks adjacent to residential zoning outside the PUD boundaries may not be modified from those established within this Section. Any deviations from ordinance standards will require the Applicant to provide substitute safeguards for each regulation for which there is noncompliance, in whole or in part, in the development plan.

D. PUD APPLICATION AND REVIEW PROCESS

All PUD applications shall follow a three-step review process including Pre-application Conference, Conceptual PUD Site Plan review and approval, and Final PUD Site Plan review and approval. If a rezoning of the subject site is required, the applicant may seek a rezoning concurrent with and contingent upon the application for Conceptual PUD Site Plan approval. Prior to the preparation of the PUD application, the developer shall participate in a Pre-application Conference. After the Pre-application Conference, the applicant shall submit a formal request for PUD approval along with a Conceptual PUD Site Plan for review by the Planning Commission. The Conceptual PUD Site Plan and the adoption of the PUD Overlay zoning district shall require the approval of the Township Board after the Planning Commission public hearing and

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recommendation. The Final PUD Site Plan shall be reviewed and approved by the Township Board.

- i. **Pre-application Conference.** Prior to formal submission of an application for planned unit development approval, the applicant shall meet with the Supervisor, Planning Director, Building Official, Director of Public Works, Fire Chief, Police Chief, and other Township personnel and consultants as deemed appropriate. The purpose of such a conference is to provide information and guidance that will assist the applicant in preparation of the application and conceptual plan. No formal action shall be taken at a pre-application conference.

The applicant shall present at such a conference or conferences, at minimum, a sketch plan of the proposed planned unit development; a legal description of the property in question; the total number of acres in the project; a statement of the approximate number of residential units and the approximate regulations to be sought; the number of acres to be preserved as open or recreational space; and, the natural features to be preserved in general.

- ii. **Conceptual PUD Application.** The applicant shall prepare and submit to the Township a request for PUD approval with a Conceptual PUD Site Plan meeting the submittal requirements of Section 3.1.19.E and fifteen (15) copies of an Impact Assessment developed in accordance with Section 6.5. The Conceptual PUD Site Plan shall illustrate uses within each component, road layout, parking area and open space. A Traffic Impact Study conforming to Section 6.6 shall be submitted with the Conceptual PUD Site Plan application.

- iii. **Planning Commission Review and Public Hearing.** The Planning Commission shall review the Conceptual PUD Site Plan and the Impact Assessment. The Planning Commission shall set a date for a public hearing after the requirements of Section 3.1.19.D.ii have been met. Notice of the public hearing shall be given by one (1) publication in a newspaper of general circulation in the Township, and by mail or personal delivery to the owners of property for which approval is being considered, to all persons whom real property is assessed within 300 feet of the subject property, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or occupant is located within Grand Blanc Township. The notice shall be given not

less than fifteen (15) days before the public hearing date, in accordance with Section 103 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.). The notice shall specify that the Township is considering both an amendment to the Zoning Map (to add the PUD designation for the subject site) and the Conceptual PUD Site Plan. The notice shall also describe the nature of the request, indicate the property that is subject of the request including a listing of all existing street addresses within the subject property, state when and where the request will be considered, and indicate when and where written comments will be received concerning the request. The Planning Commission shall conduct the public hearing, and submit a written recommendation on the requested PUD overlay zoning to the Township Board based on the review standards of Section 3.1.19.F.

- iv. **Township Board Review.** The Township Board shall review the requested PUD overlay zoning and the Conceptual PUD Site Plan and either approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the Conceptual PUD Site Plan reflecting the conditions for approval by the Site Plan Review Committee or Planning Commission prior to submittal of a PUD Final Site Plan.
- v. **Final PUD Site Plan.** The Final PUD Site Plan shall first be submitted to the Planning Commission for review and recommendation. Township Board approval of the Conceptual PUD Site Plan shall confer upon the property owner the right to submit a final PUD site plan for the review and approval of the Township Board in accordance with Section 3.1.19.G for a period not to exceed two (2) years from date of approval. For individual phases of a PUD, Final Site Plans shall be approved by the Planning Commission. If application for Final PUD Site Plan approval is not requested within this time period, the approval shall expire and resubmittal of the Conceptual PUD application shall be required. The Township Board may extend the Conceptual PUD approval period up to an additional two (2) years, if requested in writing by the applicant prior to the expiration date.



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E. CONCEPTUAL REQUIREMENTS	PUD	SUBMITTAL
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The purpose of the conceptual PUD review is to provide a mechanism whereby the applicant can obtain approval of the proposed project in concept and then prepare a final site plan and engineering documents. Submittal requirements for the PUD conceptual site plan review are listed below.

- i. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
- ii. A completed application form, supplied by the Planning and Zoning Department, and an application fee. A separate escrow deposit may be required for administrative charges to review the PUD submittal.
- iii. Fifteen (15) copies of an Impact Assessment meeting the requirements of Section 6.5 and a Traffic Impact Study meeting the requirements of Section 6.6. Additional copies may be required for Township Board packets.
- iv. The Planning Commission, Township Board or the Planning Director may request that the applicant provide a market study demonstrating the market demand and feasibility of the proposed PUD project.
- v. Sheet size of submittal drawings shall be at least 24 inches by 36 inches, with graphics at an engineer's scale. The applicant shall also submit a set of plans on 11" X 17" sheets, with at least one sheet in color, highlighting landscaped and open space areas.
- vi. Cover Sheet providing:
 - a. The applicant's name;
 - b. The name of the development;
 - c. The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license or registration in the State of Michigan;
 - d. Date of preparation and any revisions;
 - e. North arrow;
 - f. Property lines and dimensions;
 - g. Complete and current legal description and size of property in acres;
 - h. Small location sketch of the subject site and area within one mile; and scale;
 - i. Existing zoning and current land use of applicant's property and all abutting

- properties and of properties across any public or private street from the PUD site;
- j. Lot lines and all structures on the property and within one-hundred (100) feet of the PUD property lines;
- k. Location of any access points on both sides of the street within three-hundred (300) feet of the PUD site along streets where access to the PUD is proposed.
- vii. A Plan Sheet(s) labeled Existing Site Conditions, including: the locations of existing buildings and structures; rights-of-way and easements; significant natural and historical features; existing drainage patterns (by arrow); surface water bodies and floodplain areas; wetlands over two acres in size; the limits of major stands of trees; and a tree survey indicating the locations, species and caliper of all trees with a caliper over eight (8) inches, measured four feet above grade. The detailed tree survey may be delayed until final site plan review, if approved by the Township Board, following review and a recommendation by the Planning Commission, if the applicant provides an outline of a tree preservation program. This sheet shall also illustrate existing topography of the entire site at two (2) foot contour intervals and a general description of grades within one hundred (100) feet of the site. A reduced copy of this sheet may be included in the Impact Assessment.
- viii. A Conceptual PUD Site Plan Sheet including:
 - a. Conceptual layout of proposed land use, acreage allotted to each use, residential density overall and by underlying zoning district (calculations shall be provided for both overall and buildable acreage as described in Section 3.6.2.Y).
 - b. If the Conceptual PUD plan includes a request for a residential density bonus, the applicant shall submit a parallel plan illustrating the number of units that could be developed on the site under a conventional development scenario. The parallel plan shall be based upon the underlying zoning and must demonstrate that the density proposed for the PUD is consistent with the standards of Section 3.1.19.C of this Ordinance. If a parallel plan is required, there shall be a separate review fee charged in addition to the PUD review fee to cover the Township's cost of

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reviewing the parallel plan. All fees shall be established by resolution of the Township Board.

- c. Building footprints, setbacks and spacing; lot sizes; structures, roadways, parking areas, drives, driveways, pedestrian paths, identification signs, and any existing structures to be removed.
- d. General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees over eight inches in caliper to be retained, and any woodlands that will be designated as “areas not to be disturbed” in development of the PUD.
- e. A preliminary layout of contemplated storm water drainage, detention pond location, water supply and wastewater disposal systems, any public or private easements, and a note of any utility lines to be removed.
- f. If all or part of the PUD project is expected to be a platted subdivision, the Conceptual PUD site plan shall also meet all the submittal requirements for a tentative preliminary plat, as described in the Township Subdivision Regulations.
- g. If a multi-phase Planned Unit Development is proposed, identification of the areas included in each phase and a demonstration that each phase shall meet the requirements of this Ordinance and the Township’s Subdivision Regulations. For residential uses, the number, type and density of housing by phase shall be identified.
- h. General list of anticipated deviations from applicable underlying Zoning Ordinance regulations that will be sought, and a concise statement indicating the approach proposed to ensure that any such deviations will achieve the objectives and intent of this Section.
- i. A written narrative describing the recognizable and substantial public benefit to be provided to the project and the community as a whole as part of the proposed PUD Development Plan.

F. STANDARDS FOR APPROVAL OF CONCEPTUAL PUD SITE PLAN

Based upon the standards below, the Planning Commission may recommend denial, approval, or approval with conditions, and the Township Board may deny, approve, or approve with conditions the proposed planned unit development. Upon the approval of the Conceptual PUD Site Plan and Development Agreement (see Section 3.1.19.K) by the Township Board, the property shall be designated as Planned Unit Development overlay zoning on the Official Zoning Map.

- i. The planned unit development meets the qualification and project design requirements.
- ii. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.
- iii. The conceptual plan will be able to meet the final site plan review standards for design, setbacks, and all applicable standards of this Zoning Ordinance unless deviations are specifically requested and approved.
- iv. If the PUD includes a platted subdivision, the conceptual plan will comply with the Township Subdivision Regulations and the requirements of the Genesee County Road Commission. The Conceptual PUD Site Plan may be considered a tentative preliminary plat for purposes of a concurrent review process or the applicant may submit the tentative preliminary plat at a later date, following approval of the Conceptual PUD Site Plan.
- v. The proposed development does not have an adverse impact upon the Township’s Master Plan and is consistent with the Master Plan’s spirit and intent, as well as the spirit and intent of the Township’s Zoning Ordinance.
- vi. Judicious effort has been used to protect and preserve significant natural and historical features, surface and underground water bodies and the integrity of the land.
- vii. Public water and sewer facilities are available or planned in accordance with the Township Water and Sewer Ordinance.
- viii. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site will be provided. Drives,



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streets, and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points.

- ix. The planned unit development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, as demonstrated by the applicant, where such benefit would otherwise be unfeasible or unlikely to be achieved.

G. FINAL PUD SITE PLAN SUBMITTAL PROCEDURES AND APPROVAL

- i. The purpose of the PUD final review is to consider the Final Site Plan and Impact Statement for the entire PUD that is consistent with the approved Conceptual PUD Site Plan. Upon receiving approval for the overall Conceptual PUD Site Plan the applicant may seek Final PUD Site Plan approval for the individual buildings or project components in phases, subject to consistency with a Township Board-approved Phasing Plan. Receipt of a building permit shall require signoff by the Township Planning Department and Building Department.
- ii. The final submittal shall include the materials required by Section 6.2, Site Plan Review, plus the following:
 - a. A copy of the approved Development Agreement recorded with the Genesee County Register of Deeds that describes the terms and conditions of the approval and the rights and obligations of each party. (See Section 3.1.19.K)
 - b. A separately delineated specification of all the deviations from this Ordinance, which would otherwise be applicable to the uses and development proposed in the absence of these planned unit development regulations (i.e. a specific list of requested deviations vs. standard requirements). The reasons and mechanisms to be utilized for the protection of the public health, safety and welfare in lieu of the regulations from which deviations are sought shall also be specified.
- iii. The applicant may submit a schematic site plan that illustrates general building footprints, parking lot areas, road alignments, open space and general landscaping for the overall project; with more detailed site plans meeting the

Township's final site plan standards for the first building or project phase. Each detailed site plan shall then be reviewed according to the procedures and standards of Section 6.2, Site Plan Review, or the Township Subdivision Regulations for any platted portion of the PUD.

The final PUD site plan shall be reviewed by the Township Board according to the procedures outlined in Section 6.2, Site Plan Review. The Final PUD Site Plan for individual phases shall be approved by the Planning Commission. The design and proposed uses shall be consistent with the approved conceptual plan. The Township Board may require an updated version of the impact assessment for an individual phase if the proposed use or layout has changed from the approved concept plan.

- iv. For any condominium section of a PUD, the applicant shall provide a copy of the Master Deed and Condominium Association Bylaws for approval by the Township Board. The condominium documents shall provide limits on use of common areas or open space accessory structures such as swimming pools, decks, playground equipment and buildings. A plan shall be provided indicating the limits of such accessory structures within a defined envelope.

H. SCHEDULE OF CONSTRUCTION

- i. To ensure that planned unit developments are constructed in an orderly manner and further, to ensure that the planned unit development approach is not used as a means of circumventing restrictions on the location or quantity of certain types of land use, non-residential structures and uses not otherwise permitted in an underlying residential district shall not be constructed until at least twenty-five (25) percent of the residential buildings have commenced construction. To qualify, residential structures must have valid building permits. For non-residentially zoned property, not more than twenty-five (25) percent of the site shall be developed for uses not otherwise permitted in the underlying district until an equal percentage of the site has been developed for permitted uses in the underlying district. For purposes of carrying out this provision, the percentage shall be approximations as determined by the Township Board, following review and a recommendation by the Planning Commission, based on the floor

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area and land area allocated to each use. Such percentages may be varied by the Township Board.

- ii. Final site plan approval of a PUD, PUD phase or a building within a PUD shall be effective for a period of three (3) years. Further submittals under the PUD procedures shall be accepted for review upon a showing of substantial progress in development of previously approved phases, or upon a showing of good cause for not having made such progress.
- iii. In the development of a PUD, the percentage of one-family dwelling units under construction, or lots sold, shall be at least in the same proportion to the percentage of multiple family dwelling units under construction at any one time, provided that this Section shall be applied only if one-family dwelling units comprise twenty-five percent (25%) or more of the total housing stock proposed for the PUD.

I. APPEALS AND VIOLATIONS

- i. The Zoning Board of Appeals shall have the authority to hear and decide appeal requests by individual property owners for dimensional, bulk, & height variances from the Grand Blanc Township Zoning Ordinance. However, the Zoning Board of Appeals shall not have the authority to reverse an order or decision of the Township Board, change conditions imposed by the Township Board or make interpretations related to the PUD site plan or Development Agreement.
- ii. A violation of the PUD plan shall be considered a violation of this Ordinance.

J. AMENDMENTS AND DEVIATIONS FROM APPROVED FINAL PUD SITE PLAN

- i. Deviations from the approved Final PUD Site Plan may occur only when an applicant or property owner who was granted Final PUD Site Plan approval notifies the Planning Director of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change. The result shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.
- ii. **Procedure:** Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Planning Director shall determine whether

the change is major, warranting review by the Township Board, or (minor), allowing administrative approval, as noted below.

- iii. **Minor changes:** The Planning Director may approve the proposed revision upon finding the change would not alter the basic design nor any condition imposed upon the original plan approval by the Township Board. The Planning Director shall inform the Planning Commission and Township Board of such approval in writing. The Planning Director shall consider the following when determining a change to be minor:
 - a. For residential buildings, the size of structures may be reduced; or increased by five percent (5%), provided the overall density of units does not increase and the minimum square footage requirements are met.
 - b. Gross floor area of non-residential buildings may be decreased or increased by up to five percent (5%) or 10,000 square feet, whichever is smaller.
 - c. Floor plans may be changed if consistent with the character of the use.
 - d. Horizontal and/or vertical elevations may be altered by up to five percent (5%).
 - e. Relocation of a building by up to five (5) feet, if consistent with required setbacks and other standards.
 - f. Designated "Areas not to be disturbed" may be increased.
 - g. Plantings approved in the Final PUD Landscaping Plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any trees to be preserved, which are lost during construction, may be replaced by at least two (2) trees of the same or similar species.
 - h. Improvements or slight relocation of site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
 - i. Changes of building materials to another of higher quality, as determined by the Planning Director.
 - j. Slight modification of sign placement or reduction of size.



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- k. Internal rearrangement of parking lot that does not affect the number of parking spaces or alter access locations or design.
- l. Changes required or requested by the Township, County or State for safety reasons.
- iv. **Major Changes:** Where the Planning Director determines the requested amendment to the approved Final PUD Site Plan is not minor, or if there is a request to expand the land area included within the PUD, submittal of an amended application for review and approval by the Township Board is required. If the Township Board determines that the proposed modifications to the Final PUD Site Plan significantly alter the intent of the Conceptual PUD Site Plan or significantly modify the on-site or off-site impacts of the Plan, a revised conceptual PUD Site Plan shall be submitted according to the procedures outlined in this Section, including a new public hearing and review and recommendation by the Planning Commission prior to Township Board action. If the PUD is being expanded in size, the previously submitted impact assessment and traffic study shall be updated to reflect new conditions and the expected impacts associated with the subject area.

K. DEVELOPMENT AGREEMENT

- i. Upon obtaining approval of a Conceptual PUD Site Plan, the applicant and Township Board shall enter into a Development Agreement that describes the terms and conditions of the approval and the rights and obligations of each party. The Development Agreement may be approved by the Township Board immediately following approval of the Conceptual PUD Site Plan or it may be placed on an subsequent agenda of the Township Board. The applicant shall reimburse the Township for all fees for Township legal counsel and consultant participation in the development agreement.
- ii. The approved Development Agreement shall be recorded with the Genesee County Register of Deeds.
- iii. In the event that the Conceptual PUD Site Plan requires a major amendment, the Development Agreement shall be amended to reflect the approved changes and recorded as provided in Section 3.1.19.K.ii above. Action to amend a Development Agreement requires approval by the Township Board.

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ROS Residential Open Space Development

A. INTENT

The purpose of the Residential Open Space Development Option is to maintain the rural, natural and scenic qualities of the Township. Toward this end, all residential open space developments shall be designed to promote the preservation and protection of natural features, significant wildlife habitats, sensitive environments and scenic vistas. The provisions set forth in this Section encourage innovative and livable residential neighborhoods through permanent preservation of open space.

Increasing suburban development of rural areas has produced a need for more environmentally sensitive and cost efficient residential development. The Residential Open Space Development Option meets this need as dwelling units are grouped or clustered onto part of the parcel so the remaining area can be permanently preserved as open space.

The intent of this Section is to offer an alternative to traditional residential developments and subdivisions that results in an enhanced living environment through the permanent preservation of open and rural landscapes through the use of planned unit development legislation, as authorized by Section 503 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) for the purpose of:

- i. Encouraging the use of land in accordance with the Township's character;
- ii. Providing more environmentally sensitive residential developments by assuring the permanent preservation of open space, woodlands, wetlands, natural topography and other natural resources;
- iii. Preserving the rural landscape and protecting environmentally sensitive lands from the disruptive effects of traditional subdivision development;
- iv. Providing open spaces and/or recreational facilities within a reasonable distance of all residents of open space communities;
- v. Encouraging the provision of open space of a reasonable size to provide a more efficient and aesthetic use of such open space;
- vi. Help promote long term preservation of wetlands by promoting ownership by an association rather than individual lot owner;
- vii. Allowing innovation and greater flexibility in the design of residential developments by

permitting modifications to dimensional requirements of the Zoning Ordinance;

- viii. Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;
- ix. Ensuring compatibility of design and use between neighboring properties and a generally consistent density with that permitted in the underlying zoning district; and,
- x. Encouraging a less sprawling form of development, thus permanently preserving open space as undeveloped land.

These overlay development regulations are intended to provide flexibility in certain Zoning Ordinance requirements to preserve natural features and open space which might be lost through more traditional subdivision development in the R-1, R-2 and R-3 Single Family Residential Districts or in other residential zoning districts in which the Planning Commission determines open space conservation is a primary consideration. These standards are not intended as a device for ignoring or circumventing the Zoning or Subdivision Regulations of the Township, the standards set forth therein, nor the planning concepts upon which the Zoning Ordinance has been based. These standards are intended to result in a specific development substantially consistent with Zoning Ordinance standards, yet allow for modifications from the general standards to insure appropriate and consistent decision making.

B. ESTABLISHMENT OF OVERLAY

The ROS development option is established as an overlay with the underlying zoning remaining in place, and shall be available by right for condominium developments, platted subdivisions, and land divisions in all single-family residential districts, or in other residential zoning districts in which the Planning Commission determines open space conservation is a primary consideration. Development permitted under this Section shall be considered as the preferred option to the development otherwise permitted in the applicable zoning districts, and shall be mutually agreeable to both the applicant / developer and the Township. Any person with a legal interest in an eligible parcel or lot may apply for the ROS development option by filing the completed applications as outlined in Section 3.1.20.H. The Planning Commission shall have the power to approve an ROS development.



C. DEFINITIONS

For the purposes of the ROS District, the terms enumerated in this Section shall be defined as follows:

- i. **Adjusted Parcel Acreage.** Net parcel area after the acreage of all primary conservation areas, all proposed public rights-of-way, all areas within overhead utility line easements, and all proposed storm water management ponds on the parcel have been deducted from the gross parcel acreage.
- ii. **Density.** See Section 2.2.91.
- iii. **Gross Parcel Acreage.** The total horizontal area within the lot lines of the lot excluding existing rights-of-way and access easements.
- iv. **Open Space Preservation Area.** Any undeveloped land area within the boundaries of the parcel within an open space residential development, which is designed and intended to permanently conserve environmental features for the common use or enjoyment of the residents of the development or the public or dedicated to an agricultural use. Such open space may contain accessory structures and improvements appropriate for recreational purposes, as provided by ordinance, such as recreational trails, picnic areas, children's play area, greenways or linear parks. The following are not considered open space by this definition: golf courses, the area of any street right-of-way proposed to be dedicated to the public, access easements for private roads or underground or overhead utilities, the required setbacks surrounding an existing residential structure that is located on an individual lot or condominium site, limited common areas, and parking and loading areas.
- v. **Open Space Community or ROS Development.** A predominately residential development in which dwelling units are placed together into one or more groups or clusters within a defined project area, where the dwelling units are separated from adjacent properties or other groups or clusters of dwellings by substantial open space that is perpetually protected from development, whereby the preservation of primary and secondary conservation areas is emphasized as the basis for grouping or clustering dwelling units.
- vi. **Primary Conservation Area.** Sensitive environmental features, land or lands that are deducted from the gross parcel acreage to produce the adjusted parcel acreage. Lands to

be deducted include seventy-five percent (75%) of the area of wetlands protected by Michigan Public Act 451 of 1994, as amended, and one hundred percent (100%) of the area of water bodies and inundated lands (lakes, ponds, streams, drains) and lands within a 100-year floodplain.

- vii. **Secondary Conservation Area.** Natural or cultural features including, but not limited to, wetlands outside of primary conservation areas, mature woodlands, individual trees over eight (8) inch diameter (measured at breast height), natural drainage ways, rolling topography and slopes exceeding ten percent (10%) grade, aquifer recharge areas, wildlife habitat areas, historic sites, prime farmland, and/or scenic views or vistas from public rights-of-way designated for conservation. Secondary conservation areas shall be guided by the maps and policies of the natural features, open space or recreation elements of the Township Master Plan.

D. ELIGIBILITY CRITERIA

In selecting the Open Space Overlay Option, the applicant must present a proposal for residential development that meets each of the following:

- i. **Recognizable Benefits.** An open space community shall result in a recognizable and substantial benefit, both to the residents of the property and to the overall quality of life in the Township. The benefits can be provided through site design elements in excess of the requirements of the Zoning Ordinance. Such elements may include the following: preservation of primary and secondary conservation areas; preservation of open space along major thoroughfares; buffering developments from lakes, rivers, streams and wetlands; high quality architectural design; extensive landscaping; transition areas from adjacent residential land uses; unique site design features; and unified access. This benefit should accrue, in spite of any foreseeable detriments of the proposed development.
- ii. **Open Space.** To be eligible for Open Space Overlay Option, the proposed development shall comply with either Option A or Option B of this Sub-Section:
 - a. **Option A.** The Open Space Preservation Areas contain one hundred percent (100%)



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of all Primary Conservation Areas and a minimum of fifty percent (50%) of the gross parcel acreage.

- b. **Option B.** The Open Space Preservation Areas contain one hundred percent (100%) of all Primary Conservation Areas and a minimum of thirty percent (30%) of the adjusted parcel acreage.
- iii. **Unified Control.** The proposed development shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.
- iv. **Protection from Development in Perpetuity.** The applicant shall guarantee to the satisfaction of the Township and the Planning Commission that all Open Space Preservation Areas will remain perpetually in an undeveloped state, as required in Section 3.1.20.G.viii). Further subdivision of open space lands, or their use for other than recreation, conservation or agriculture shall be prohibited.
- v. **Cohesive Neighborhood.** The proposed development shall be designed to create a cohesive neighborhood through common open space areas for passive and/or active recreation and resident interaction. All open space areas shall be equally available to all residents of the residential open space development.
- vi. **Density Impact.** The proposed type and density of use shall not result in an unreasonable increase in the need for or impact upon public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this Zoning Ordinance, and shall not place an unreasonable impact upon the subject site and surrounding land, surrounding property owners and occupants, and/or the natural environment.
- vii. **Township Master Plan.** The proposed development shall be consistent with and further the implementation of the Grand Blanc Charter Township Master Plan (Public Act 168 of 1959, as amended), and any subsequent amendments thereto.
- viii. **Compliance with Applicable Regulations.** The

proposed open space community shall comply with all applicable Federal, State, and local regulations.

E. REGULATORY FLEXIBILITY

To encourage flexibility and creativity consistent with the open space community concept, the Planning Commission may grant specific departures from the requirements of the Zoning Ordinance for minimum yard setbacks, lot size, and bulk standards as a part of the approval process, provided that such modification results in enhanced buffering from adjacent land uses or public rights-of-ways, or further preservation of natural features.

Any regulatory modification shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of an open space community plan may be appealed to the Zoning Board of Appeals. Any deviation of an approved plan shall require approval from the Planning and Zoning Department or the Planning Commission, as specified in Section 3.1.20.J. This provision shall not preclude an individual lot or dwelling unit owner from seeking a variance following final approval of the open space community, provided such variance does not involve alterations to open space areas as shown on the approved open space community site plan.

F. DENSITY BONUS

The Planning Commission may allow an exemplary residential open space development to include an optional density bonus. In order to qualify for an optional density bonus, the applicant must demonstrate, to the satisfaction of the Planning Commission, that the proposed project exceeds the minimum standards for residential open space development eligibility under this Section.

Density Bonus. A variable density bonus of up to twenty percent (20%) may be allowed at the discretion of the Planning Commission, based upon a finding that the open space community includes all of the following:

- i. The residential open space development is a minimum of five (5) gross acres of contiguous land. The Planning Commission may also consider a density bonus for residential open space developments smaller than five (5)



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- acres, depending on the individual merits of the project.
- ii. The undivided parcel depth does not exceed four (4) times the width of the parcel and has a minimum frontage of two hundred fifty (250) feet.
- iii. Preservation of all secondary conservation areas contained within the site as Open Space Preservation Areas.
- iv. A minimum of fifty percent (50%) of the lots abut Open Space Preservation Areas.
- v. Provision of perimeter transition areas around all sides of the development that are at least fifty (50) feet in depth.
- vi. Provision of unique recreational facilities, more extensive landscaping than required, or significant bicycle / pedestrian paths, or unique open space of recognizable benefit to the Township.
- vii. A minimum of fifty percent (50%) of the Open Space Preservation Area(s) shall be maintained in a natural, undisturbed or revegetated state.
- viii. High quality architecture and site design. Buildings shall provide harmony with adjacent uses in terms of texture, materials, peaked roof lines and massing. Residential facades shall not be dominated by garages; all residential units shall have side entry garages or recessed garages where the front of the garage is at least five (5) feet behind the front line of the living portion of the principal dwelling.
- ix. Other recognizable benefits to the Township which may include the cleanup of site contamination to residential standards as required by the Michigan Department of Environmental Quality.

G. PROJECT DESIGN STANDARDS

A proposed open space community shall be reviewed and approved in accordance with the Site Plan Review procedures in Section 6.2 and must comply with the following project design standards:

- i. **Project Design Objectives.** The open space community shall be designed to accomplish the following objectives:
 - a. Protect, preserve, and maintain primary and secondary conservation areas from clearing, grading, filling, or construction except where planned for essential services or recreation amenities.

- b. Create sufficient buffer areas to minimize conflicts between residential and agricultural or other open space uses.
- c. Be designed to incorporate existing hedgerows and tree lines between fields or meadows, and minimize impacts on woodlands.
- d. Leave scenic views and vistas unblocked or uninterrupted, particularly as seen from public rights-of-way.
- e. Protect wildlife habitat areas, especially for species listed as endangered, threatened or of special concern by the Federal or State government.
- f. Be designed around sites of historic, archaeological or cultural value and their environs.
- g. Design individual lots, buildings, roadways and open space areas to minimize the alteration of environmental site features.
- h. Minimize the impact of traffic generated by the proposed development on surrounding uses by providing adequate number of access points, and by properly designing access points relative to the surrounding road network.
- i. Protect the rural roadside character by establishing buffer zones along scenic corridors and improve public safety and vehicular carrying capacity by avoiding development that fronts directly upon existing roadways.
- j. Landscape common areas, cul-de-sac islands, and both sides of new roads with native species of shade trees and flowering shrubs with high wildlife conservation value.
- k. Provide active recreation areas in suitable locations that offer convenient access by residents and adequate screening from nearby dwelling units.
- l. Include a pedestrian circulation system designed to ensure that pedestrians can walk safely and easily throughout the site.
- ii. **Location.** An open space community may be approved upon any land zoned R1, R2 or R3 in the Township or in other residential zoning districts in which the Planning Commission determines open space conservation is a primary consideration.
- iii. **Permitted Uses.** Single family detached residential dwelling units or residential

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buildings with up to six (6) attached single-family units are permitted, provided attached dwellings shall account for no more than thirty percent (30%) of the total number of dwelling units. Accessory uses and buildings incidental to the principal permitted uses are allowed. Accessory uses may include recreational activities which are passive and occur on common open space areas only.

- iv. **Base Zoning Regulations.** Consistent with the intent and procedures of this Section, modifications to the dimensional requirements of the Zoning Ordinance may be granted upon a specific request for such modifications by an applicant. Unless specifically modified by the Planning Commission, the balance of all Zoning Ordinance requirements for the underlying zoning district, and other Township regulations shall remain in full force.
- v. **Water and Sewer Service.** All open space communities shall connect to the public water and sanitary sewer systems as required by Grand Blanc Charter Township Ordinances #11-16-68 and #1-1-80-C.
- vi. **Open Space Requirements.** All Open Space Preservation Areas shall meet the following provisions:
 - a. Grading in the open space shall be minimal, with the intent to preserve existing topography where practical.
 - b. Stormwater management ponds may be included and/or constructed within the open space area.
 - c. Allowable Structures: Any structure(s) or building(s) accessory to a recreation, conservation or agriculture use, excluding parking lots, may be erected within the open space, subject to approval by the Planning Commission.
- vii. **Open Space Location.** The location of the Open Space Preservation Areas shall meet the following standards to the greatest extent feasible:
 - a. The open space is provided along the public street right-of-way to provide additional buffering from the traffic and enhance views from the roadway provided the open space along such right-of-way shall generally have a depth of at least fifty (50) feet. The open space along a right-of-way shall be either preserved in a natural wooded condition, landscaped, or a combination of preserved and newly planted landscaping. The open space shall have a minimum of one (1) evergreen tree and one (1) canopy tree for each forty (40) linear feet of road frontage. Such plantings shall be planted in staggered rows or clustered into groupings to provide a natural appearance. Preservation of existing trees may be credited, according to the standards in Section 5.10.8 of the Grand Blanc Charter Township Zoning Ordinance, towards meeting the requirement for number of trees listed in this Sub-Section;
 - b. The open space provides an ecological link to permanent open space in surrounding lands and is located to connect open spaces, public parks, or bicycle /pedestrian paths throughout the community;
 - c. The open space is designed and located to be centrally positioned or in close proximity to all or most of the dwelling units;
 - d. Open Space Preservation Areas include sensitive environmental features, natural features, and animal and plant habitats of significant value and are adequately protected.
 - e. Any Open Space Preservation Area fronting a street shall not have street frontage less than the lot width required for the underlying zoning district. At no time shall the distance between residential parcels separated by open space be less than the lot width for the underlying zoning district.
- viii. **Guarantee of Open Spaces.** The Open Space Preservation Areas shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the Planning Commission, such as recorded deed restrictions, covenants that run perpetually with the land, or a conservation easement established per the State of Michigan Conservation and Historic Preservation Act, Public Act 197 of 1980, as amended (M.C.L. 399.251). Such conveyance shall assure that the open space will be protected from all forms of development, except as shown on an approved site plan, and shall not be changed to another use. Such conveyance shall provide for the following:
 - a. Indicate the proposed allowable use(s) of the perpetually preserved open space. The Planning Commission may require the



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inclusion of open space restrictions that prohibit the following:

- (1) Dumping or storing of any material or refuse;
 - (2) Activity that may cause risk of soil erosion or threaten any living plant material;
 - (3) Cutting or removal of live plant material except for removal of dying or diseased vegetation;
 - (4) Use of motorized off-road vehicles;
 - (5) Cutting, filling or removal of vegetation from wetland areas; and/or
 - (6) Use of pesticides, herbicides or fertilizers within or adjacent to wetlands.
- b. Require that the perpetually preserved open space be maintained by parties who have an ownership interest in the open space;
- c. Provide standards for scheduled maintenance of the open space; and,
- d. Provide for maintenance to be undertaken by the Charter Township of Grand Blanc in the event that the perpetually preserved open space is inadequately maintained, or is determined by the Township Building Official to be a public nuisance, with the assessment of costs upon the property owners.
- ix. **Access.** Direct access onto a public road shall be required to a residential open space development. The nearest edge of any entrance or exit drive shall be located no closer than two hundred (200) feet from any existing street or road intersection (as measured from the nearest intersection right-of-way line). Open space communities shall also meet or exceed the access standards contained in this Zoning Ordinance or other ordinances of the Township.
- x. **Internal Roads.** Internal roads within an open space community shall generally be public roads. Roads shall comply with Genesee County Road Commission standards for public roads, as applicable.
- a. Private Roads: Private roads shall not be allowed in an Open Space Community unless the Planning Commission finds all of the following:
- (1) There is no reasonable potential for

the road to become public in the future.

- (2) There is no demonstrated potential for the road to connect with abutting land or be extended to serve additional land in the future.
 - (3) The maintenance plan for the private road(s) adequately provides for continued maintenance of the roads in perpetuity and includes a means of guaranteeing maintenance assessments from the affected property owners.
- If significant natural features would be preserved by a reduction in road width, the Planning Commission may reduce the required pavement width of private roads to a minimum of twenty-two (22) feet within an easement of at least fifty (50) feet.
- b. **Required Landscaping.** Both sides of all internal roads shall be landscaped with street trees. For road frontages of individual lots or condominium sites, a minimum of two (2) canopy trees shall be provided per dwelling. For sections of road that do not abut lots or condominium sites, one (1) canopy tree shall be provided on each side for every fifty (50) linear feet of road. Existing trees to be preserved within five (5) feet of the road right-of-way or easement may be credited towards meeting this requirement.
- xi. **Lot and Dwelling Location.** Dwelling units shall be carefully located and designed in accordance with the Grand Blanc Charter Township Master Plan in order to avoid conflicts with neighboring land uses. Dwelling placement shall be planned to screen homes from off-site vantage points, located away from primary and secondary conservation areas or sites suitable for open space, and upwind from areas subject to land management practices that will cause dust, noise, smoke, odors or similar problems. Residential lots shall be designed around both the primary and secondary conservation areas and may adjoin those areas.
- xii. **Building Setbacks and Yard Requirements.**
- a. The minimum floor area required for each residence shall be equal to the minimum floor area per unit as set forth in the Schedule of Regulations for the district in which the dwellings are located.

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- b. Dwellings located within open fields or pastures should be sited on the least important agricultural soils, or in locations at the far edge of a field, as seen from existing public road rights-of-way. Other considerations may include proposed visual buffering, such as native trees or wild flowers, from public road rights-of-way.
- xiii. **Compatibility with Adjacent Uses.** The setbacks, density, height, traffic, parking, circulation, landscaping, views and other design features shall be compatible with the character of the site and surrounding properties. The proposed location of accessory uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, solid waste pick-up points, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the boundary of the development or so as to negatively impact the residential use of adjacent lands and the general planning area as indicated by the Grand Blanc Charter Township Master Plan.
- xiv. **Pedestrian Circulation.** The residential open space development plan shall provide safe and convenient pedestrian access to all open space areas from the following: all residential areas including lots not adjoining open space areas; connections between open space areas; public thoroughfares; open space areas, trails, or pathways on adjoining parcels; and connections between appropriate on-site and off-site uses. (Conserved farmland may be exempted from this requirement to protect crops from damage.) Accessibility shall meet barrier-free standards.
 Trails within the residential open space development may be constructed of gravel, wood chips or other similar material, provided they meet applicable barrier-free standards, however the Planning Commission may require construction of eight (8) foot wide paved bicycle paths through portions of the development or along the any public right-of-way abutting the open space community. The Planning Commission may require the construction of sidewalks for open space communities on both sides on the road. Sidewalks shall only be required on one (1) side of single loaded roads.

H. REVIEW PROCEDURES AND APPLICATION REQUIREMENTS

- i. **Approval Process.** The request for an open space community shall follow the following procedures:
 - a. **Optional preliminary concept plan review.** The applicant may request and is encouraged to have a preliminary concept plan review with either the Planning and Zoning Department or the Site Plan Review Committee. The direction given to an applicant during a preliminary concept plan review is non-binding. The Township may require a fee for a preliminary concept plan review by the Site Plan Review Committee.
 - b. **Initial Staff Review.** The Planning and Zoning Department shall review the application and concept plan submittal for review by the Site Plan Review Committee to determine if the application is complete. If, in the opinion of the Planning and Zoning Department, the applications and exhibits are inadequate, the Planning and Zoning Department shall advise the applicant on revisions needed to comply with the requirements of this Section. The Township may engage consultants in reviewing the concept plan submittal.
 - c. **Site Plan Review Committee Review of Concept Plan.** The Site Plan Review Committee shall review all complete applications for the design of the yield plan to determine the number of dwelling units that could be feasibly constructed in compliance with all existing ordinances, laws and rules. This number, as determined by the Site Plan Review Committee, shall be the maximum number of dwelling units allowable for the open space community, unless the Planning Commission grants a density bonus in accordance with Section 3.1.20.F of this Article. The Site Plan Review Committee shall also review all complete applications for compliance with the standards of this ordinance and other appropriate ordinances and statutes, and take one of the following actions:
 - (1) table action and request the applicant revise the site plan or provide additional documentation or information; or
 - (2) make a recommendation to the Planning Commission;



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- d. **A public hearing conducted by the Planning Commission;** and,
- e. **Review of the Open Space application by the Planning Commission.** After the review the Planning Commission may approve the Open Space application, approve the Open Space application with conditions, table the Open Space application or deny the Open Space application if it does not meet the standards and requirements of this Article. Reasonable conditions may be required with the approval of a residential open space development, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources and energy, ensuring compatibility with adjacent uses of land, promoting the use of land in a socially and economically desirable manner, and further the implementation of the Grand Blanc Charter Township Master Plan.

Conditions imposed shall be:

- (1) Designed to protect natural resources, and the public health, safety and welfare of individuals in the project, those immediately adjacent, and the community as a whole;
 - (2) Reasonable related to the purposes affected by the open space community;
 - (3) Necessary to meet the intent and purpose of this Zoning Ordinance and implement the Township Master Plan; and
 - (4) Related to the objective of ensuring compliance with the standards of the Zoning Ordinance. All conditions imposed shall be made a part of the record of the approved open space community.
- f. Review by the Planning Commission following the standards and procedures adopted by the Township for approval of either site plans, condominiums, platted subdivisions, or land divisions, as applicable. Platted subdivisions must be approved by the Township Board as outlined in the Grand Blanc Charter

Township Subdivision Control Act. In considering any application for approval of an open space community site plan, the Planning Commission shall review the application for compliance with the standards and requirements in Sections 3.1.20.A, 3.1.20.D and 3.1.20.G of this Article.

- ii. **Application Requirements for Concept Review by the Site Plan Review Committee.** Six (6) copies of an open space concept plan shall be submitted for review by the Site Plan Review Committee. The open space concept plan shall include the following information and materials:
 - a. Completed application and payment of a non-refundable application fee. A separate escrow deposit may be required for administrative charges to review the application.
 - b. A concept plan drawn on sheets measuring not less than 24 x 36 inches and not more than 30 x 42 inches at a scale adequate to determine compliance with all standards contained in this Ordinance with a minimum scale not to exceed one inch on the concept plan for every fifty feet (1" = 50') on the ground that includes the following at a minimum:
 - (1) Name and address of the project.
 - (2) Current legal description of the parcel.
 - (3) Name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for the preparation of the plan.
 - (4) A small location sketch of sufficient size and scale to locate the property within the Township.
 - (5) Title block with the date of preparation and date(s) of any revisions.
 - (6) North arrow.
 - (7) The gross acreage, net acreage and adjusted parcel acreage of the parcel.
 - (8) The percent of open space for the gross acreage and for the adjusted parcel acreage.
 - (9) The open space option from Section 3.1.20.D.ii selected: Option A or Option B.
 - (10) Zoning and current land use(s) of applicant's property and all abutting properties including properties across

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any public or private street.

- (11) Buildings, driveways, streets and structures within the subject site and within one hundred (100) feet of the property lines.
- (12) The location of all existing buildings, structures, parks, trails, preserved open spaces, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred (100) feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those, which will remain and those, which are to be removed or modified.
- (13) All existing and proposed lot lines and dimensions, including setback lines and existing or proposed easements. The lot area and width for all lots must be provided.
- (14) Number of residential units for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; if a multi-phase development is proposed, identification of the areas included in each phase and a schedule for construction of phases.
- (15) Existing topography based on United States Geological Service data (maximum contour interval of two feet) on the site parcels and within one hundred (100) feet beyond the site boundaries.
- (16) Location of all primary and secondary conservation areas within and surrounding the proposed site within 500 feet. The applicant or the applicant's agent shall supply a written description of the natural feature(s) and the name, address, telephone number, a resume and list of experience of the applicant's agent, firm or individual preparing the determination.
- (17) Existing woodlands within and surrounding the proposed site within 500 feet shown by an approximate outline of the total canopy. Individual deciduous trees over eight (8) inches in diameter at breast height (d.b.h.) and individual evergreen trees six (6) feet in height or taller, where not a part of a group of trees, accurately located and identified by species and size (d.b.h. for deciduous, height for evergreens).
- (18) Soil boundaries and descriptions based on Soil Conservation Service maps.
- (19) The alignment, width, pavement type, detail cross-section, and distance from street for any proposed sidewalks or pathways.
- (20) The layout and dimensions of proposed streets, drives and private roads including: grades, existing or proposed right-of-way or easement and pavement width, number of lanes, typical cross-section showing surface and sub-base materials and dimensions. All roads must be clearly identified as either public or private.
- (21) The location and design of access points including width, radii, provision for any deceleration or passing lanes, distance from adjacent driveways or street intersection.
- (22) Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/detention ponds; calculations for size of storm drainage facilities; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers; all necessary public or private easements for constructing, operating, inspection, maintaining, repairing, altering, replacing and/or removing pipelines, mains, conduits and other installations of a similar character; notes shall be provided clearly indicating which existing services will remain and which will be removed.
- (23) A site grading plan for all developments where grading will occur, with existing and proposed topography at a maximum of two (2) foot contour intervals and with topography extending a minimum of one hundred (100) feet beyond the



site in all directions, and further, where required to indicate stormwater runoff into an approved drain or detention/retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan and clearly identify whether such system will be public or private.

- (24) All trees to be preserved should be graphically highlighted and listed by size and species. A detail shall be provided to illustrate protection around the tree's drip line.
- (25) All proposed ground cover and plant locations shall be shown and with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. The location, type and height of proposed fences shall be described.
- c. A parallel or yield plan or design for the project that meets all of the following requirements:
 - (1) Conventional lot and road layout that is consistent with State, County and Township requirements, including standards and design criteria for a tentative preliminary plat.
 - (2) Meets all standards for lot size, lot width and setbacks as required for the underlying Zoning District.
 - (3) Conceptual storm water detention areas are shown and calculations are provided that the areas indicated are sufficient for storm water detention.
 - (4) Lots have sufficient building envelope size without impacting wetlands regulated by the Michigan Department of Environmental Quality.
 - (5) Primary conservation areas are shown as excluded from the layout of conventional lots.
 - (6) Any other information as required by the guidelines adopted by the Planning Commission pursuant to this Article.

- iii. **Application Requirements for review by the Planning Commission.** The required materials for site plans, condominiums, platted subdivisions, or land divisions, as applicable, shall be submitted to the Township along with all required fees prior to the public hearing and review by the Planning Commission. The Planning Commission may require an impact assessment, as described in Section 6.5, for sites with significant natural features, and/or a traffic impact study according to the standards in Section 6.6 for projects with more than fifty (50) dwelling units.
- iv. **Effect of Approval.** Approval of an open space community proposal shall not require, nor shall it be construed as, an amendment to the Zoning Ordinance. All improvements and uses of the site shall be in conformity with the approved open space community site plan, comply fully with any imposed conditions and comply with all other approvals under Section 6.2 of the Grand Blanc Charter Township Zoning Ordinance or the Grand Blanc Charter Township Subdivision Control Ordinance.
- v. **Recording of Action.** The applicant shall record an affidavit with the Genesee County Register of Deeds containing the full legal description of the project site, specifying the date of final Township approval, and declaring that all improvements will be carried out in accordance with the approved open space community plan unless an amendment is approved by the Township. In addition, all deed restrictions and easements shall be duly filed with the Register of Deeds and copies of recorded documents presented to the Township.
- vi. **Site Permit.** Following final approval of the open space community site plan and final approval of the engineering plans, a site permit shall be obtained. It shall be the responsibility of the applicant to obtain all other applicable Township, County, State or Federal permits.
- vii. **Initiation of Construction.** If construction has not commenced within twelve (12) months of final approval, all Township approvals become null and void. The applicant may apply in writing to the Planning Commission prior to the expiration date for an extension, not to exceed twelve (12) months. A maximum of two (2) extensions may be allowed.
- viii. **Continuing Adherence to Plan.** Any property owner who fails to maintain an approved site design shall be deemed in violation of the use provisions of the Zoning Ordinance and shall be subject to the penalties for same.

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ix. **Performance Guarantee.** The Planning Commission may require that a performance guarantee, in accordance with the terms and conditions of this Zoning Ordinance, be deposited with the Township to insure completion of improvements.

I. SCHEDULED PHASING

i. **Scheduled Phasing.** When proposed construction is to be phased, the project shall be designed in a manner that allows each phase to fully function on its own regarding services, utilities, circulation, facilities, and open space. Each phase shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the open space community and the residents of the surrounding area.

ii. **Timing of Phases.** Each phase of the project shall be commenced within twelve (12) months of the schedule set forth on the approved site plan. If construction of any phase is not commenced within the approved time period, approval of the plan shall become null and void, subject to the requirements of this Section. The applicant may apply, prior to the expiration date of a phase, to the Planning Commission in writing for an extension, not to exceed, twelve (12) months. A single extension may be allowed for each phase of a development.

J. REVISION OF APPROVED PLANS

i. **Minor Changes.**

a. Minor changes to an approved open space development project site plan may be approved by the Planning and Zoning Department. Minor changes include:

- (1) Reductions in density.
- (2) Minor realignment of roads.
- (3) Increasing the amount of open space.
- (4) Changes to landscaping, provided the number and quality of plantings is not decreased.
- (5) Change in the size of detention ponds by no more than ten percent (10%).
- (6) Changes to a phasing plan.
- (7) Other minor changes similar to the above, as determined by the Planning Commission.

b. Minor changes shall be subject to the finding of all of the following:

- (1) Such changes will not adversely affect the initial basis for granting approval;
- (2) Such changes will not adversely affect the overall open space community in light of the intent and purpose of such development as set forth in this Article; and,
- (3) Such changes shall not result in the reduction of open space area as required herein.

ii. **Major Changes.** Proposed changes to an approved plan for an open space community that do not qualify as minor under this Section may only be revised by resubmitting a revised open space community site plan for approval following the procedures set forth this Article.



A. INTENT, DEVELOPMENT AGREEMENT & REGULATING PLAN

- i. **Intent:** The Tech Village Park (TVP) District is established in accordance with the 2012 Grand Blanc Township Master Plan to encourage and accommodate the continued growth and development of technology, medical, and manufacturing businesses that serve as economic drivers for Grand Blanc Township, Genesee County and the larger region. Together with the adjacent Technology Village Center (TVC), the TVP district provides a unique area for a mix of employment, housing, and commerce that taps into existing technology, medical, and manufacturing businesses, as well as local institutions of higher learning.

The TVP district shall support its workforce through access to open space and amenities that encourage walking, biking, and transit, as it becomes available. The district will feature a multi-use pathway system that connects uses within the TVP district, the adjacent TVC district, and other destinations in Grand Blanc Township, the City of Grand Blanc, and the region.

To create a sense of place that attracts young adults educated in knowledge economy and high tech jobs, high-quality architectural design and natural materials that visually and physically connect to the natural environment are intended. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining TVC district. High-quality site design and improvements will integrate energy efficient and environmentally sound (green) principles and practices. Development within this district shall include the following additional components:

- a. **Research Park Uses.** The district will provide an open, campus-like setting for medical, manufacturing, business, and scientific research and development. It will be an incubator for high-tech and medical businesses, and educational institutions. Production will be limited to research, development or evaluation of the merits of products, plans, or designs. The district is intended to accommodate research facilities, pilot plants, prototype production and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. The district will also accommodate a broad range of compatible business uses that can appropriately share infrastructure, parking, and other amenities with technology and research campus developments.
- b. **Housing.** This district will contain high-quality, unique housing in the form of townhomes or other attached or clustered single-family residential units. Live-work units are also encouraged. A variety of housing sizes to accommodate residents of all ages and abilities are desired, from one-bedroom units in the central portion of the district to larger 2-3 bedroom units at the edges.
- c. **Transportation.** This district will include a transportation network that supports motorized and non-motorized travel in and around the Tech Village Park, between the TVP district and the TVC district, and to the surrounding township; accommodations will be made for electric vehicles, autonomous vehicles, bicycle and pedestrian facilities, and integration with mass transit.
- d. **Parking.** Compact development where parking is shared between uses is envisioned, minimizing the amount of land devoted to pavement. Bicycle parking should also be accommodated in safe, convenient, and accessible areas. Car and bicycle sharing are also encouraged. Electric vehicle charging stations are encouraged.
- e. **Placemaking.** The TVP district will be unique due to its integration with the natural environment. Building design and materials will be harmonious with the woodlands, wetlands, and topography found in this area. Pathways, boardwalks, and overlooks will provide opportunities for the workforce and visitors to appreciate nature. The public realm will be framed not only by buildings, streets, and sidewalks, but also by the surrounding environment. The resulting spaces will be safe, comfortable and attractive to pedestrians. Civic spaces such as concert lawns, pavilions, or parks may also be incorporated into the district.
- f. **Sustainability.** As in the adjacent TVC district, development in the TVP district will rely on mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Landscaping with native plants,

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green roofs, living walls, and the incorporation of alternative energy systems, such as solar collectors or geothermal heat pumps into building and site designs, will reinforce the unique natural character of this district. Pursuit of Leadership in Energy and Environmental Design (LEED) certification for individual buildings, and potentially of LEED-ND (LEED-Neighborhood Development) certification for coordinated development, is strongly encouraged.

- g. **Technology.** Given the name of the district, technology is expected to be both visible as well as invisible and should be incorporated into all aspects of building and site design; educational, experiential, and experimental activities relating to technology are encouraged. The Grand Blanc Township Technology Village Master Plan/Framework Study (December 2016) shall be a guiding document for development in this district.
- ii. **Development Agreement.** A Planned Unit Development (PUD) is strongly encouraged for development within this district, following the process outlined in Section 3.1.19. If that process is not utilized, a development agreement shall be provided and is subject to approval by the Township Board as part of the site plan.
- iii. **Regulating Plan.** There will be two types of roads in the TVP district: A primary street that functions as the main street and secondary roads that support internal circulation, based on the Grand Blanc Township Technology Village Illustrative Plan dated November 2016.



Regulating Plan

In the image to the left, which shows the conceptual plan for the TVP district taken from the Tech Village Master Plan, the red street is the primary street, while the purple street is the secondary street.



Grand Blanc Tech Village Illustrative Plan

Grand Blanc Twp. MI

November 2016





User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development, including model fabrication and prototyping
- ii. Computer services and data processing centers
- iii. Professional or administrative offices
- iv. Medical offices and research facilities including auxiliary or accessory laboratories
- v. Parks and trails
- vi. Shared production facilities for artisans, including kilns, glass-making facilities and similar facilities
- vii. Single family dwellings, attached or clustered
- viii. Multi-family dwellings
- ix. Restaurants, sit down or carry-out; no drive-through service
- x. Live/work units - galleries and showrooms permitted on the ground floor
- xi. Artisan or craft workshops
- xii. Colleges, universities, and vocational or technical education facilities
- xiii. Open space/nature preserve
- xiv. Business support services
- xv. Day Care Center
- xvi. Hotels
- xvii. **Banks, credit unions, savings and loan associations, investment companies, brokerage firms and similar financial institutions, including automatic teller machines as a principal or accessory use, with up to two (2) drive through windows or tellers (including any exterior automatic tellers)** § 4.19
- xviii. **Wind energy systems, building-mounted** § 4.76
- xix. Solar energy systems, building-mounted
- xx. Solar energy systems, ground-mounted (small and medium), including panels mounted over parking spaces
- xxi. **Wireless telecommunications equipment, concealed** § 4.75
- xxii. **Parking structures** § 3.1.21.H.viii
- xxiii. **Accessory uses** § 4.1 & § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses, as defined in Article 2, Definitions and meeting the standards described in Article 3, General Provisions xvii.

C. SPECIAL LAND USES

- i. Manufacturing and production, technological
- ii. **Accessory storage of hazardous materials** § 4.4
- iii. **Accessory manufacturing operations** § 4.5
- iv. **Wireless telecommunications towers** § 4.75
- v. **Wind energy systems, freestanding** § 4.76
- vi. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- vii. **Accessory uses**, § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses

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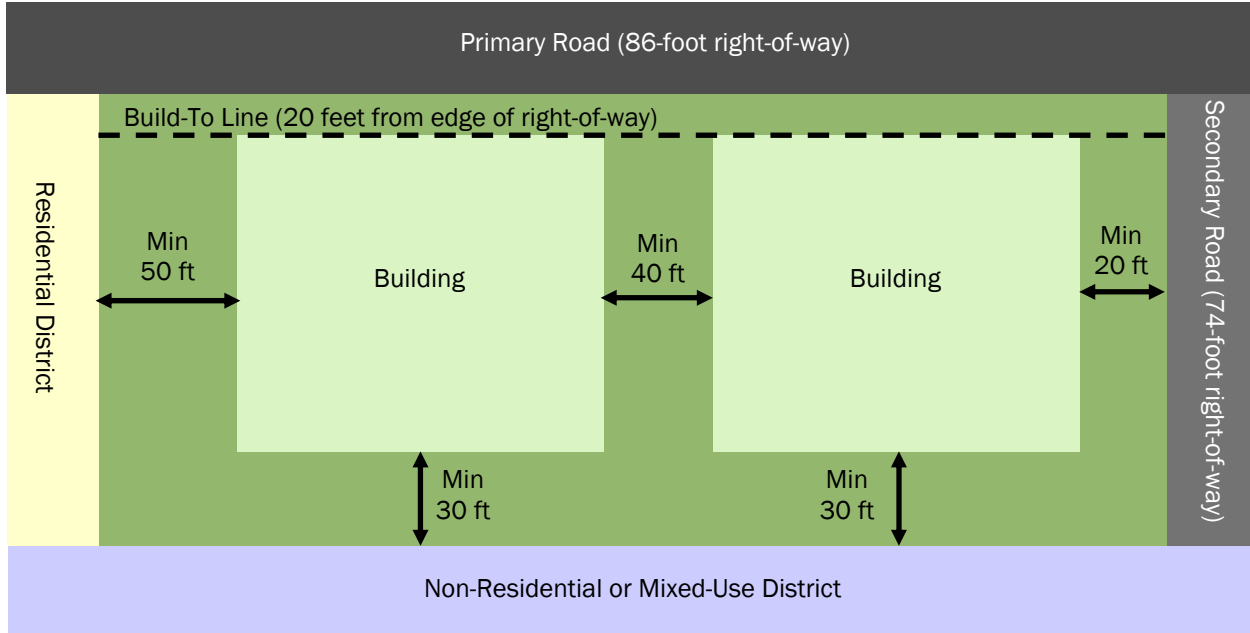
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D. DEVELOPMENT STANDARDS



a. Building Placement and Form

Front Yard Build-to Line (distance from the property line): Primary Street Frontage

Build-To Line (BTL): all primary street frontage	20 ft*	
Primary street frontage: percent of building constructed to BTL	50% min	

Setback (minimum distance from the property line): Secondary Street Frontage

Front yard minimum setback from edge of right-of-way	20 ft	
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Other Setbacks (minimum distance from the property line)

Minimum distance between any two buildings within TVP district	40 ft**	
Minimum distance from any residential district	100 ft	
Minimum distance from I-75 right-of-way	35 ft	
Minimum distance to any non-residential or mixed-use district	50 ft	

Lot Coverage

Maximum building coverage	35%	
Maximum impervious surface coverage	60%	

* BTL may be further than 20 feet from right-of-way if the area between the building and right-of-way is occupied by a private or public park that is accessible to the public. Where multiple buildings share a zoning lot, the front yard setback shall not apply to backage buildings if one or more buildings on the same lot meet the front yard BTL and primary street frontage requirements.

** The distance between attached single family or live/work units may be less than 40 feet where one group of units is separated from another by a paseo at least 20 feet in width that is integral to the design of the units.

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E. MINIMUM DEVELOPMENT SIZE AND MINIMUM LOT SIZE

- i. **Minimum Development Size.** In order to qualify for development, a unified development plan shall be submitted as a Planned Unit Development or Site Plan with Development Agreement. The minimum area for a unified development plan shall be 100 acres. This unified development plan shall show a coordinated development plan for a minimum of 100 acres that reflects site circulation, building envelopes, parking fields, pedestrian and non-motorized circulation, buffer areas, and all other information required for the approval mechanism that is being requested (PUD or Site Plan with Development Agreement). If proposed as a Site Plan, the Township may defer detailed site plan information until individual phases are developed provided a phasing plan is approved as part of the Development Agreement. The entire 100-acre minimum area shall be under one owner or under more than one owner working as a coordinated master developer under one unified development plan.
- ii. **Minimum Lot Size.** Once a unified development plan has been approved by the Township, the minimum lot size requirement shall be five acres. Any development of a lot that is part of a unified development plan shall occur in compliance with the unified development plan.

F. BUILDING HEIGHT AND APPEARANCE STANDARDS

i. Building Height Regulations

Building height maximum (within 500 ft of I-75 right-of-way and 150 ft from property zoned residential)	75 ft
Building height maximum (500 feet from I-75 or greater)	40 ft
Accessory building maximum height	15 ft

- ii. **Appearance Standards.** To ensure high-quality building design that creates a unique sense of place within the district and respects the district's natural setting, all buildings constructed in the TVP district shall meet the following design standards:
 - a. All building façades shall be finished with high-quality, durable materials, such as brick, stone, metal, glass, wood, and cementitious cladding, that reflect the natural setting of the building.
 - b. No greater than ten percent of any façade shall be comprised of concrete masonry units. This limit shall not apply to split-faced units, half-high split-faced units, half-high integrally colored units to resemble brick, and similar units, as determined by the Planning Commission.
 - c. No greater than five percent of any façade shall be comprised of EIFS or similar exterior insulation paneling. In no case shall EIFS be used on the ground floor façade of any building.
 - d. All buildings shall have a clearly defined principal entrance.
 - e. A minimum of 30 percent on each façade shall consist of glazing.
 - f. Buildings shall be vertically and horizontally articulated so as to avoid large, flat expanses of featureless wall.
 - g. Accessory structures shall be architecturally compatible with the principal structure.
 - h. Green roofs, green walls, and other features that manage stormwater and converse with the building's natural setting are encouraged.
 - i. The development of buildings that meet the requirements for LEED and, where applicable, Green Garage certification by the United States Green Building Council is strongly encouraged.
 - j. No garages or accessory buildings shall face a primary street or internal street within a residential development. This shall not apply to residential alleys, backage roads, or service streets.

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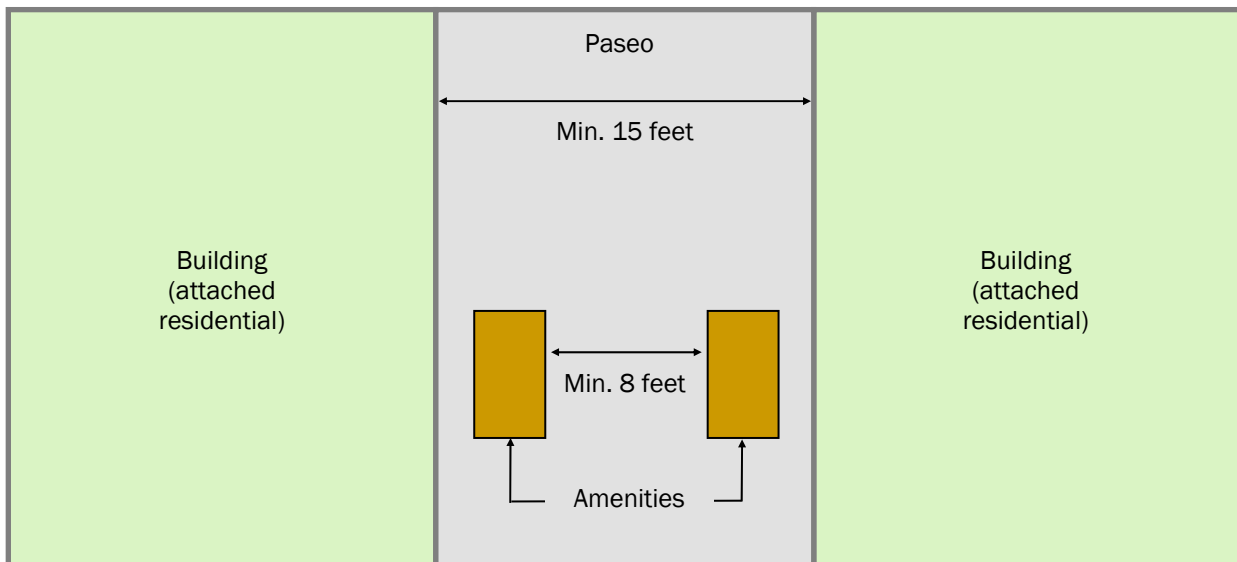
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G. NON-MOTORIZED CIRCULATION

- i. Intent. A variety of transportation modes will be available in the TVP district, but this district is intended to be a model for non-motorized transportation in the Township. Walking and bicycling within the district is expected and encouraged, as are non-motorized connections to other districts. A future connection to the Lost Lake Conservation Area is envisioned and internal pathways should extend to I-75 at a point identified by the Township as a likely access point.
- ii. Pathways within the right-of-way. Pathways within the right-of-way shall meet the standards outlined in Section 3.1.21.K.
- iii. Pathways not adjacent to roadways. Pathways not adjacent to roadways shall conform to the following standards:
 - a. The minimum width of the pathway shall be ten feet.
 - b. The pathway shall be part of an easement granting public access to the pathway and extending five feet on each side of the pathway.
 - c. Pathways not adjacent to roadways shall include a point of interest every 300 feet or less. Points of interest may include sitting areas with benches, public art, nature overlooks, and other similar features or combinations of features.
 - d. Where a multi-use pathway diverges from the right-of-way, the first 500 feet shall be surfaced with concrete. Thereafter, the pathway may be compacted and surfaced with crushed limestone, a similar material, or any surface found by the Planning Commission to be more durable.
- iv. Pedestrian connections to entryways, pathways, and parking areas. Direct pedestrian connections to all public entryways of any building shall be provided to nearby pathways and parking areas by means of a sidewalk a minimum of 5 feet in width.
- v. Paseos.
 - a. Attached residential developments may be designed with paseos between groups of attached units.
 - b. Where a paseo is designed as an integral part of a residential development, the required building-to-building setbacks of the district shall not apply to those buildings separated by the paseo.
 - c. Paseos shall not have a maximum width. The minimum width of a paseo is 15 feet.
 - d. Paseos may be covered, partially covered, or fully open air.
 - e. Amenities in paseos, such as benches and planters, shall be placed in such a way that a minimum of eight feet is available for the passage of pedestrians at all points.
 - f. Paseos shall be lighted in compliance with Section 5.20.



H. OFF-STREET PARKING

- i. Location of off-street parking lots.
 - a. Parking shall not be located between the building and the primary street, except where liner buildings exist or are approved along the roadway.
 - b. Parking located in the side yard shall be set back a minimum of 20 feet from the edge of the right-of-way when adjacent to the primary street and a minimum of 10 feet from the edge of the right-of-way when adjacent to a secondary street.
 - c. Parking lots may be located beneath a portion of a building, either at grade or below grade.
- ii. Design and size of off-street parking lots.
 - a. No single parking lot shall exceed 200 spaces. Uses requiring greater than 200 spaces shall divide parking into multiple lots, separated by a landscaped area a minimum of 40 feet wide. The landscaped area shall include a pathway meeting the standards of Section 3.1.21.K.iii. This requirement shall not apply when a minimum of 50 percent of the parking lot is surfaced with permeable pavement.
 - b. See Section 3.1.21.L for other parking lot landscaping standards.
 - c. The design of parking spaces and maneuvering aisles shall conform to the standards of Section 5.15.6.
- iii. Electric vehicle charging stations.
 - a. The underground conduit infrastructure for electric vehicle charging spaces shall be provided at a rate of one per 35 spaces in a parking lot, and operating electric vehicle charging spaces shall be provided at the rate of one per 105 spaces.
 - b. Required electric vehicle charging spaces shall be marked for the exclusive use of electric vehicles and shall be posted with township-approved signage indicating that the space is to be used solely for electric vehicle charging purposes. For purposes of this subsection, “charging,” means an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment.
 - c. Electric vehicle charging spaces shall be included in the calculation for minimum required parking spaces.
 - d. Electric vehicle charging spaces provided above the minimum requirement may be marked for exclusive use by electric vehicles at the discretion of the property owner.
 - e. Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is set back a minimum of 24 inches from the face of the curb.
 - f. Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
 - g. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.
- iv. Bicycle parking for non-residential uses.
 - a. Bicycle parking shall be provided for each non-residential building in a ratio of 1 space per 20 vehicle parking spaces. Where buildings share parking under a recorded agreement, required bicycle spaces shall be distributed among buildings as evenly as possible.
 - b. For every ten bicycle parking spaces provided at a given building above the required number, one vehicle parking space may be eliminated.
 - c. A minimum of 50 percent of required bicycle parking offered at a given building shall be located indoors or under an all-weather shelter.
 - d. Bicycle parking shall be located so as to be safe, convenient, accessible, and secure.
 - e. Bicycle parking spaces shall provide the user with the ability to secure both the frame and the front wheel of the bicycle with a standard bike lock.

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- f. The minimum area for a bicycle parking space where the bicycle is stored with both wheels on the ground is 12 square feet.
- g. The Planning Commission shall determine the number of bicycle parking spaces provided by a given bicycle rack by referring to the manufacturer specifications, which shall be provided by the applicant.
- h. Shower and locker facilities are encouraged.
- v. Bicycle parking for residential or live/work uses.
 - a. Bicycle parking for residential or live/work uses shall meet the standards of items 3.1.21.H.iv.d-g.
 - b. A minimum of two bicycle parking spaces shall be provided for any group of residential units between one and ten units, plus two additional spaces per ten additional units.
 - c. Apartment buildings not providing indoor storage space for tenants shall provide two additional bicycle parking spaces per unit.
- vi. Solar energy canopies.
 - a. Parking spaces may be covered with canopies that provide a platform for solar energy systems.
 - b. Maneuvering lanes shall not be covered with canopies.
 - c. The minimum clearance below a solar canopy shall be 9 feet. The height of a solar energy canopy shall not exceed the maximum height for accessory structures in the district.
- vii. Lighting. Parking lot illumination shall comply with the standards of Section 5.20. Sensors that turn off or dim parking lot lighting when users are not present are strongly encouraged.
- viii. Parking structures. Parking structures in the TVP district shall be subject to the following requirements:
 - a. Parking structures shall be architecturally compatible with the principal structure.
 - b. Where possible, parking structures shall be constructed as part of the structure.
 - c. The height of a parking structure shall not exceed 36 feet. Solar canopies are permitted on parking structure roofs and shall not be included in the calculation of maximum height.
 - d. Ramp slopes where parking is present shall not exceed 6%.
 - e. The minimum clearance height shall be 9 feet.
 - f. The dimensions of spaces shall conform to the standards of Section 5.15.6. Parking spaces next to a wall shall be widened by one foot.
 - g. Proponents of parking structures are encouraged to seek the United States Green Building Council's Green Garage Certification.
 - h. Facilities using parking structures shall meet the electric vehicle and bicycle parking standards of this district. These facilities may be housed in the parking structure or provided separately at the discretion of the owner.
 - i. Pedestrian access to the structure at grade level shall be provided separately from the vehicle access lanes.
 - j. Illumination in parking, maneuvering, and pedestrian areas shall not be less than two footcandles of horizontal illuminance on the floor, with a maximum to minimum uniformity ratio of 10:1. White ceilings are recommended to enhance lighting.

I. SERVICES AREAS AND UTILITIES

- i. Utilities in the TVP district shall be located underground.
- ii. Above-grade utility boxes shall not be located within any clear vision area, as established in Section 5.7.



J. OUTDOOR STORAGE

- i. Outdoor storage of materials. Non-hazardous materials used in the operations of a tenant, prototypes, and similar items may be stored outdoors, provided that the following conditions are met:
 - a. The size of an outdoor storage area shall not exceed 25 percent of the footprint of the principal building.
 - b. The outdoor storage area shall be screened with a six-foot, decorative obscuring fence or wall that is architecturally compatible with the principal building. Stored materials shall not exceed the height of the screen wall.
 - c. The outdoor storage area shall be appropriately surfaced so as to prevent the infiltration of pollutants into the soil.
 - d. In no instance shall a screening fence include barbed wire, razor wire, or other similar materials.
 - e. Outdoor storage areas shall not be located in a front or side yard.
 - f. Outdoor storage areas shall be set back a minimum of 100 feet from any residential district.
- ii. Outdoor storage of vehicles. Operational vehicles owned by a tenant of a non-residential building may store vehicles on site as follows:
 - a. Vehicles may be stored indoors.
 - b. Vehicles may be stored in an approved outdoor storage yard.
 - c. Up to five vehicles not larger than a typical family car, truck, SUV, or van may be stored in the parking area for the use. If the parking area is part of a shared parking agreement, the usage of these spaces for vehicle storage shall be added to the shared parking agreement.

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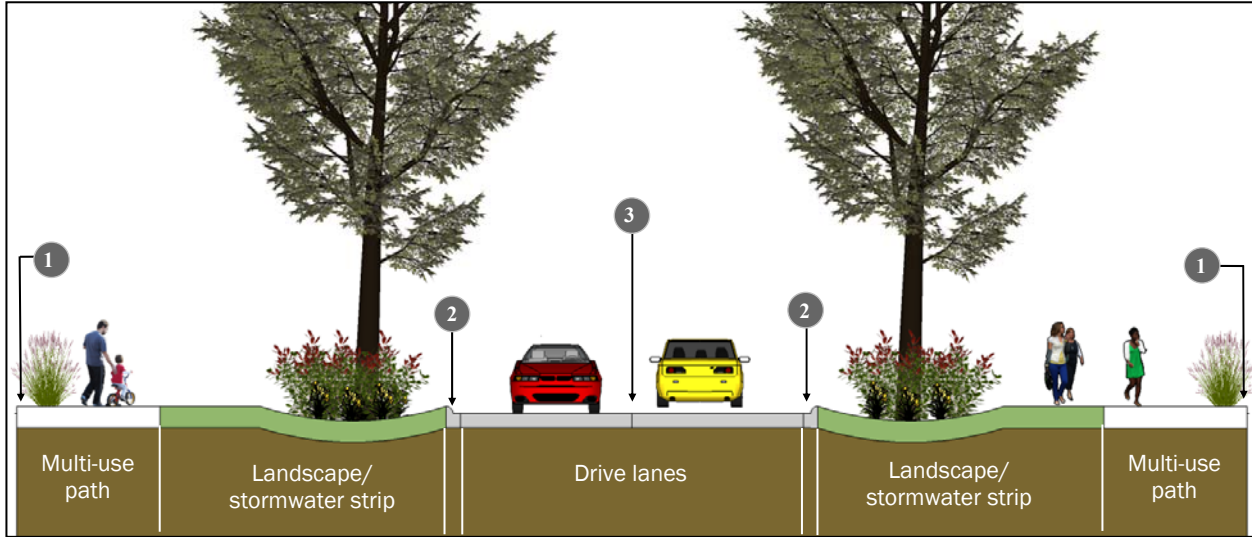
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Fig. 3.1.21.J.1 Elements of the Right-of-Way



1. Edge of right-of-way
2. Curb & gutter (where present)
3. Right-of-way centerline

K. STREETS AND RIGHTS-OF-WAY

- i. Public Streets. All streets in the district shall be dedicated as public rights-of-way.
- ii. Classification of streets.
 - a. The primary street in the TVP district shall be the street that affords the principal means of access to the district; this street will provide a direct connection from Baldwin Road to Saginaw Road, via the Tech Village Center district.
 - b. Secondary streets shall be those streets that provide access from the primary street to internal portions of the district.
- iii. Right-of-way Dimensions. Rights-of-way in the district shall conform to the following dimensions:

3.1.21.K.iii. Street Cross Sections: Tech Village Park District

Road Type	ROW Width	Multi-Use Path		Landscape/ Stormwater Strip		Curb & Gutter**		Drive Lanes	
		#	Width	#	Width*	#	Width	#	Width
Primary	80 ft	2	10 ft	2	16.5 ft	2	1.5 ft	2	12 ft

* This is an average width. The width of the landscape/stormwater strip may vary within the right-of-way to permit the 10-foot multi-use pathways to vary their course.

** Curb may not be present, depending on the design of the landscape/stormwater strip. Width may be increased to 2.5 feet at the discretion of the township engineer.

Where the Genesee County Road Commission requires deviations from these standards, such deviations may be implemented without a variance.

- iv. Landscape/Stormwater Strips. The road network of the TVP district is intended to incorporate sustainable stormwater management systems into its street design in the form of bioswales in the landscape strip. Landscape strips throughout the district shall meet the following standards:
 - a. Canopy trees shall be planted in the landscape/stormwater strip not less than 30 feet apart on centers. Trees shall not be planted within the required bioswales.



- b. Bioswales located in the landscape/stormwater strip shall not be less than 15 feet in length and 7 feet in width (generally, the minimum length-to-width ratio shall be 2:1).
- c. The total area of bioswales within the right-of-way shall not be less than 20 percent of the total paved area within the roadway.
- d. Plant materials located in bioswales shall be drawn from the following list of species native to Southeast Michigan:

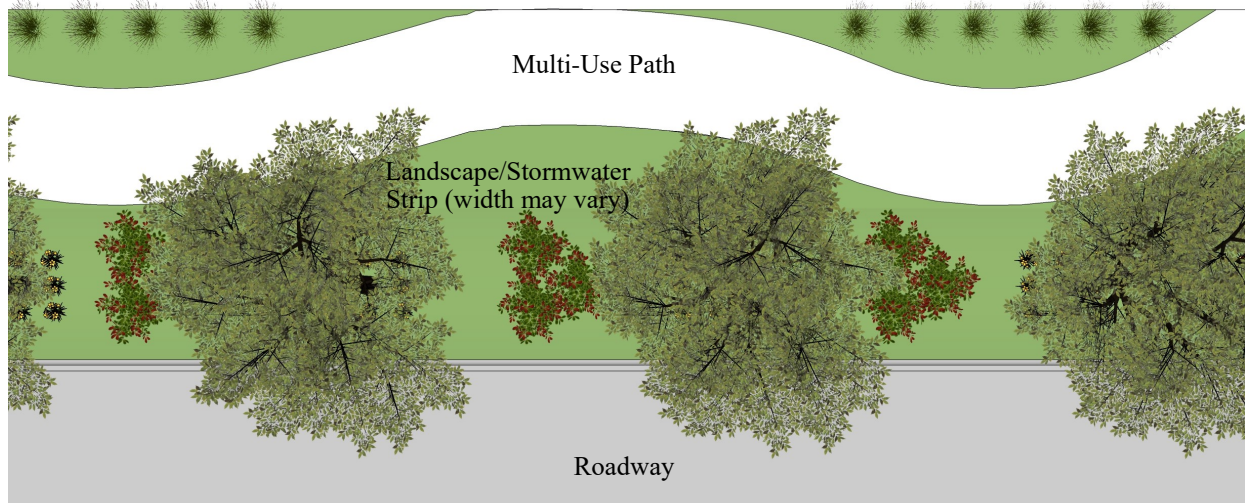
3.1.21.K.v. Approved Bioswale Plant Species			
Common Name	Taxonomic Name	Common Name	Taxonomic Name
Bushes and Shrubs		Wildflowers, Grasses, and Sages	
American Cranberrybush	<i>Viburnum trilobum</i>	Columbine	<i>Aquilegia Canadensis</i>
Black Chokeberry	<i>Aronia prunifolia</i>	Culver's Root	<i>Veronicastrum virginicum</i>
Common Buttonbush	<i>Cephalanthus occidentalis</i>	Horsemint	<i>Monarda punctate</i>
Meadowsweet	<i>Spiraea alba</i>	Indian Grass	<i>Sorgastrum nutans</i>
Ninebark	<i>Physocarpus opulifolius</i>	Joe-Pye Weed	<i>Eupatorium fistulosum</i>
Redosier Dogwood	<i>Cornus stolonifera</i>	Marsh Blazing Star	<i>Liatris spicata</i>
Shrubby Cinquefoil	<i>Potentilla fruticose</i>	Missouri Ironweed	<i>Vernonia missurica</i>
Shrubby St John's Wort	<i>Hypericum prolificum</i>	New England Aster	<i>Aster novae angliae</i>
Spicebush	<i>Lindera benzoin</i>	Old-Field Cinquefoil	<i>Potentilla simplex</i>
Steeplebush	<i>Spiraea tomentosa</i>	Porcupine sedge	<i>Carex hystericina</i>
Virginia Sweetspire	<i>Itea virginica</i>	Queen-of-the-Prairie	<i>Filipendula rubra</i>
Wildflowers, Grasses, and Sages		Sneezeweed	<i>Helenium autumnale</i>
Beardtongue	<i>Penstemon digitalis</i>	Spiderwort	<i>Tradescantia virginiana</i>
Bergamot (Bee-Balm)	<i>Monarda fistulosa</i>	Swamp Goldenrod	<i>Solidago patula</i>
Black-Eyed Susan	<i>Rudbeckia hirta</i>	Swamp Milkweed	<i>Asclepias incarnate</i>
Blue Flag Iris	<i>Iris versicolor</i>	Tall or Green-Headed Coneflower	<i>Rudbeckia trilobum</i>
Blue Vervain	<i>Verbena hostata</i>	Threadleaf Coreopsis	<i>Coreopsis verticillate</i>
Boneset	<i>Eupatorium perfoliatum</i>	White Turtlehead	<i>Chelone glabra</i>
Canada Anemone	<i>Anemone Canadensis</i>	White Vervain	<i>Verbena urticiflora</i>
Cardinal Flower	<i>Lobelia cardinalis</i>	Wild Strawberry	<i>Fragaria virginiana</i>

- v. Turning Lanes. Turning lanes shall be included where a traffic study determines that such lanes are necessary.
- vi. Transit Stops. Transit stops in the district shall conform to the following standards:
 - a. Transit stops shall include a dedicated stopping area for the bus or other vehicle in the form of a paved area extending from the travel lane with a minimum area of 500 square feet and tapers that conform to Genesee County Road Commission standards.
 - b. Transit stops shall include a roofed shelter enclosed on a minimum of three sides.
 - c. A bicycle rack with a minimum of two spaces shall be provided within ten feet of the shelter.
- viii. Multi-use Paths. Multi-use paths within the right-of-way shall meet the following standards:
 - a. The minimum width of a multi-use path shall be ten feet.
 - b. Multi-use paths may meander within the right-of-way and are permitted to extend outside of the right-of-way.

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Fig. 3.1.21.K-2 Multi-Use Path May Meander



- c. Multi-use paths shall be surfaced with concrete or asphalt, as approved by the Planning Commission.
- ix. Intersections. Roundabouts are encouraged at intersections of secondary streets and the primary street.
- x. Street Lighting. All street lighting within the district shall comply with AASHTO-suggested luminance and illuminance values for roadways. LED lighting is encouraged; the color temperature of street lighting should not exceed 4,000 Kelvin.
- xi. Pedestrian Lighting. All pedestrian lighting within the district shall meet the following standards:
 - a. Shared use pathways in the right-of-way shall be illuminated. Appropriate levels of illumination on these pathways shall be determined in consultation with the Planning Commission.
 - b. Shared use pathways may be illuminated. Appropriate levels of illumination on these pathways shall be determined in consultation with the Planning Commission.
- xii. Access Management.
 - a. Driveways shall comply with Section 5.1 Access Management (Driveway) Standards.
 - b. All driveways shall comply with Section 5.7 Clear Vision Areas.

L. LANDSCAPING

- i. Right-of-way landscaping. See Section 3.1.21.L.v. for stormwater/landscape strip standards.
- ii. Parking lot landscaping. Parking lot landscaping shall meet the standards of Sections 5.10.4 and 5.10.5.
- iii. Foundation landscaping. Buildings shall have landscaping abutting the foundation; such landscaping shall meet or, preferably, exceed the following minimum standards:
 - a. Foundation landscaping beds shall be present adjacent to any public entryway.
 - b. Foundation landscaping beds shall be a minimum of four feet in depth, measured from the foundation of the building to the outer edge of the bed.
 - c. A minimum of 70 percent of the principal façade of a building, as identified on the site plan, shall be abutted by foundation landscaping.
 - d. A minimum of 50 percent of any other façade with a publicly accessible entryway shall be abutted by foundation landscaping.
 - e. A minimum of 25 percent of any façade without a public entryway shall be abutted by foundation landscaping.
 - f. Foundation landscaping shall, at a minimum, include no less than two species of shrub in any given bed.
 - g. A diverse selection of plantlife, including shrubs, ground cover, flowers, ornamental grasses, ornamental trees, and canopy trees is encouraged.

- iv. Road frontage landscaping. Where a building is adjacent to a public right-of-way, canopy trees shall be provided in the front yard at a rate of one per forty feet of right-of-way frontage. Trees may be clustered. The Planning Commission may approve the replacement of up to 50 percent of required canopy trees with evergreens, provided that evergreens replace the required canopy trees at a ratio of two to one.
- v. Buffering from residential districts. Where the TVP district abuts a residential district, a 30-foot greenbelt shall be required. The greenbelt shall meet the following standards:
 - a. The greenbelt shall contain a 6-foot berm or 6 ft masonry screenwall meeting the standards of Section 5.10.
 - b. Canopy trees shall be planted a maximum of forty feet apart on centers.
 - c. Evergreen trees shall be planted in two rows; each row shall have a minimum of one tree per 20 feet of property line.
 - d. Selected evergreen species shall be capable of reaching a minimum height of 20 feet.
 - e. Trees may be clustered or grouped in order to provide better screening for residential uses adjacent to the district.
 - f. In any areas where existing natural vegetation provides an effective screen, the Planning Commission may permit the maintenance of the natural vegetation in lieu of new plantings.
 - g. Canopy trees shall be a minimum of 3 inches DBH at planting. Evergreens shall have a minimum height of six feet at planting.
- vi. Buffering from non-residential and mixed-use districts. The TVP district shall be buffered from non-residential or mixed-use districts with a buffer meeting the standards of Section 5.10.4.
- vii. Preservation of natural features. Wherever possible, it is the intent of this district that distinctive natural features, including topographically significant features, high quality woodland, and water features, be preserved.
- viii. Rooftop gardens, rain gardens and bioswales. Rooftop gardens, rain gardens and bioswales are landscape-based retention systems that collect, infiltrate, and filter stormwater. The use of rain gardens and bioswales as a component of a site's stormwater management infrastructure is strongly encouraged. Bioswales shall be planted with native vegetation and designed in accordance with Section 3.1.21.K.v.
- ix. Retention basins. Retention basins in the TVP district shall be designed with curvilinear forms and irregular shapes so as to appear as natural water bodies.
- i. The Planning Commission may allow variation in placement and spacing of required trees to accommodate utilities, street furnishings, non-motorized pathways, visibility of business entrances, and the like.
- ii. Maintenance. All landscaping shall be adequately maintained. Particular attention shall be paid to any landscape areas that are visible from a public street or plaza.

M. ADDITIONAL DEVELOPMENT STANDARDS

- i. Development proposals within this district are strongly encouraged to apply for development review through the Planned Unit Development process, which may allow some flexibility in the application of development standards upon findings that the proposed development offers improved public benefits, while still maintaining the intent of this district.
- ii. All development proposals shall demonstrate how a mix of uses will be encouraged and maintained.

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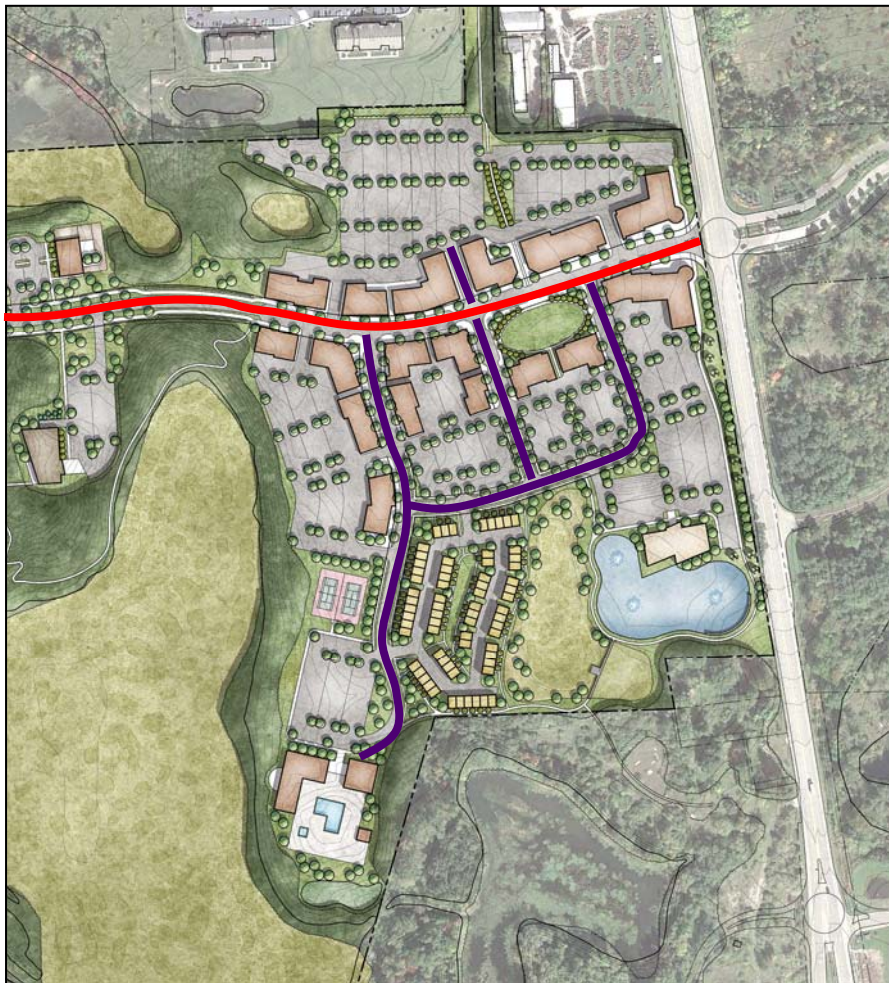
A. INTENT

- i. Intent. The Technology Village Center (TVC) District is established in accordance with the 2012 Grand Blanc Township Master Plan and is intended to be a vibrant pedestrian-oriented district in a traditional downtown form that creates a unique identity for Grand Blanc Township. The TVC district will support development in the adjacent Tech Village Park (TVP) District by providing housing, shopping, dining, and entertainment opportunities for those who live and work in the TVP district as well as those living and working elsewhere in the region. The TVC district shall accommodate a mixture of complementary land uses, including public/civic uses that connect with each other, with adjacent development in the TVP district, and surrounding uses in the township. Development in this area will reflect the township's natural setting through sustainable development techniques. Components of the district include:
 - a. **Commercial, restaurant, and entertainment uses.** This district will include high-quality working, dining, shopping, and entertainment opportunities in a traditional town center development pattern, focused along an internal primary roadway. Commercial uses in this area could include general and specialty retail and personal services that serve district and nearby residents as well as destination uses that draw visitors from the region. Restaurants and entertainment uses with outdoor patios and open spaces will contribute to a vibrant, dynamic atmosphere.
 - b. **Housing.** This district will contain high-quality, unique housing, with an emphasis on types currently undersupplied in the township and surrounding region. Residential uses may be located above commercial uses, while some ground floor residential uses such as row houses are also appropriate away from the principal street. Live-work units are also encouraged. A variety of housing sizes to accommodate residents of all ages and abilities are desired, from one-bedroom units to larger 2-3 bedroom units.
 - c. **Transportation.** This district will include a transportation network that supports motorized and non-motorized travel in and around the village, between the village and the adjacent Tech Village Park district, and to the surrounding township; accommodations for electric vehicles, autonomous vehicles, bicycle facilities, and integration with mass transit will be provided.
 - d. **Parking.** On-street parking will be provided within the TVC district. Compact development where off-street parking is shared between uses is envisioned, minimizing the amount of land devoted to surface parking. Generally, off-street parking will be provided behind buildings that front on the primary roadway. Bicycle parking should also be accommodated in safe, convenient, and accessible areas. Electric vehicle charging stations are encouraged.
 - e. **Placemaking.** The public realm will be framed by buildings, streets, and sidewalks that are safe, comfortable and attractive to pedestrians, as well as civic spaces such as pocket parks and plazas that support a variety of social interactions, from impromptu gatherings to community events. It is envisioned that a village green or square will be created within a typical block facing the primary street.
 - f. **Sustainability.** As in the adjacent TVP district, development in the TVC will rely on mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Landscaping with native plants, green roofs, living walls, and the incorporation of alternative energy systems, such as solar collectors or geothermal heat pumps into building and site designs, will reinforce the unique natural character of this district. Pursuit of Leadership in Energy and Environmental Design (LEED) certification for individual buildings, and potentially of LEED-ND (LEED-Neighborhood Development) certification for coordinated development, is strongly encouraged.
 - g. **Technology.** Opportunities for technology are encouraged and should be incorporated into all aspects of building and site design.



A. INTENT

- h. **Master Plan.** The Grand Blanc Township Technology Village Master Plan/Framework Study (December 2016) shall be a guiding document for development in this district.
- ii. **Development Agreement.** A Planned Unit Development (PUD) is strongly encouraged for development within this district, following the process outlined in Section 3.1.19. If that process is not utilized, a development agreement shall be provided and shall be subject to approval by the Township Board as part of the site plan.
- iii. **Regulating Plan.** There will be two types of roads in the TVC District: A primary street that functions as the main street and other roads that support the grid network, based on the Grand Blanc Township Technology Village Illustrative Plan dated November 2016.



Regulating Plan

In the image to the left, which shows the conceptual plan for the TVP district taken from the Tech Village Master Plan, the red streets are the primary streets, while the purple streets are the secondary streets.



Grand Blanc Tech Village Illustrative Plan

Grand Blanc Twp, MI

November 2016

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3.1.22

TVC Tech Village Center District

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Retail establishments up to 20,000 square feet
- ii. Galleries and showrooms
- iii. Personal service establishments
- iv. Business services
- v. Professional or administrative offices
- vi. Medical offices
- vii. Parks, plazas, squares, and trails
- viii. Shared commercial facilities, including business incubators, co-working spaces, commissary kitchens, pop-up retail space, artist markets, and other similar facilities
- ix. Restaurants, sit down or carry-out; no drive-through service
- x. Outdoor cafes/seating areas
- xi. Facilities for the production of fermented beverages, in association with restaurants and/or tasting rooms
- xii. Fitness Centers and indoor recreation facilities under 5,000 square feet
- xiii. Instructional studios
- xiv. Places of worship with capacities up to 500 occupants
- xv. Theaters and other places of public assembly with capacities up to 500 occupants
- xvi. Banks, credit unions, savings and loans, and other similar financial institutions, no drive-through service
- xvii. Single family dwellings, attached or clustered
- xviii. Multi-family dwellings (stand-alone, or upper floors of mixed-use buildings)
- xix. Live/work units - galleries and showrooms permitted on the ground floor
- xx. Solar energy systems, building-mounted
- xxi. Government services
- xxii. **Accessory uses** § 4.1 & § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses, as defined in Article 2, Definitions and meeting the standards described in Article 3, General Provisions xvii.

C. SPECIAL LAND USES

- i. Principal permitted uses with drive-through service; access to and from drive-through lanes is not permitted from the primary street or secondary streets within 300 feet of the primary street
- ii. Places of worship with capacities over 500 occupants
- iii. Theaters and other places of public assembly with capacities over 500 occupants
- iv. Hotels
- v. **Retail establishments up to 60,000 square feet** §4.64
- vi. Fitness Centers over 5,000 square feet
- vii. Indoor and outdoor recreation facilities
- viii. Parking structures
- ix. **Uses of the same nature or impact as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- x. **Accessory uses**, § 4.2, **buildings and structures** § 5.2 customarily incidental to any above permitted uses



D. DEVELOPMENT STANDARDS

- i. Buildings with primary street frontage, or frontage on a secondary street within 300 feet of the primary street, as established in the regulating plan, shall conform to the placement and form standards of Table 3.1.22.D.i. and the forms established in parts a-b of this subsection.

3.1.22.D.i. Building Placement and Form—Buildings with Primary Street Frontage	
Build-to-Line (Distance from the Property Line)	
Front (primary street frontage)	0 ft
Side (exterior street-facing)	0 ft
Setback (Minimum Distance from the Property Line)	
Side yard (internal and adjacent to Tech Village Center)	0 ft min*
Side yard (adjacent to Tech Village Park (TVP) district)	0 ft min*
Side or rear yard (adjacent to any Residential district)	30 ft min
Rear yard (adjacent to TVC or TVP district)	10 ft min /30 ft min when no alley is present
Rear yard (adjacent to any Residential district)	30 ft min
Building Form Along Build-To Line	
Primary street façade/façade facing secondary street within 300 feet of primary street: percent built to Build-to-Line (BTL)	80% min* / 50% with forecourt
Façade facing side street greater than 300 feet from primary street: percent built to BTL	25% min*

*Any area along any portion of the BTL that is not adjacent to a building, outdoor dining area, plaza or similar pedestrian-oriented place shall have a minimum 2.5 ft high masonry screenwall. (see Section 3.3.E.3).

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a. Primary Street Frontage Type: Single- and Multiple-Story Shopfront

This frontage type is intended to encourage ground floor commercial uses in single-story and multiple-story buildings that are typical in a downtown setting. Buildings feature ample windows for window displays and open views into activity areas. Primary entrances are prominent and street-facing, and are placed at the adjacent sidewalk and at the build-to-line (BTL).



Frontage Type: Single- and Multiple-Story Shopfront These conceptual illustrations show a typical configuration of buildings based on the regulations of this section.



Shopfront (concept example)



Development lot | Right-of-way (Public)



b. Primary Street Frontage Type: Forecourt

The main façade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.



Frontage Type: Forecourt These conceptual illustrations show a typical configuration of buildings based on the regulations of this section.



Forecourt (concept example)



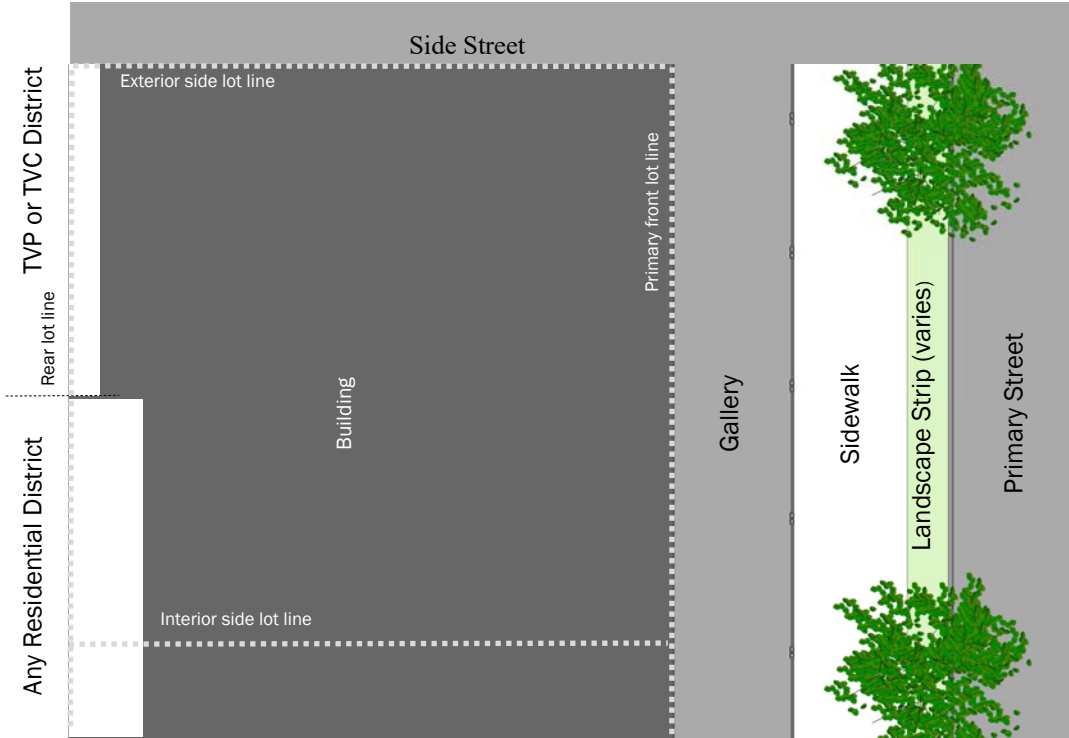
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c. Primary Street Frontage Type: Gallery

This frontage type is created by attaching a colonnade to a building façade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk and encroaches into the public right-of-way. If extension into the right-of-way is not permitted, the colonnade projects to the property line.



Frontage Type: Gallery These conceptual illustrations show a typical configuration of buildings based on the regulations of this section.



Gallery (concept example)

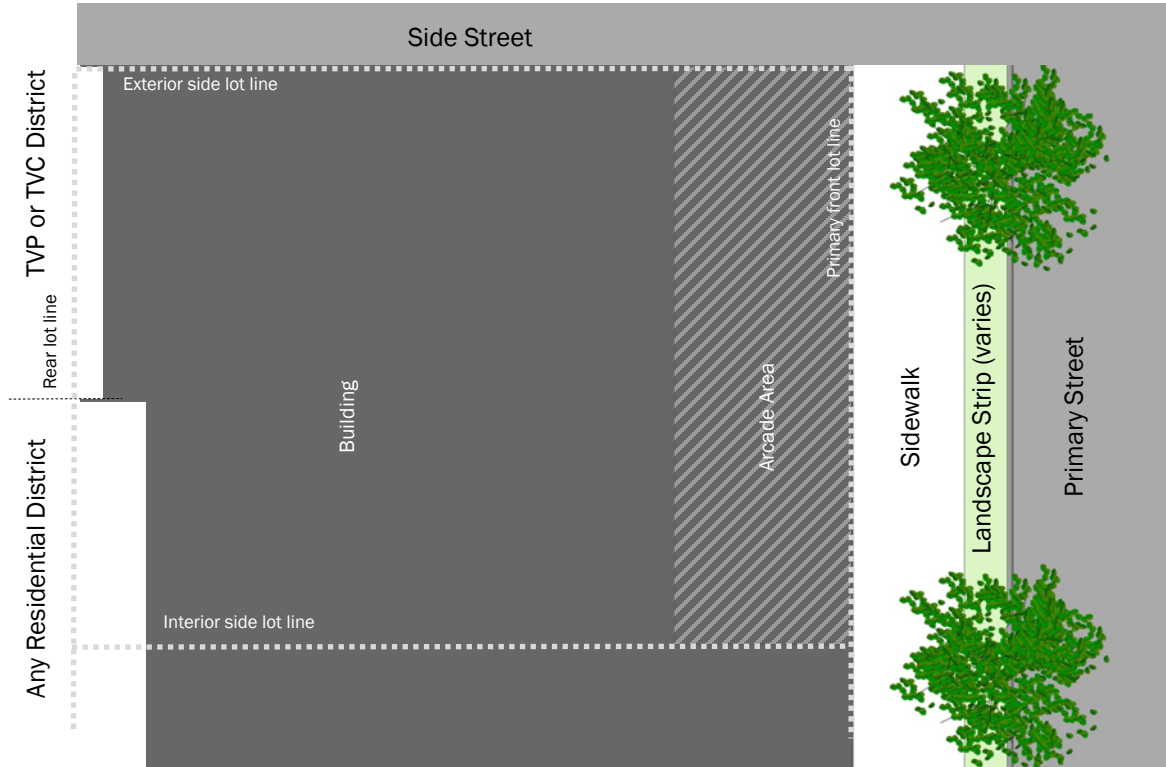


Colonnade may be placed at lot line when the ground floor street-facing façade is set back 10-25 ft.



d. Primary Street Frontage Type: Arcade

This frontage type consists of a façade that projects out towards the lot line on upper levels, but is recessed from the lot line on the ground floor. Arcades are ideal for retail use, in which case they are combined with ground floor storefronts, as well as civic buildings.



Building Frontage Type: Arcade These conceptual illustrations show a typical configuration of buildings based on the regulations of this section.



Arcade (concept example)



Development lot Right-of-way (Public)

* The ground floor shall be set back 10-25 ft; 2nd floor shall have 0' setback.

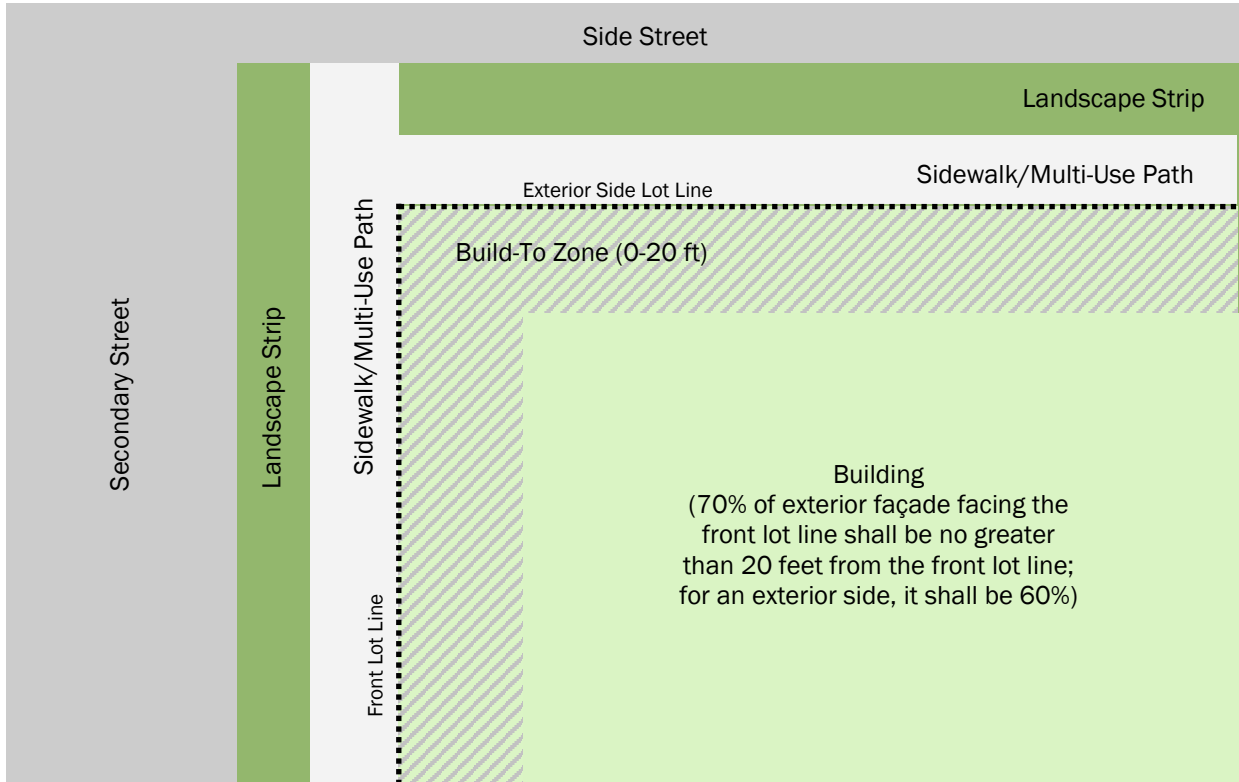
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- ii. Buildings fronting on the secondary street, further than 300 feet from the primary street, as established in the regulating plan, shall conform to the placement and form standards of Table 3.1.22.D.ii., as illustrated in Fig. 3.1.22.D.ii.

3.1.22.D.ii. Building Placement and Form—Buildings with Secondary Street Frontage	
Build-To Zone/Setbacks (Distance from the Property Line)	
Front (primary street frontage) build-to-zone	Min 0 ft / max 20 ft*
Side (Exterior street-facing) build-to-zone	Min 0 ft / max 20 ft*
Side yard (internal and adjacent to TVC or TVP district) setback	0 ft min
Side or rear yard (adjacent to any Residential district) setback	30 ft min
Rear yard (adjacent to TVC, TVP, or non-residential district) setback	30 ft min
Building Form	
Buildings facing front / exterior side lot line: % of façade in build-to zone	70% front / 60% exterior side
* Maximum setback does not apply to buildings internal to a site, where a separate building between that building and the right-of-way satisfies the maximum setback requirement. The maximum setback from a secondary right-of-way for buildings that also front on the primary right-of-way shall be 0 feet.	

Fig. 3.1.22.D.ii. Building Placement



E. MINIMUM DEVELOPMENT SIZE AND MINIMUM LOT SIZE

- i. **Minimum Development Size.** In order to qualify for development, a unified development plan shall be submitted as a Planned Unit Development or Site Plan with Development Agreement. The minimum area for a unified development plan shall be 30 acres. This unified development plan shall show a coordinated development plan for a minimum of 30 acres that reflects site circulation, building envelopes, parking fields, pedestrian and non-motorized circulation, buffer areas, and all other information required for the approval mechanism that is being requested (PUD or Site Plan with Development Agreement). If proposed as a Site Plan, the Township may defer detailed site plan information until individual phases are developed provided a phasing plan is approved as part of the Development Agreement. The entire 30-acre minimum area shall be under one owner or under more than one owner working as a coordinated master developer under one unified development plan.
- ii. **Minimum Lot Size.** Once a unified development plan has been approved by the Township, there is no minimum lot size requirement. Any development of a lot that is part of a unified development plan shall occur in compliance with the unified development plan.

F. BUILDING HEIGHT AND APPEARANCE STANDARDS



i. Building Height and Floor/Ceiling Regulations

Building height minimum	18 ft	
Building height maximum	3 stories; 42 ft	1
Accessory building maximum height	15 ft	
Finished ground floor level (max.)	6 inches above sidewalk	
First floor height (min.) - finished floor to finished ceiling	14 ft	2
Upper floor ceiling height (min)	9 ft	3

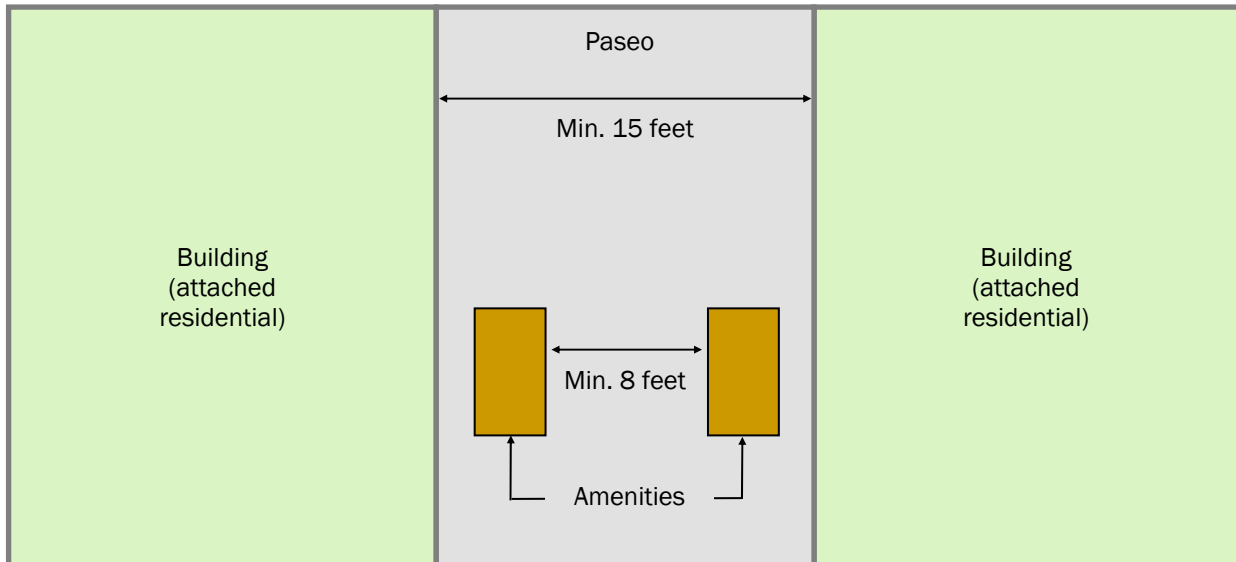
- ii. **Appearance Standards.** To ensure high-quality building design that creates a unique sense of place within the district and fosters walkability and a sense of traditional village design, all buildings shall conform to the following standards:
 - a. All building façades shall be finished with high-quality, durable materials, such as brick, stone, metal, glass, wood, or cementitious cladding.

- b. No greater than ten percent of any façade shall be comprised of concrete masonry units. This limit shall not apply to half-high integrally colored units that resemble brick, and similar units, as determined by the Planning Commission.
- c. No greater than five percent of any façade shall be comprised of EIFS or similar exterior insulation paneling. In no case shall EIFS be used on the ground floor façade of any building.
- d. All buildings fronting on the primary street or a secondary street within 300 feet of the primary street shall have a public entrance oriented toward the street. These buildings may also have public entrances oriented toward other streets or rear yard parking lots.
- e. Where buildings front directly on the sidewalk, recessed entrances from three to ten feet deep are encouraged and shall count toward the minimum percentage of building form along the build-to-line in Section 3.1.22.D.ii.
- f. Ground-floor facades of buildings fronting on the primary street or a secondary street within 300 feet of the primary street shall have a minimum of 60% glazing between two and eight feet above grade. Upper floors are required to maintain 30% glazing on their street-facing facades. Window glazing shall be clear with a visible light transmittance of not less than 65% (0.65) on ground floors, and 45% (0.45) on upper floors, per glass manufacturer specifications.
- g. Buildings shall be vertically and horizontally articulated so as to avoid large, flat expanses of wall and reflect the division of space within. The top of a building shall be distinguished by a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets.
 - i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.
 - ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated (green) roofs are encouraged to cool buildings and limit stormwater runoff.
- h. Adjacent or proximal buildings (such as those next to, or across the street from, a given building) shall not be architecturally identical.
 - i. Accessory structures shall be architecturally compatible with the principal structure.
 - j. Green roofs, green walls, and other features that manage stormwater are encouraged.
- k. Projections from Buildings. Projections from building façades such as awnings, canopies, and balconies may extend up to four feet into the right-of-way. All such projections shall have a minimum clearance of eight feet from grade.
- l. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location. The Planning Commission may permit special architectural corner features to exceed the maximum building height by up to ten (10) feet.
- m. The development of buildings that meet the requirements for LEED and, where applicable, Green Garage certification by the United States Green Building Council is strongly encouraged. Any applicant seeking to develop a large portion of the district in a single project is strongly encouraged to design around LEED-ND principles.

G. NON-MOTORIZED CIRCULATION

- i. Intent. A variety of transportation modes will be available in the TVC district, but this district is intended to be a model for non-motorized transportation in the Township. Walking and bicycling within the district is expected and encouraged, as are non-motorized connections to other districts.
- ii. Sidewalks and pathways within the right-of-way. Pathways within the right-of-way shall meet the standards outlined in Section 3.1.22.L.
- iii. Pathways not adjacent to roadways. Pathways not adjacent to roadways shall conform to the following standards:
 - a. The minimum width of the pathway shall be ten feet.
 - b. The pathway shall be part of an easement granting public access to the pathway and extending five feet on each side of the pathway.

- c. Pathways not adjacent to roadways shall include a point of interest every 300 feet or less. Points of interest may include sitting areas with benches, public art, nature overlooks, and other similar features or combinations of features.
- d. Where a multi-use pathway diverges from the right-of-way, the first 500 feet from any right-of-way shall be surfaced with concrete or asphalt. Thereafter, the pathway may be compacted and surfaced with crushed limestone, a similar material, or any surface found by the Planning Commission to be more durable.
- iii. Pedestrian connections to entryways, pathways, and parking areas. Where buildings do not front directly on a sidewalk, direct pedestrian connections to all public entryways shall be provided to nearby pathways and parking areas by means of a sidewalk a minimum of 5 feet in width.
- iv. Paseos and mid-block passages along the primary street.
 - a. A paseo, or mid-block passage, is required every 300 feet to provide pedestrian access through the center of the block.
 - b. The minimum width of a paseo is 15 feet.
 - c. Paseos may be covered, partially covered, or fully open air.
 - d. Amenities in paseos, such as benches and planters, shall be placed in such a way that a minimum of eight feet is available for the passage of pedestrians at all points.
 - e. Paseos shall be lighted in compliance with Section 5.20.
 - f. Paseos may be used for outdoor dining. Merchandise may be displayed during operating hours.
 - g. Ground-floor building walls facing a paseo shall not be less than 30 percent glazing.
 - h. Use of the same paving materials for the entire length of the paseo is encouraged. A mix of materials (such as concrete and brick) is permitted, and a change of pattern or texture is encouraged near the ends of the paseo and near any significant features within it, such as a public entrance.
 - i. Entryways facing onto a paseo shall be recessed.
 - j. Paseos shall be maintained by the property owner in good repair and shall provide safe and unobstructed passage.
 - k. Public access through a paseo shall be guaranteed by the conveyance of a public access easement.
 - l. Trellises, light canopies, green walls or murals, public art, and plantings are encouraged in paseos



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I. OFF-STREET PARKING

- i. Location of off-street parking lots.
 - a. Parking shall not be located between the building and the primary street, except where liner buildings exist or are approved along the roadway and parking is provided behind the liner building.
 - b. Parking lots shall be set back a minimum of 80 feet from the primary street.
 - c. Parking located in the side yard on secondary streets shall be set back a minimum of 20 feet from the edge of the right-of-way.
- ii. Design and size of off-street parking lots.
 - a. No single parking lot shall exceed 200 spaces. Uses or groups of uses requiring greater than 200 spaces shall divide parking into multiple lots, separated by a landscaped area a minimum of 40 feet wide. The landscaped area shall include a pathway meeting the standards of Section 3.1.22.L.iii. This requirement shall not apply when a minimum of 50 percent of the parking lot is surfaced with permeable pavement.
 - b. See Section 3.1.22.M for other parking lot landscaping standards.
 - c. The design of parking spaces and maneuvering aisles shall conform to the standards of Section 5.15.6.
- iii. Electric vehicle charging stations.
 - a. The underground conduit infrastructure for electric vehicle charging spaces shall be provided at a rate of one per 25 spaces in a parking lot, and operating electric vehicle charging spaces shall be provided at the rate of one per 105 spaces.
 - b. Required electric vehicle charging spaces shall be marked for the exclusive use of electric vehicles and shall be posted with township-approved signage indicating that the space is to be used solely for electric vehicle charging purposes. For purposes of this subsection, “charging,” means an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment.
 - c. Electric vehicle charging spaces shall be included in the calculation for minimum required parking spaces.
 - d. Electric vehicle charging spaces provided above the minimum requirement may be marked for exclusive use by electric vehicles at the discretion of the property owner.
 - e. Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is set back a minimum of 24 inches from the face of the curb.
 - f. Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
 - g. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.
- iv. Bicycle parking for non-residential uses or mixed uses.
 - a. At all locations in the district, bicycle parking shall be provided in a ratio of 1 space per 40 vehicle parking spaces. Required bicycle spaces shall be distributed among blocks as evenly as possible.
 - b. For every ten bicycle parking spaces provided at a given building above the required number, one vehicle parking space may be eliminated.
 - c. A minimum of 50 percent of required bicycle parking offered at a given building shall be located indoors or under an all-weather shelter.
 - d. Bicycle parking shall be located so as to be safe, convenient, accessible, and secure.
 - e. Bicycle parking spaces shall provide the user with the ability to secure both the frame and the front wheel of the bicycle with a standard bike lock.



- f. The minimum area for a bicycle parking space where the bicycle is stored with both wheels on the ground is 12 square feet.
- g. The Planning Commission shall determine the number of bicycle parking spaces provided by a given bicycle rack by referring to the manufacturer specifications, which shall be provided by the applicant.
- v. Bicycle parking for residential or live/work uses.
 - a. Bicycle parking for residential or live/work uses shall meet the standards of items 3.1.22.i.iv.d-g.
 - b. A minimum of two bicycle parking spaces shall be provided for any group of residential units between one and ten units, plus two additional spaces per each ten additional units.
 - c. Apartment buildings not providing indoor storage space for tenants shall provide two bicycle parking spaces per unit.
- vi. Solar energy canopies.
 - a. Parking spaces may be covered with canopies that provide a platform for solar energy systems.
 - b. Maneuvering lanes shall not be covered with canopies.
 - c. The minimum clearance below a solar canopy shall be 9 feet. The height of a solar energy canopy shall not exceed the maximum height for accessory structures in the district.
- vii. Lighting. Parking lot illumination shall comply with the standards of Section 5.20. Sensors that turn off or dim parking lot lighting when users are not present are strongly encouraged.
- viii. Parking structures. Parking structures in the TVC district shall be subject to the following requirements:
 - a. Parking structures shall be architecturally compatible with nearby buildings in the district.
 - b. The height of a parking structure shall not exceed 36 feet. Solar canopies are permitted on parking structure roofs and shall not be included in the calculation of maximum height.
 - c. Ramp slopes where parking is present shall not exceed 6%.
 - d. The minimum clearance height shall be 9 feet.
 - e. The dimensions of spaces shall conform to the standards of Section 5.15.6. Parking spaces next to a wall shall be widened by one foot.
 - f. Proponents of parking structures are encouraged to seek the United States Green Building Council's Green Garage Certification.
 - g. Facilities using parking structures shall meet the electric vehicle and bicycle parking standards of this district. These facilities may be housed in the parking structure or provided separately at the discretion of the owner.
 - h. Pedestrian access to the structure at grade level shall be provided separately from the vehicle access lanes.
 - i. Illumination in parking, maneuvering, and pedestrian areas shall not be less than two footcandles of horizontal illuminance on the floor, with a maximum to minimum uniformity ratio of 10:1. White ceilings are recommended to enhance lighting.
 - j. Parking structures shall not front directly on the primary street.
 - k. Parking structures shall be so designed as to avoid a monolithic appearance and shall generally be designed in a manner that conceals the use of the building.
- ix. Drive-through uses.
 - a. Drive-through lanes for vehicular use shall not be accessed from or provide access to the primary street or a secondary street within 300 feet of the primary street. This restriction shall not apply to pick up windows that serve pedestrians and bicyclists.
 - b. The number and dimensions of stacking spaces shall conform to the standards of Section 5.15.

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I. SERVICES AREAS AND UTILITIES

- i. Utilities in the TVC district shall be located underground.
- ii. Above-grade utility boxes shall not be located within any clear vision area, as established in Section 5.7.
- iii. Where utility boxes are located above grade, they shall be screened with decorative fencing or obscuring landscaping.

J. OUTDOOR STORAGE

Outdoor storage is not permitted in the TVC district.

K. STREETS AND RIGHTS-OF-WAY

Fig. 3.1.22.K-1 Elements of the Right-of-Way: Primary Street & Secondary Street within 300 feet of Primary

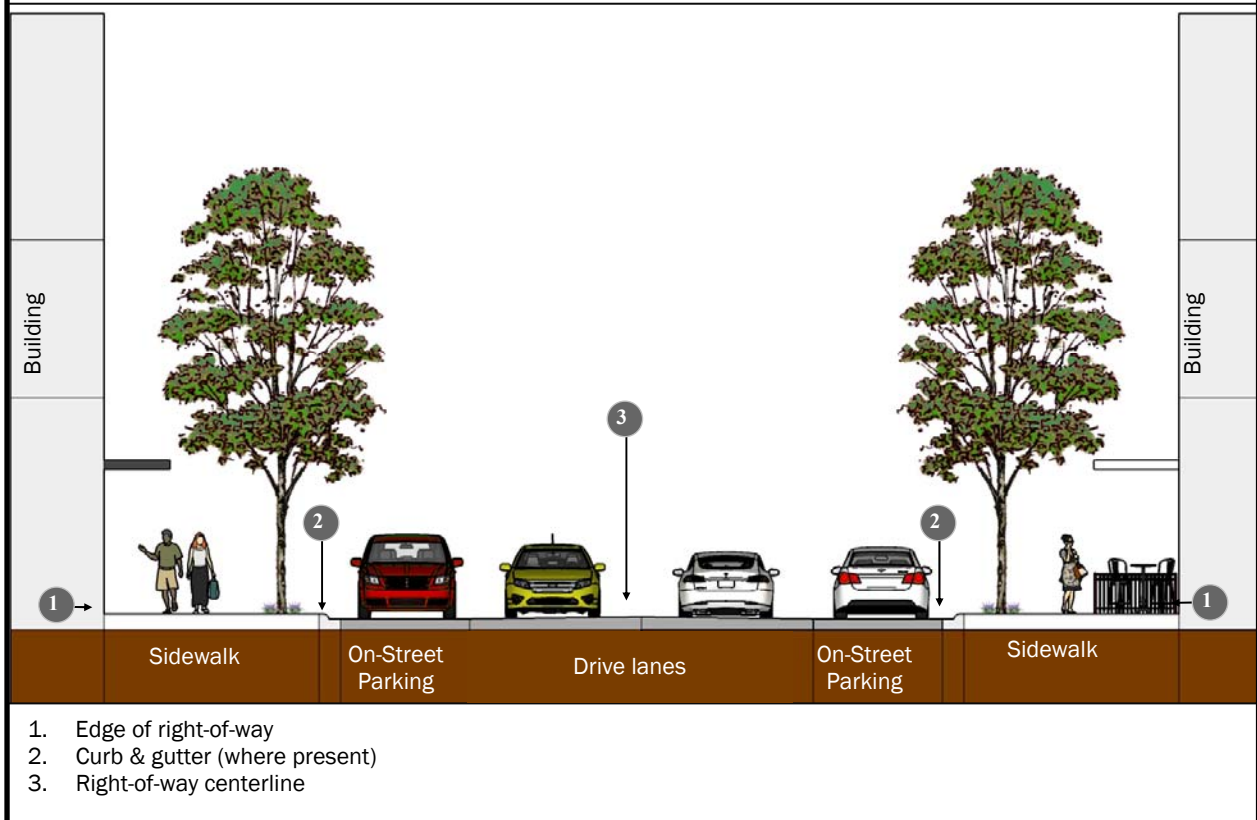
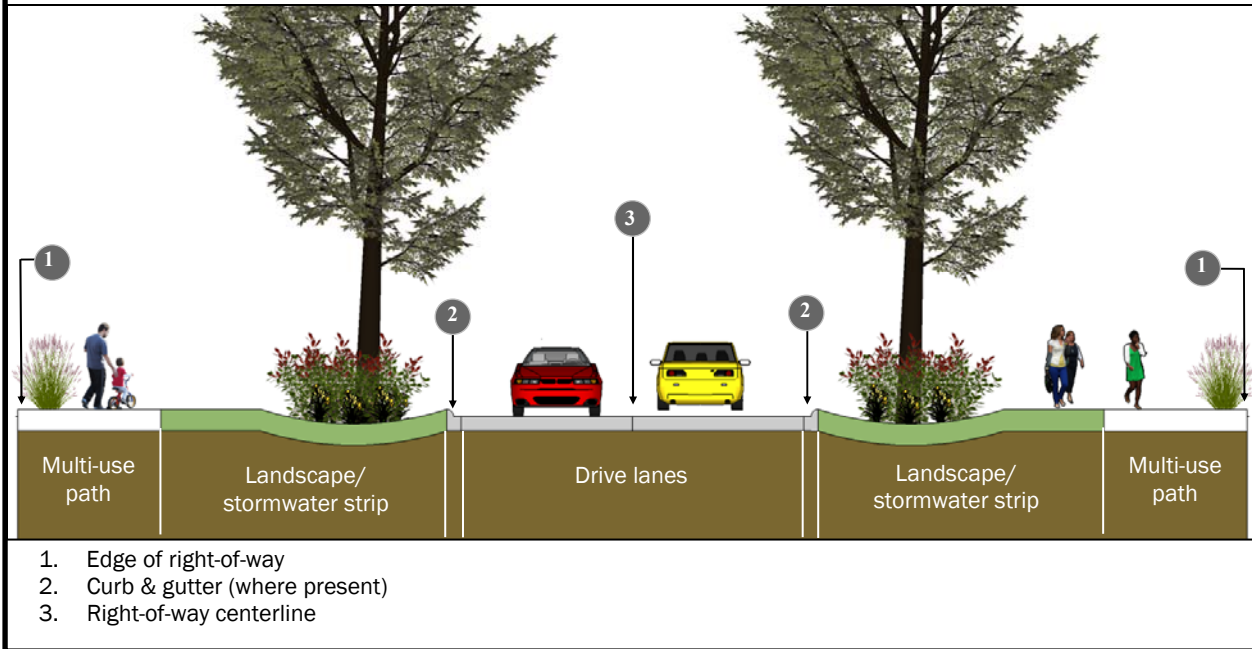


Fig. 3.1.21.K-2 Elements of the Right-of-Way: 300 or more feet from Primary Street



1. Edge of right-of-way
2. Curb & gutter (where present)
3. Right-of-way centerline

- i. Public Streets. All streets in the district shall be dedicated as public rights-of-way.
- ii. Classification of streets.
 - a. The primary street in the TVC district shall be the street that affords the principal means of access to the district; this street will provide a direct connection from Baldwin Road to Saginaw Street, via the Tech Village Center district.
 - b. Secondary streets shall be those streets that provide access from the primary street to internal portions of the district.
- iii. Right-of-way Dimensions. Rights-of-way in the district shall conform to the following dimensions:

3.1.21.K.iii. Street Cross Sections: Technology Village Center District

Road Type	ROW Width	Sidewalk or Multi-Use Path		Landscape/ Stormwater Strip		On-Street Parking Lane (Parallel)		Curb & Gutter		Drive Lanes	
		#	Min. Width (ft)	#	Width (ft)	#	Width (ft)	#	Width (ft)	#	Width (ft)
Primary	74 ft	2	15	—	—	2	9	2	1.5	2	11
Secondary, within 300 feet of Primary	74 ft	2	15	—	—	2	9	2	1.5	2	11
Secondary, further than 300 feet from Primary	66 ft	2	10 ft	2	9.5 ft**	—	—	2	1.5*	2	12

* Curb may not be present, depending on the design of the landscape/stormwater strip. Width may be increased to 2.5 feet at the discretion of the township engineer.

** This is an average width. The width of the landscape/stormwater strip may vary within the right-of-way to permit the 10-foot multi-use pathways to vary their course.

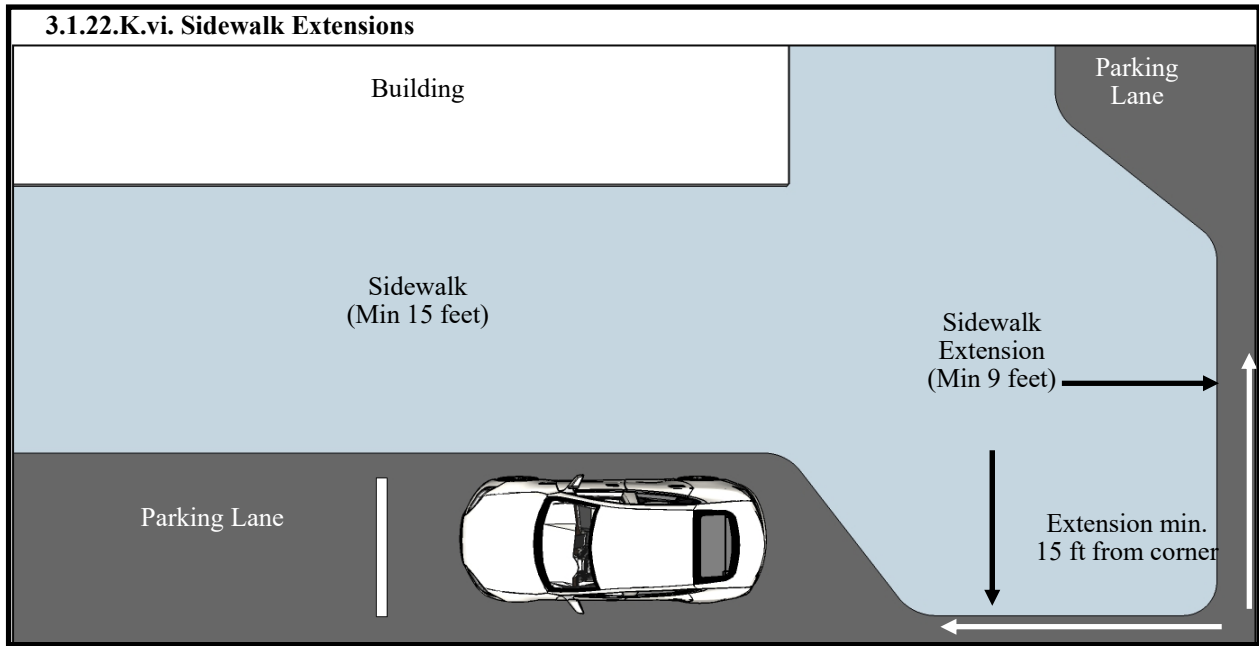
Where the Genesee County Road Commission requires deviations from these standards, such deviations may be implemented without a variance.

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- iv. Right-Of-Way Landscaping and Amenities on the Primary Street and Secondary Streets within 300 Feet of the Primary Street.
 - a. Street Trees & Plantings
 - 1) Spacing: Trees must be provided along the Primary Road streetscape, with a typical spacing of fifty (50) feet on center.
 - 2) Tree wells: Tree wells in sidewalks must be 5 feet by 5 feet with a 3.5 foot minimum depth. Perimeter fencing shall not be permitted.
 - 3) Clear vision: Landscaping shall comply with Section 5.7 Clear Vision Areas.
 - 4) Irrigation: Irrigation systems must be installed at the time of development.
 - 5) Maintenance of public realm: The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement.
 - 6) Plant Selections: Plants should be chosen for specific locations based on size and mass at maturation as well as ease of maintenance.
 - b. Street Furniture
 - 1) Street furnishings must be placed within the Amenity Zone, which is defined as the five (5) feet between the curb face and the pedestrian zone.
 - 2) Street furnishings shall be placed at least 2.5 feet from the curb face, subject to road commission approval, where required.
- v. On-Street Parking Spaces. On-street parking spaces shall meet the design standards of Section 5.15.
- vi. Extension of Sidewalks at Corners. On the primary street and secondary streets within 300 feet of the primary street, sidewalks shall be extended by nine feet in each direction at corners in order to shield on-street parking spaces from traffic. Where diagonal spaces are installed in lieu of parallel spaces, the sidewalk shall be extended the full length of the diagonal spaces. The extension shall extend a minimum of 15 feet in each direction from the corner.



- vii. Blocks. The width of a block shall not be greater than 300 feet, as measured from the furthest edge of the sidewalk to the furthest edge of the opposite sidewalk.
- viii. Street Lighting. All street lighting within the district shall comply with AASHTO-suggested luminance and illuminance values for roadways. LED lighting is encouraged; the color temperature of street lighting should not exceed 4,000 Kelvin.
- ix. Pedestrian Lighting. All pedestrian lighting within the district shall meet the following standards:
 - a. On sidewalks, pedestrian-scaled lighting shall provide a minimum of one foot candle of warm light (less than 4,000 Kelvin) between the building face and the curb.



- b. Shared use pathways in the right-of-way shall be illuminated. Appropriate levels of illumination on these pathways shall be determined in consultation with the Planning Commission.
- c. Shared use pathways may be illuminated. Appropriate levels of illumination on these pathways shall be determined in consultation with the Planning Commission.
- x. Access Management.
 - a. Driveways directly onto the primary street or a secondary street within 300 feet of the primary street are not permitted.
 - b. Driveways shall comply with Section 5.1 Access Management (Driveway) Standards.
 - c. All driveways shall comply with Section 5.7 Clear Vision Areas.
- xi. Turning Lanes. Turning lanes shall be included where a traffic study determines that such lanes are necessary.
- xii. Transit Stops. Transit stops in the district shall conform to the following standards:
 - a. Transit stops shall include a dedicated stopping area for the bus or other vehicle in the form of a paved area extending from the travel lane with a minimum area of 500 square feet and tapers that conform to Genesee County Road Commission standards.
 - b. Transit stops shall include a roofed shelter enclosed on a minimum of three sides.
 - c. A bicycle rack with a minimum of two spaces shall be provided within ten feet of the shelter.
- xiii. Multi-use Paths. Multi-use paths within the right-of-way shall meet the following standards:
 - a. The minimum width of a multi-use path shall be ten feet.
 - b. Multi-use paths may meander within the right-of-way and are permitted to extend outside of the right-of-way.
 - c. Multi-use paths shall be surfaced with concrete or asphalt, as approved by the Planning Commission.
- xiv. Landscape/Stormwater Strips. The secondary road network of the TVC district is intended to incorporate sustainable stormwater management systems into its street design in the form of bioswales in the landscape strip. Landscape strips throughout the district shall meet the standards of Section 3.1.21.J.iv.
- xv. Café Railings: An outdoor dining area for a restaurant shall separate the dining area from the sidewalk pedestrian zone with a café railing, or similar feature, approved by the township.
 - a. The café railing may extend not more than 8 feet beyond the front lot line, and a clear pedestrian path at least 5 feet in width shall be maintained on the sidewalk.
 - b. The café railing shall be at least 30 inches and not more than 36 inches high. The café railing shall be constructed of a decorative material such as black metal, wrought iron or similar quality material that is durable and keeping within the aesthetic qualities of the district.
 - c. The café railing shall be anchored to the sidewalk in a manner that permits removal and storage during months when not in use.

L. LANDSCAPING

- i. Generally. Sites should include landscaping as an integral part of site design and should give consideration as to the use of landscaping for stormwater management.
- ii. Buildings, Fronts & Backs.
 - a. Street frontage: Building façades facing streets are the public ‘face’ of the TVC district. The use of well-maintained, quality plant materials with 2.5 feet of the building façade attracts and engages pedestrians and shall be permitted subject to administrative review of a sidewalk permit.
 - b. Rooftops and Rear yards: Rooftops and privately-owned, back yard portions of lots provide opportunities for businesses to provide a semi-private space for patrons to enjoy, or allow residents to have private or semi-private (for apartments or condominiums) open spaces, gardens and courtyards.
- iii. Right-of-way Landscaping. See Section 3.1.21.K.v. for stormwater/landscape strip standards and Section 3.1.22.M. for other right-of-way landscaping standards.
- iv. Parking Lot Landscaping. Parking lot landscaping shall meet the standards of Sections 5.10.4 and 5.10.5.

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- iv. Road Frontage Landscaping on Secondary Streets Further than 300 Feet from the Primary Street. Where a building is adjacent to a public right-of-way and a front setback of greater than ten feet is provided, canopy trees shall be provided in the front yard at a rate of one per forty feet of right-of-way frontage. Trees may be clustered.
- v. Foundation Landscaping. Buildings that are not required to be built to the lot line shall have landscaping abutting the foundation; such landscaping shall meet or, preferably, exceed the following minimum standards:
 - a. Foundation landscaping beds shall be present adjacent to any public entryway.
 - b. Foundation landscaping beds shall be a minimum of four feet in depth, measured from the foundation of the building to the outer edge of the bed.
 - c. A minimum of 70 percent of the principal façade of a building, as identified on the site plan, shall be abutted by foundation landscaping.
 - d. A minimum of 50 percent of any other façade with a publicly accessible entryway shall be abutted by foundation landscaping.
 - e. A minimum of 25 percent of any façade without a public entryway shall be abutted by foundation landscaping .
 - f. Foundation landscaping shall, at a minimum, include no less than two species of shrub in any given bed.
 - g. A diverse selection of plantlife, including shrubs, ground cover, flowers, ornamental grasses, ornamental trees, and canopy trees is encouraged.
 - h. As an alternative to the provisions above, the Planning Commission may permit the setback area to be, in whole or in part, an active pedestrian area with amenities including benches, art, and other streetscape elements that support pedestrian activity.
- vi. Buffering from residential districts. Where the TVP district abuts a residential district, a 30-foot greenbelt shall be required. The greenbelt shall meet the following standards:
 - a. The greenbelt shall contain a 6-foot decorative masonry screen wall or berm meeting the standards of Section 5.10.
 - b. Canopy trees shall be planted a maximum of 30 feet apart on centers.
 - c. Evergreen trees shall be planted at a minimum rate of one tree per 20 feet of property line.
 - d. Selected evergreen species shall be capable of reaching a minimum height of 20 feet.
 - e. Trees may be clustered or grouped in order to provide better screening for residential uses adjacent to the district.
 - f. In any areas where existing natural vegetation provides an effective screen, the Planning Commission may permit the maintenance of the natural vegetation in lieu of new plantings.
 - g. Canopy trees shall be a minimum of 3 inches DBH at planting. Evergreens shall have a minimum height of six feet at planting.
- vii. Buffering from non-residential and mixed-use districts. The TVC district shall be buffered from non-residential or mixed-use districts with a buffer meeting the standards of Section 5.10.4.
- viii. Preservation of natural features. Wherever possible, it is the intent of this district that distinctive natural features, including topographically significant features, high quality woodland, and water features, be preserved.
- ix. Rain gardens and bioswales. Rain gardens and bioswales are landscape-based retention systems that collect, infiltrate, and filter stormwater. The use of rain gardens and bioswales as a component of a site's stormwater management infrastructure is strongly encouraged. Bioswales shall be planted with native vegetation and designed in accordance with Section 3.1.21.K.v.
- x. Retention basins. Retention basins in the TVC district shall be designed with curvilinear forms and irregular shapes so as to appear as natural water bodies.



- i. The Planning Commission may allow variation in placement and spacing of required trees to accommodate utilities, street furnishings, non-motorized pathways, visibility of business entrances, and the like.
- ii. Maintenance. All landscaping shall be adequately maintained. Particular attention shall be paid to any landscape areas that are visible from a public street or plaza.

M. OPEN SPACE STANDARDS

- i. Generally. Public spaces are meant to provide a means for social interaction.
- ii. Location. Public open spaces should be practically located so that the public is aware of their location.
- iii. Function. All open spaces should be functional and purposeful, yet flexible to provide for a variety of uses.
- iv. Amenities. Outdoor furniture (benches and tables), art or sculptures, landscaping, change in the type of pavement, semi-enclosure to define the space, drinking fountains, trash receptacles should be added to defined open spaces.
- v. Awareness. Wayfinding signs should be used to direct the public to the location of open spaces, municipal parks or trailheads.
- vi. Security. Open spaces shall be well-lit, well-maintained and allow for clear views to create a safe environment

N. ADDITIONAL DEVELOPMENT STANDARDS

- i. Development proposals within this district are strongly encouraged to apply for development review through the Planned Unit Development process, which may allow some flexibility in the application of development standards upon findings that the proposed development offers improved public benefits, while still maintaining the intent of this district.
- ii. All development proposals shall demonstrate how a mix of uses will be encouraged and maintained.

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3.2 DISTRICT INTENTS

1. **RE Rural Estates Residential District.** The RE Single Family Residential District is intended to promote the development of low density large lot residential development in order to promote the preservation of existing natural features to maintain the Township's Rural Character. The intent of this District is to:
 - A. Provide an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district;
 - B. Provide for low density single family development in selected areas of the Township to promote the preservation of existing natural features and maintain the Township's rural character.
 - C. Encourage the use of flexible residential development options to promote the preservation of environmental features and open space.
2. **R-1 through R-4 Residential Districts.** The R-1 through R-4 Single Family Residential Districts are designed to be the most restrictive of the Residential Districts. The intent of these Districts is to:
 - A. Provide an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents of the district;
 - B. Encourage the preservation, rehabilitation and construction of single family dwellings;
 - C. Discourage the continuance of existing nonconforming uses, buildings and structures which detract from the long term viability of residential properties;
 - D. Discourage land uses which may generate excessive traffic, noise, odors or other disruptive impacts in a residential area;
 - E. Accommodate small scale facilities for child and adult care where such uses would be compatible with the surrounding neighborhood, but to avoid an excessive concentration of such facilities which could be disruptive;
 - F. Prohibit any land use which would substantially interfere with the development, utilization or continuation of single family dwellings in the District; and,
 - G. Accommodate smaller existing lots and homes in the more mature platted sections

of the township as conforming situations. Additional R-4 areas should be avoided unless there is a finding that such lot sizes are compatible with adjacent lots and such density of development can be accommodated by public utilities, streets, and services.

3. Multiple Family Residential Districts.

- A. **Description.** The Multiple Family Residential Districts in Grand Blanc Charter Township include:
 - i. **Low Density Multiple Family Residential (LDM).** Generally duplexes, low-rise clustered or attached single family units on a minimum site size of two (2) acres at a maximum density of 4 units per acre.
 - ii. **Medium Density Multiple Family Residential (MDM).** Generally attached mid-rise dwelling units with a minimum site size of five (5) acres at a maximum density of 10 units per acre.
 - iii. **High Density Residential (HDM).** Larger scale attached dwelling units such as apartment buildings with a minimum site size of ten (10) acres and up to 20 units per acre.

Note: Calculations of density per acre shall exclude any public rights-of-way, overhead utility line easements, areas within the 100 year floodplain and open bodies of water; up to fifty percent (50%) of the acreage determined to be within state regulated wetlands may be calculated towards maximum density. Actual density shall also be determined based on ability to meet all setback and spacing requirements listed in the Schedule of Regulations, and road design standards.

- B. **Intent.** The Multiple Family Residential Districts are designed to provide sites for moderate to high density multiple dwelling structures at appropriate locations in terms of land suitability, infrastructure capacity and potential impacts on adjacent land uses, as noted in the Township Master Plan. The Low Density Multiple Family is intended for attached single family units generally consistent with nearby single family homes. The Medium Density Multiple Family Residential District includes a variety of dwellings considered appropriate as a transitional use between single family residential districts and more intense office, commercial or industrial



uses. The ordinance standards for those two districts are intended to help ensure uses complement the scale and appearance of nearby single family homes.

The High Density Multiple Family Residential District is intended for large scale buildings, such as apartments and high rise complexes. High density uses may be appropriate adjacent to high traffic generators, commonly found abutting arterial roadways or expressways.

The standards herein are intended to promote a variety of housing types. In particular, special standards are provided for elderly housing, in recognition of the need for such facilities and their relatively low impacts on traffic and infrastructure in comparison with other types of multiple family uses at a similar density. The standards are further intended to ensure ample open space to complement such uses and the overall character of the township.

- 4. **Mobile Home / Manufactured Housing Park District.** The intent of the Manufactured Housing Park District is to provide an affordable housing alternative where appropriate and consistent with the general character of the Township. The standards of this district are intended to be consistent with the standards for other types of housing at similar densities. In addition to the standards of this Ordinance, all manufactured housing park developments shall comply with Act No. 96 of Public Acts of the State of Michigan of 1987 as amended. However, some standards of this Ordinance are more stringent than the typical standards promoted by the Michigan Mobile Home Commission. These more stringent standards reflect the nature of Grand Blanc Charter Township in contrast with some other areas of Michigan where the universal rules of the Mobile Home Commission may be appropriate. These standards encourage development which complements and protects the investment on adjacent properties, and promotes preservation of important natural features.
- 5. **Office Service District.** The Office Service District (OS) is designed to develop high quality commercial areas devoted primarily to office uses with a limited number of related uses. The Office Service Districts are intended to serve as transitional areas between residential areas and commercial districts and to provide low intensity uses along lots with frontage along

high traffic volume arterial roadways abutting residential neighborhoods.

The uses permitted within this district are intended to operate primarily during daylight hours, creating less intrusive impact than other types of offices and commercial uses which tend to disrupt residential areas. The list of uses permitted and other standards of this section are established to protect the investment of nearby homeowners and other offices in the district by limiting outdoor activities and incompatible land uses. Uses which have potential to be intrusive in some OS locations are treated as special land uses to allow the Planning Commission to evaluate if a specific location is appropriate.

- 6. **Professional Office District.** The Professional Office (PO) Districts are intended to accommodate large office buildings, restricted retail, research and educational facilities which serve large numbers of people. A major purpose of this district is to provide attractive settings to create office campus environments which are attractive and typically visible from freeways or arterial roadways. Areas zoned Professional Office District are intended to be predominantly office in nature, but allow related commercial and service uses to serve office employees and visitors.
- 7. **Health Care District.** The Health Care District (HCD) is established to accommodate and direct the development of hospitals to serve as the nucleus of a health care campus. The uses permitted within this district are intended to provide a convenient and efficient health care delivery system for the region. In addition to hospitals, the Health Care District permits development of closely related services such as medical offices, housing for the elderly and special needs groups; and health care professionals; and limited retail and various types of health care related services. The Health Care District designations allow development on these related uses in a coordinated fashion within a single zoning district.

One goal of this district is to minimize traffic and other impacts by coordinating development of these related uses through campus master planning. This district requires an impact study to assist the Township in evaluating the appropriateness of the zoning and conceptual design. Commercial outdoor display or sales or storage and open air business activities shall be specifically prohibited. A maximum of twenty-five percent



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(25%) of the site (defined as the contiguous area zoned health care district under one ownership) may be developed with the uses listed below, prior to initiation of construction of a hospital. The hospital and all the uses shall be under control of one organization. All construction shall be in accordance with the approved Campus Master Plan.

8. **Neighborhood Commercial District.** The Neighborhood Commercial District (NC) is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods. These districts are located to concentrate such uses as recommended in the Township Master Plan. The purpose of these carefully located districts is to prevent excessive commercial strip developments which may deteriorate traffic operations and safety, create unattractive roadway corridors and eventually lead to blight.

The Township's ordinances, particularly regarding setbacks, parking, signs, lighting, dumpster enclosure and landscaping, are intended to help ensure that Neighborhood Commercial Uses remain compatible with the predominant residential character of the surrounding neighborhoods and the township overall. Some uses which typically serve the surrounding neighborhood may be more intrusive to adjacent districts. These uses are treated as Special Land Uses to allow the Planning Commission to determine appropriate locations within these districts.

9. **General Commercial District.** The General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Grand Blanc Community and bypass traffic through the area. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular and pedestrian traffic. General Commercial uses require a relatively large area devoted to off-street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. Thus, these districts are generally located along expressway interchanges and Regional Arterial roadways. One purpose of these districts is to direct all intensive commercial uses to these concentrated areas rather than allowing inefficient scattering of such development.

The Township's ordinances, particularly regarding setbacks, parking, signs, lighting, landscaping and driveway spacing standards, are intended to help ensure long term viability of the major commercial areas in the Township. Uses which may generate significant impacts on adjacent uses or infrastructure are treated as Special Land Uses to allow the Planning Commission to determine appropriate locations within these districts.

10. **Research and Development.** The Research and Development Districts (RD), as herein established, are intended to provide for a community of research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings. The RD Districts are also intended to permit uses which manufacture, process, package, assemble or treat finished or semifinished products from materials prepared outside RD Districts. Accessory uses which complement and support the principal uses and are intended for use by employees and visitors of the principal uses are allowed when meeting the standards of this district.

The standards of this District, particularly setbacks and landscaping standards, are designed to promote compatibility between the research operations and the character of surrounding uses. The intentional prohibition of outdoor storage and prohibition of raw materials processing for finished products or for shipment in bulk form to be used in an industrial operation at another location is intended to help meet this goal.

11. **Light Industrial District.** The I-1 Industrial Districts are designed so as to primarily accommodate industrial parks wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted. The general goals of this use



district include, among others, the following specific purposes:

- A. To provide sufficient space, in appropriate locations, to meet the needs of the Municipality's expected future economy for all types of manufacturing and related uses;
 - B. To protect abutting Residential Districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development;
 - C. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences; and,
 - D. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the Municipality's tax revenue.
12. **General Industrial District.** The General Industrial Districts (I-2) are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing, and compounding of semifinished or finished products from raw materials as well as from previously prepared materials.
13. **Vehicular Parking District.** The P-1 Vehicular Parking District is intended for areas solely used for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities. The P-1, Vehicular Parking district is intended to accommodate the operational needs of the Township's business community while minimizing negative impacts on surrounding uses.

3.3 DISTRICT BOUNDARIES

The boundaries of these districts are hereby established as shown on the Charter Township of Grand Blanc Zoning Districts Map, which accompanies this Ordinance, and with all notations,

references, and other information shown thereon. The map shall be as much a part of this Ordinance as if fully described herein.

3.4 DISTRICT BOUNDARIES INTERPRETED

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
2. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.
3. Boundaries indicated as approximately following railroad lines shall be construed to be the midway between the main tracks.
4. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
5. Boundaries indicated as approximately parallel to the center lines of street, rail rights-of-way or property lines shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.
6. Boundaries indicated as approximately following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
7. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by Sub-Sections 1 through 6 above, the Zoning Board of Appeals shall interpret the district boundaries.

3.5 ZONING OF VACATED AREAS

Whenever any street, alley or other public way within the Township of Grand Blanc shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same Zoning District as the property to which it attaches.

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3.6 NOTES TO DISTRICT STANDARDS

1. **Applicability.** The notes contained in Section 3.6.2 are additions, exceptions, and clarifications to the district standards contained in Section 3.1. The applicability of individual notes to each district is provided in the table on page 66.
2. **Notes to District Standards (See Chart).**
 - A. Corner lots and double frontage lots are considered to have two front yards, both of which must meet minimum lot width requirements. Front setback requirements shall be maintained along all street frontages.
 - B. Certain types of housing for the elderly generate much lower traffic volumes and other impacts than commonly associated with traditional multiple-family developments. Thus, allowable density for housing for the elderly shall be determined by the maximum units per acre permitted within the particular district, calculated using the following:
 - i Senior apartments: 1 unit = 1 unit of multiple-family
 - ii Congregate or interim care housing: 1 unit = 2 units of multiple-family
 - iii Dependent housing facilities: 1 unit = 3 units of multiple-family
 - C. Lot depth shall be no greater than four (4) times the width.
 - D. The following kinds of structural appurtenances may be permitted to exceed the height limitations for authorized use, upon approval of the Planning Commission:
 - i. Schools, churches and other similar institutional buildings may be erected to a height not exceeding sixty (60) feet provided the front, side and rear yards shall not be less than the height of the building wall abutting on such yard.
 - ii. Chimneys, church spires, cupolas, domes, towers, flag poles, penthouses, water tanks, radio or television antennae, monuments may be erected to a height not exceeding sixty (60) feet unless approved by the Zoning Board of Appeals. Cellular phone antennae may be erected to a height not exceeding 120 feet unless approved by the Zoning Board of Appeals.
 - E. Where maximum height is described in both height and stories, the maximum height shall be whichever is less.
 - F. Walkout basements are not counted in story calculations.
 - G. Where the building is connected to building on an adjoining lot by an approved fire wall, the required side yard on the common side may be reduced to zero (0) feet.
 - H. Setbacks for television and cellular phone antennae shall be equal to half the height of the structure. In addition, the Township shall be provided sufficient evidence to assure that adjacent uses and structures are not threatened due to a collapse of the structure for any reason.
 - I. On a corner lot abutting a residential district the minimum side yard setback shall be twenty (20) feet. Where the lot abuts a residential district or residential (i.e. local) street, the minimum setback shall be ten (10) feet. No side yard setback is required on a side continuous with another building and meeting all building and fire codes, but in all cases where there is a door, window or other opening, the minimum setback shall be at least ten (10) feet.
 - J. Detention ponds shall be prohibited in the front yard, unless the Township Engineer determined there is no reasonable alternative due to existing topography and natural drainage problems.
 - K. **Exceptions to Front and Side Yard Setbacks.** Where fifty (50) percent or more of the aggregate street frontage between two (2) successive intersecting streets is occupied by buildings of the type and use permitted in the district before the effective date of this Ordinance or any amendments
 - iii. Silos and other farm features shall be limited to fifteen (15) feet above the stated height limit in the zoning district.
 - iv. Any mechanical equipment located on the roof of any building shall not exceed a height of ten (10) feet above the surrounding roof surface, and shall occupy no more than fifteen percent (15%) of the total roof area.
 - v. Structural extensions appropriate to the building design, such as cornices, shall be limited to five feet above the stated height limit.



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Applicability of Notes to District Standards (Section 3.6.2)																	
Notes to District Standard	Districts																
	RE	R-1	R-2	R-3	R-4	LDM	MDM	HDM	OS	PO	HDC	NC	GC	RD	I-1	I-2	P-1
A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B						✓	✓	✓									
C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
F	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
G									✓	✓	✓	✓	✓	✓	✓		
H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
I												✓	✓				
J									✓	✓	✓	✓	✓	✓	✓	✓	✓
K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
L									✓	✓	✓	✓	✓	✓	✓		
M						✓	✓	✓									
N		✓	✓	✓	✓												
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thereto, with a front yard setback less than required by this Ordinance, the minimum front yard for new buildings shall be the average setback distance of existing buildings located within two hundred (200) feet on either side of a given lot. However, the depth of the front yard resulting there from shall not be less than one-half (1/2) of the dimensions required in the Zoning District.

- L. Except for necessary drives, walks and approved signs, the required front yard shall not be used for loading, storage or accessory structures.
- M. For buildings with multiple dwelling units, a 20 foot landscaped setback from all roads, drives and parking areas shall be provided.
- N. For all uses permitted other than single-family residential, the front and rear yard setback shall be fifty (50) feet or the height of the building whichever is greater, provided no building shall be setback less than the established setback of existing homes.
- O. **Projections into Yards.** Certain architectural features such as cornices, eaves, gutters, chimneys, fire escapes, outside stairways, balconies of open construction and similar features may project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may project up to a maximum of three (3) feet into the required front and side yards and five (5) feet into the required rear yard. Canopies or awnings installed on the facade of a building shall not be considered as extending into the setback area provided the canopy or awning extends no more than three (3) feet from the buildings and is retractable or can be readily disassembled without visible damage to the building facade or canopy. A open unenclosed and uncovered porch or paved terrace but not including fixed canopies may project into a front yard for up to ten (10) feet.
- P. If the lot is in a single-family zoning district and abuts an arterial road, the minimum building setback along the arterial shall be seventy-five (75) feet from the right-of-way or one hundred twenty-five (125) feet from the center line, whichever is greater.
- Q. A minimum wetland setback buffer zone is required around certain wetland and bodies of water as described in Section 5.13.2, unless a greater distance is

required by the MDEQ under Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act (Act 451, Public Acts of 1994 as amended).

- R. Mechanical equipment such as blowers, ventilating fans and air conditioning units, shall be placed no closer than three (3) feet to any lot line in commercial districts (OS, PO, HCD, NC, GC) and no closer than twelve (12) feet to any lot line in residential districts (R-1 to R-4, RE, LDM, MDM, HDM, MHP). Mechanical equipment in industrial districts shall comply with all yard setbacks (I-1, I-2, RD).
- S. The required side parking lot setback may be reduced by the Planning Commission where adjacent parking lots abut the subject site or shared access or parking is, provided there are no fences erected between the parking lots and the landscaping otherwise required is relocated to other locations on site.
- T. Unless otherwise stated within the requirements of the individual Zoning District, all parking lots shall have a twenty (20) foot setback when abutting a residential district, and ten (10) feet when abutting a non-residential district. All parking lots shall be screened according to the standards specified in Section 5.10.4.
- U. Any required open space shall be provided throughout the site, not just at the rear end of the site.
- V. Tri-levels shall be computed using the total square footage of the two uppermost levels. Bi-levels shall be computed using the total square footage of that floor at or above the approximate grade of the address street. The total square footage so computed for the tri-levels and bi-levels shall be equal to at least the minimum square foot requirements for one floor residence in their respective districts.
- W. In 1 1/2 story and 2 story dwellings, the required square footage of the upper level in each zoning district shall be reduced one square foot for each square foot that the lower level exceeds the minimum allowable area, provided that in no case shall the square footage of the upper level be less than 200 square feet. Also, in no case shall 1 1/2 story or 2 story dwelling units have less total square footage than the combined square footage as it relates to 1



- 1/2 story or 2 story dwellings in the schedule above.
- X. Maximum length of a multiple family building shall be 180 feet, except for housing for the elderly. For senior apartments, congregate or interim care housing, and dependent housing facilities, the maximum length of a building wing shall be 180 feet.
 - Y. In the calculation of areas required to maintain specific densities, open space requirements and similar needs, no lot or parcel or portion of same shall be used more than once in such calculation, nor shall adjacent outlets or other open space be used in lieu of space contained within the stated boundaries of the subject lot or parcel. In calculating density for residential developments, fifty percent (50%) of state or federally regulated wetlands area shall be included in computing gross density (eg. 100 acres of wetland equals 50 acres for computing maximum density); provided the maximum density is still determined by compliance with all required setbacks, parking, open space and other site requirements. Lakes, ponds, overhead utility easements, public street right-of-ways and private road easements are excluded from area calculations for buildable lot area.
 - Z. **Zero Lot Line.** The zero lot line option may be used for single family detached units, including subdivisions, (that is zero side yard setback for one side of the unit) subject to the following conditions:
 - i. The property shall include a minimum of two (2) acres;
 - ii. A site plan shall be submitted, subject to review and approval of the Planning Commission;
 - iii. The entire property shall be currently served by public water and sanitary sewer, or the applicant will provide water and sewer;
 - iv. The density shall not exceed the maximum permitted within the zoning district;
 - v. Setbacks for lots or sites along the property line of the project (i.e. outer edge) shall be at least equal to the setback required in the zoning district;
 - vi. The minimum space between units shall be the required total of two side yards for the zoning district; and,

- vii. A minimum five percent (5%) of the overall property shall be preserved as common open space (as defined in Article 2), with maintenance provided through an association master deed or similar document approved by the Township Attorney. The applicant may reduce the required lot area and dimensions by up to ten percent (10%) if at least ten percent (10%) of the total site area is devoted to common open space. At least fifty percent (50%) of the open space shall be recreational space of a useable size, as determined by the Planning Commission, not including state or federally regulated wetlands, 100 year floodplains or detention basins. The Planning Commission may specify a percentage of the open space be devoted to active recreational use, depending upon the expected population.

- AA. **Averaged Lot Sizes or Open Space Subdivision.** The purpose of this Section is to permit the subdivider or developer to vary lot sizes and lot widths to allow development on sites with unique conditions. This option shall be permitted only if it is acceptable to the Planning Commission. Averaged lot sizes of an open space subdivision shall permit the subdivider or developer to vary lot sizes and lot widths to at least average minimum lot size per unit required for Single Family Residential Districts (R-1, R-2 and R-3 only) as described in Section 3.1, subject to the following conditions:
 - i. In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots of widths less than one hundred (100) feet in the R-1 District, ninety (90) feet in the R-2 District and seventy (70) feet in the R-3 District. The required lot area can be reduced by up to ten percent (10%) below the required area in the district;
 - ii. The maximum overall density shall be the same as if the project were developed with full size lots. A calculation of actual permitted density depends on site configuration and street/lot layout; the following can be used as a guide.
 - a. R-1: 1.7 dwelling units per acre (total site including roads)

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- b. R-2: 2.2 dwelling units per acre (total site including roads)
- c. R-3: 2.7 dwelling units per acre (total site including roads)
- iii. For averaging lot sizes or use of the open space subdivision option, calculations shall be provided for all lots to indicate the average lot meets the required area and width standards of the zoning district;
- iv. The technique of averaging minimum lot size or use of the open space subdivision option shall be acceptable only in those instances where the entire preliminary plat, which has received the approval of the township, is carried through a final plat and is then recorded in its totality. Recording of portions of a preliminary plat shall not be acceptable under this option; and,
- v. All computations showing actual lot areas and the average area shall be indicated on the print of the preliminary plat.
- vi. **Average Lot Sizes.** In addition to the items listed above, in meeting the average minimum lot size, for each lot size and/or lot width that is less than that required in the district, the lot size and/or lot width must be increased on other lots, resulting in an averaged lot size that complies with the zoning district regulations.
- vii. **Open Space Subdivision.** In addition to the items listed above, the acreage not developed through use of this alternative shall be maintained as open space through a conservation easement or other agreement approved by the Township Attorney and recorded with the Genesee County Register of Deeds. Provisions for maintenance of the common areas shall be provided. Under this provision, for each square foot of reduction in lot area below the minimum requirements in the district, at least equal amounts of land shall be dedicated to the common use of the lot owners of the subdivision in a manner approved by the Township. The total amount of open space used for calculations shall be at least four (4) acres in size, but no open space

shall be less than two (2) acres in size, and no more than fifty percent (50%) of the open space can be regulated wetlands or steep slope areas unsuitable for recreation. In addition, open space must be a minimum of twenty (20) wide, with an average width of fifty (50) feet.

3.7 DESIGN STANDARDS

1. **MHP Manufactured Housing Park District.**
 - A. **Design Standards for Overall Park.**
 - i. **Minimum park size.** Manufactured home parks shall be at least fifteen (15) acres in area.
 - ii. **Park access.** All mobile home parks shall have direct access to an Arterial roadway, as defined in the Township Master Plan. This access shall have a right-of-way or easement at least eighty six (86) feet wide; one hundred (100) feet if the entrance includes a boulevard.
 - iii. **Overall park setback along perimeter.** Manufactured homes shall be set back at least fifty (50) feet from any public street right-of-way line and property line. Where this setback abuts a public right-of-way or existing residential development, the setback shall include a minimum twenty (20) foot wide greenbelt which includes the equivalent of at least one (1) tree and four (4) shrubs for each thirty (30) feet measured along the property line. Trees shall include both deciduous trees and evergreens. Plant materials shall meet the minimum standards listed in this Ordinance.

This perimeter setback shall be entirely living plant material except for approved signs, utilities, lighting and necessary roads providing access to the project. The setback width along property lines not abutting a street right-of-way may be reduced to thirty five (35) feet by the Planning Commission where significant landscaping (trees and or berms) are provided if all abutting units are designated for doublewides.
 - iv. **Required open space.** A minimum of one hundred (100) square feet of open recreational space shall be provided



for each mobile home within the mobile home park. Said open space shall be developed with appropriate recreational facilities and play equipment. The location, shape and development plan for said recreational area shall be reviewed and approved by the Planning Commission, but in no case shall any required open space area be longer than one and one-half (1.5) times its width, nor less than two (2) acres in size. At least half of the open space area shall be graded, developed and sodded to provide recreation for the residents of the manufactured housing park. Open space shall be maintained by the park management.

- v. **Street layout.** Maximum cul-de-sac length shall be one thousand (1000) feet, provided no more than thirty five (35) units may be served by a single means of access. A dead end road shall terminate with an adequate turning area. A blunt-end road is prohibited. Adequate sight distance shall be provided at all intersections.
- vi. **Street width.** Streets or drives within the manufactured housing park shall be constructed to standards required for residential developments of similar density. Two way circulation shall be required, with a minimum width of twenty one (21) feet with no on-street parking, thirty one (31) feet where parallel parking is permitted on one side and forty one (41) feet where parallel parking is permitted on both sides, measured from back of curb to back of curb. Streets not permitting parking shall be clearly marked or signed.
- vii. **Street names/signs.** All streets and roads shall be clearly marked with appropriate identification and traffic control signs. The name of any streets or roads shall be approved by the Township.
- viii. **Street geometry.** The alignment and gradient of a street shall be adopted to the topography and shall be graded for its full width to drain surface water. When grading roads in length the finish grade of the street shall not be greater than eight (8%) percent and not less than four-tenths (0.4%) of the length.

Short lengths with a maximum grade of twelve (12%) percent may be permitted, provided traffic safety is assured.

- ix. **Street materials.** All streets and drives shall be constructed of materials suitable for subgrades and hard surface in compliance with the standards of the American Association of State Highway and Transportation Officials, adopted herein by reference. The park developer may use other suitable materials of equal quality, if approved by the Mobile Home Commission. Curbing may be installed on service drives. If curbing is used, it shall be constructed as follows:
 - a. Curbing shall be concrete with the exception of the integral valley curb and gutter (gravity drains), which may be either concrete or asphalt.
 - b. If integral valley curbing and gutter or mountable curb and gutter is used, the height of the curb measured from the gutter line shall be between three (3) and five (5) inches.
 - c. Crosswalks shall conform to Act No. 8 of the Public Acts of 1973.
- x. **Sidewalks.** Each site along the entrance road or an internal collector road shall front on sidewalks at least four (4) feet in width, located parallel to the street. The sidewalk system shall connect with any public street sidewalk.
- xi. **Building height.** Maximum height of any community accessory buildings and structures shall be twenty five (25) feet.
- xii. **Drainage.** The manufactured home park shall provide sufficient storm water facilities, independent of sanitary sewers, to prevent flooding of streets, lots or recreation areas. On-site storm water detention facilities may be required.
- xiii. **Required storage area.** Mini-storage structures and/or storage yards shall be provided within the park for the storage of tenants' camping trailers, boats, snowmobiles, and other similar recreational equipment if parking or storage of such vehicles is permitted.



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Such items shall not be stored in any other area of the park. All such areas shall be enclosed by a six (6) foot high fence and screened from public view by evergreen trees and shrubs. If the fence is totally obscuring, one (1) tree and four (4) shrubs shall be provided on the perimeter for each fifty (50) linear feet. Community storage areas shall not be located adjacent to a public roadway or residential district.

- xiv. **Waste receptacles.** Waste receptacles shall be provided within one hundred fifty (150) feet of each manufactured home, unless curb site pick-up is provided. An on-site recycling station for residents may be provided at a location approved by the Planning Commission and the Michigan Mobile Home Commission.
 - xv. **Underground wiring.** All local distribution lines for franchised utilities (telephones, electric service, cable television) shall be placed entirely underground throughout the mobile home park area. Mainlines and perimeter feed lines located on a Section or Quarter Section Line may be above ground if they do not overlap the park. Conduits or cables shall be placed within private easements provided to the service companies by the proprietor and/or developer or within public ways. Those telephones and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephones and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.
 - xvi. **Mail boxes.** Mail box clusters shall be located and designed to minimize interference with traffic operations near the park entrance.
- B. **Design Standards for Individual Lots / Dwelling Units.** No manufactured home or mobile home shall be permitted to occupy any site or lot in the park if the home is either longer or wider than would permit compliance with the following requirements:
- i. **Site Size.** The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. Corner lots shall have a minimum area of six thousand (6,000) square feet. This 5,500 square feet for any one site may be reduced by up to twenty (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, but in no case shall the open and distance requirements be less than that required by the Mobile Home Commission.
 - ii. **Setbacks and Spacing.** Each mobile home site shall have the following minimum yard requirements:
 - a. Front yard: Twenty (20) feet (front yard includes all sides facing a road).
 - b. Front yard along entrance road or collector road: Twenty five (25) feet.
 - c. Spacing between units: Twenty (20) feet between any part of a mobile home used for living purposes or an attached structure.
 - d. Spacing from an on-site parking space of an adjacent mobile home: Ten (10) feet.
 - e. Distance from a recreation area: One hundred (100) feet.
 - f. Distance from any permanent building: Fifty (50) feet.
 - g. Rear yard: Fifteen (15) feet.
 - iii. **Maximum height.** The maximum height of a manufactured home shall be one (1) story or fourteen (14) feet.
 - iv. **Meters.** A mobile home site shall have installed an approved individual waterproof meter. A park master meter shall not be used.
 - v. **Storage area.** No personal property shall be stored outside, under any mobile home or within carports which are open on any side. Storage sheds with a maximum area of four hundred (400) square feet may be placed on any individual mobile site.



- vi. **Standards for accessory structures.** All accessory structures on a lot or site shall meet the following:
 - a. Accessory buildings or structures, including carports, shall not be permitted in the front yard of any site (that is they must be placed behind the front building line.).
 - b. Attached accessory buildings shall consist of materials similar to the principal building and approved by park management.
 - c. All detached accessory buildings shall be at least ten (10) feet from an adjacent residential unit.
 - d. Doors of an accessory building shall not face a street.
 - vii. **Parking.** Each residential unit shall have a minimum of two (2) on or off-street parking spaces which do not block circulation along sidewalks. In addition, parking in an amount determined by the Planning Commission shall be provided adjacent to any community buildings recreational facilities or office/maintenance buildings.
 - viii. **Vehicle Repair.** No major vehicular repair, changing of oil or use of other potentially hazardous materials or procedures is permitted within the park.
2. **OS Office Service District.** In addition to the other standards of this ordinance, all uses, buildings, structures and sites in the Office Service District shall comply with the standards listed below.
- A. No interior display shall be visible from the exterior of the building.
 - B. The outdoor storage of goods or material shall be prohibited.
 - C. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.
 - D. For any side of a principal office service building facing a public or private street the facade shall be constructed of, or covered with, brick, glass [maximum of twenty five percent (25%) of a facade facing a public street may be mirrored glass with a reflection greater than twenty percent (20%) reflective glass], glass block, wood, stone, plaster, pre-cast concrete, fluted block concrete, scored concrete block or other similar material. The Planning Commission shall determine if the exterior architecture, materials and colors are compatible with the surrounding buildings.
3. **PO Professional Office District.** In addition to the other standards of this ordinance, all uses, buildings, structures and sites in the Professional Office District shall comply with the standards below.
- A. All uses permitted in this district shall be fully enclosed. Outdoor or display shall be prohibited.
 - B. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.
 - C. Exterior lighting fixtures shall be of a dark color, a maximum twenty five (25) feet tall with a maximum four hundred (400) watts, two hundred fifty (250) watts if adjacent to a residential district.
 - D. Signs and landscaping within an office park shall be coordinated, with the specifications approved by the Planning Commission.
 - E. All ground mounted HVAC equipment shall be screened using a wall or shrubs spaced in staggered rows no more than five (5) feet on center.
 - F. **Architectural Standards.** All exterior building facades and any accessory buildings shall be of the same finish materials as the front facade of the principal building. All sides of the buildings shall be predominantly earth tone in color and constructed of, or covered with, brick, glass [maximum of twenty five percent (25%) of a facade facing a public street may be mirrored glass with a reflection greater than twenty percent (20%) reflective glass], glass block, wood, stone, plaster, pre-cast concrete, fluted block concrete or scored concrete block. The Planning Commission shall determine the exterior architecture, materials and colors are compatible with the surrounding uses.
4. **HCD Health Care District.** All uses, buildings and structures in the Health Care District shall be in accordance with the following:
- A. The site shall have a minimum 500 feet contiguous frontage along a single Regional Arterial right-of-way. Main access points to public streets shall be onto roads



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classified as Regional Arterial roadways, Arterial roadways or Collectors in the Township Master Plan.

- B. Access to individual uses shall be an internal roadway system. Major access points to the campus shall be spaced at least 600 feet apart along major thoroughfares unless other spacing is approved by the Planning Commission and Genesee County Road Commission, based on analyses in the traffic impact study. In determining appropriate spacing, the potential for signalization and the goal to minimize the number of campus access points shall be considered.
- C. No power plants, storage or maintenance buildings shall be permitted within 400 feet of a public street.
- D. Pedestrian systems connecting visitor parking to building entrances shall be provided.
- E. Ambulance, emergency and delivery areas shall not face a public street and shall be screened from view of residential uses by use of walls, berms and landscaping.
- F. Natural features shall be preserved and supplemented with landscaping to buffer and screen any adjacent residential districts or uses in accordance with the standards of this ordinance. The Planning Commission shall consider the setbacks, building mass and type of use when determining the extent of landscaping required.
- G. The applicant shall provide a Pollution Incidence Prevention Plan (PIPP) and details of secondary containment of any potential hazardous materials for review and approval by the Planning Commission and fire department. Copies of the information requested by the fire department on types of materials stored, quantities, and location shall be provided by the applicant.
- H. Any side of a principal building within this district facing a residential district, public or private street shall be constructed of, or covered with, the following materials:
 - i. Brick;
 - ii. Glass and/or glass block (reflective glass shall only be permitted as an accent material);
 - iii. Pre-cast concrete;
 - iv. Fluted block concrete;

- v. Scored concrete block;
- vi. Similar materials.

5. NC and GC Neighborhood Commercial and General Commercial Districts.

- A. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.

6. P-1 Vehicular Parking District.

- A. The parking area shall be accessory to and for use in connection with one (1) or more businesses or industrial establishments, located in adjoining business or industrial districts, or in connection with one (1) or more existing professional or institutional office buildings or institutions.
- B. Such parking lots shall be contiguous to a single- or multiple-family residential or nonresidential district. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway, public street or public alley between such P-1 District and above-listed districts.
- C. Parking areas shall not be used as an off-street loading area. No vehicle may be parked in said lots from the hours of 1:00 a.m. and 6:00 a.m.
- D. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
- E. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
- F. No buildings other than those for shelter or attendance shall be erected upon the premises and they shall not exceed fourteen (14) feet in height.
- G. Access generally shall be in accordance with Section 5.17, Standards for Private Roads and Access Easements, and approved as part of the site plan.
- H. The standards identified in this Section are intended to augment standards identified



in Section 4.51, Parking, Storage and Repair of Vehicles, except that where more restrictive standards identified in this Section exist, the standards of this Section shall prevail.

- I. Parking areas within the P-1, Vehicular Parking, district shall be screened from residential uses. The required screening shall include both a wall and landscaping consistent with Section 5.10.
 - J. All exterior lighting generally shall be in accordance with Section 5.20. Only non-glare, color corrected lighting shall be permitted. All outdoor lighting shall be shielded to reduce glare and shall be arranged to reflect light away from all adjacent residential districts. The lighting source shall not be visible from adjoining properties.
- 7. RD Research and Development District.** All uses listed in Section 3.1.15 B and C shall be subject to the following conditions:
- A. Access shall be in accordance with Section 5.1. The Planning Commission may require access through an internal street or service road system to minimize the number of access points onto existing public streets;
 - B. Outdoor storage shall be prohibited;
 - C. A maximum of three (3) exterior truck docks shall be permitted for loading and unloading spaces per building;
 - D. All exterior building facades and any accessory buildings shall be of the same finish material as the front facade of the main building and all material used shall be recognized as finished materials. The exterior finish of the buildings shall be harmonious with the surroundings and in character with the existing manmade or natural environment. Bright, primary, or pastel colors shall not be permitted as the predominant color and shall not be used for any significant features. Reflective glass shall not be the predominant exterior material;
 - E. Elevators, stairways, tanks, heating and air conditioning equipment, vents, ducts, pipes and other similar apparatus shall be screened from view by a penthouse or structure equal in height to the height of the equipment being screened, and the outside finish building material of such penthouse or structure shall be the same as, or complimentary to, the finish material

on the facade of the building to which it is attached; and,

- F. The following uses or similar uses which may create unusual danger for fire, explosion, toxic or noxious matter, radiation or which may cause noxious, offensive, unhealthful or harmful odors, fumes, dust, smoke, light, waste, noise or vibration shall be considered as not meeting the minimum standards of this Ordinance as to performance and potential negative impact on surrounding properties:
 - i. Processing of corrosive acid, cement, lime, gypsum or plaster.
 - ii. Distillation of bone, tar, petroleum refuse, grain or wood.
 - iii. Processing or storage of explosives.
 - iv. Processing of fertilizer or storage of compost.
 - v. Processing of products from animal refuse or offal including glue, size or gelatin.
 - vi. Processes using steam or board hammers or forging presses.
 - vii. Tanning, curing or storage of skins or hides.
 - viii. Processing of sulphurous, sulfuric, nitric, picric, carbolic, hydrochloric or other corrosive acid.
 - ix. Biological laboratories engaging in genetic research.

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4.0 Use Standards

4.1 ACCESSORY ABOVE GROUND FUEL TANKS

Location of fuel services including above ground fuel tanks and storage with a capacity over 500 gallons related to marine, health care, aviation, agriculture, industrial and recreational uses shall be permitted subject to the following:

1. Such uses are only allowed in the General Commercial (GC), Health Care (HCD), Research and Development (RD), Light Industrial (I-1) and General Industrial (I-2) zoning districts; or if related to permitted agricultural or recreational use;
2. Minimum lot size for above ground fuel tanks or storage shall be three (3) acres;
3. Above ground storage tanks other than those holding water shall be located not less than seventy-five (75) feet from any occupied building or any lot line and shall be mounted on a solid concrete slab to prevent overturn and spilling, according to EPA specifications;
4. A Pollution Incidence Prevention Plan shall be submitted and approved as part of the Special Land Use;
5. Such uses may not be considered as customarily incidental to other permitted or special land uses and shall require a separate special land use permit.

4.2 ACCESSORY USES

All accessory uses permitted in this Zoning Ordinance shall be subject to the following:

1. **Relation to principal use:** Accessory uses are permitted only in connection with, incidental to, and on the same lot with, a principal use which is permitted in the particular zoning district. No accessory use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
2. **Restrictions on use:** Accessory buildings shall not be occupied for dwelling purposes nor used for any business profession, trade or occupation except for permitted caretaker dwellings, except as permitted in Section 4.3.

4.3 ACCESSORY DWELLINGS

1. All accessory dwelling units shall meet the following standards:
 - A. An accessory dwelling unit shall be no greater than 25% of the size of the primary unit.
 - B. One off-street parking space shall be required
 - C. Upon sale of the property, the new owner of the property shall sign a new agreement approved by the Township Attorney that provisions of the zoning ordinance will be maintained
2. Attached accessory dwelling units shall meet the above standards and the following additional standard: The exterior of the home shall not have the appearance of being divided into separate units.
3. Detached accessory dwelling units shall meet the standards of Section 4.3.1 and the following additional standards:
 - A. Such uses are permitted on lots greater than five (5) acres and permitted with a special land use on lots between 2 acres and 5 acres in size.
 - B. The detached accessory dwelling unit shall be architecturally compatible with the primary dwelling.
 - C. For lots over sixty (60) acres in size and under one ownership (not leasing), up to five (5) additional accessory dwelling units with a maximum total floor area of five thousand (5,000) square feet, may be permitted for caretakers and employees based upon demonstrated need, as approved by the Building Department.
 - D. Any accessory dwelling unit shall include at least four hundred fifty (450) square feet of exclusive living area.
 - E. Additional accessory dwelling units may be permitted by the Zoning Board of Appeals, as described in Section 7.4.9.
4. **Accessory Farm Labor Housing**
 - A. Dwellings for occupation by farm laborers and their families may be permitted for farm or breeding stable operations on a site with at least forty (40) acres.
 - B. Such dwellings must be in compliance with Michigan Health Code, Act 368 of 1978 as amended and any rules promulgated pursuant thereto.

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C. All such structures shall be setback at least one hundred (100) feet from all property lines.

5. Accessory Caretaker's Quarters

- A. For the exclusive use of security or custodial personal within the principal building in office, commercial or industrial districts.
- B. Detached accessory caretaker's quarters are not permitted in the office, commercial or industrial districts, unless otherwise approved by the Zoning Board of Appeals based on the standards in Section 7.4.9.E.

4.4 ACCESSORY HAZARDOUS MATERIALS: USE AND STORAGE

The applicant shall provide documentation for the following, with appropriate correspondence from the Michigan Department of Natural Resources, Michigan State Police Fire Marshall, the EPA, local fire department, and Genesee County Health Department:

1. Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater;
2. Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling;
3. Description of any transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities in excess of 250 gallons or 2,200 pounds per month;
4. Description of any secondary containment measures proposed including design, construction materials and specifications, volume and security measures; and,
5. Name and phone number(s) of person(s) responsible for materials and available 24 hours, in case of detected spill.
6. Such uses may not be considered, as customarily incidental to other permitted or special land uses and shall require a separate special land use permit.

4.5 ACCESSORY TO MANUFACTURING OPERATIONS

In the RD Research and Development District: Accessory stamping, grinding or other operation in the preparation of the product clearly incidental to the primary use and generating significant noise levels over 65dB or infrequent noise patterns which are considered by the Planning Commission to be potentially disruptive to surrounding uses may be permitted. The Planning Commission may specify maximum noise levels at site perimeter, require changes to building construction and/or specify hours of operation to reduce the impacts.

4.6 ACCESSORY OUTDOOR DISPLAY

1. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
2. All outdoor display areas shall have an approved paved aggregate surface and a stormwater drainage system.
3. All outdoor display area property lines adjacent to a residential district shall provide a buffer as described in Section 5.10.4. The Planning Commission may also require taller landscape screening based on the height of materials to be displayed.
4. A separate special land use permit shall be required when proposed as an accessory use in the NC and GC Districts.

4.7 ACCESSORY OUTDOOR STORAGE

Outdoor storage is permitted only in rear yard when screened according to Section 5.10.4.

4.8 ACCESSORY ROADSIDE STANDS

Accessory seasonal roadside stands and commercial sales shall meet the following standards:

1. The site is located in an R-1, R-2, R-3 or RE zoning district and is accessory to a permitted agricultural use;
2. Each farm may have a maximum of one (1) seasonal roadside stand;
3. All produce or products for sale are grown on the premises or are made from produce grown on the premises;
4. The structure shall not have more than one (1) story;



5. The floor plan of the structure shall not be larger than twenty by twenty (20 x 20) feet;
6. The stand shall be located no closer than fifty (50) feet from the right-of-way if parking is in the front;
7. Parking maneuvering shall not conflict with traffic flow on the street;
8. The area between the stand and the traveled surface shall be reserved exclusively for gravel or paved parking;
9. The stand shall be of portable construction, permitting it to be removed from its roadside location during the seasons when it is not in use;
10. Signs used in connection with the roadside stand shall be temporary, and shall be removed when the stand is not in use. No sign shall be placed within a public right-of-way;
11. The applicant shall submit a sketch plan for approval by the Planning Commission or Site Plan Review Committee. This sketch plan shall illustrate location of the building, parking areas, driveways, signs and other structures;
12. When such uses are temporary, approval is required by the Zoning Board of Appeals.

4.9 DAY CARE CENTERS IN RESIDENTIAL DISTRICTS

1. The use shall be registered with the Township and shall provide the Township with current documentation of a valid license as issued by the state.
2. Non-residential parking setback and screening provisions shall apply.
3. The building architecture shall be compatible with the Residential district and neighborhood in which it is located as determined by the Planning Commission.
4. An on-site drive shall be provided for drop-off and pick-up activity to minimize any impacts on the traffic flow of the public street.
5. The lot shall have access from an arterial or collector street.
6. The facility may operate a maximum of sixteen (16) hours per day.

4.10 ADULT FOSTER CARE LARGE GROUP HOME OR SMALL GROUP HOME

1. The lot shall be at least 1,500 feet from another group day care home or similar facility and shall not result in an excessive concentration of child or adult care facilities in the neighborhood or the township overall.
2. The facility shall operate a maximum of sixteen (16) hours per day.
3. The use shall be registered with the Township and shall provide the Township with current documentation of a valid license as issued by the state.
4. The applicant shall submit verification of compliance with State Building and Fire codes.

4.11 ADULT REGULATED USES⁶⁶

1. **Intent:** In the development and execution of these zoning regulations, it is recognized there are some uses that, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby causing a deleterious effect upon the adjacent areas. The proximity of adult uses to certain uses considered particularly susceptible to the negative impacts or the concentration of adult uses tends to erode the quality of life, adversely affect property values, disrupt business investment, encourage residents and businesses to move or avoid the community, increase crime and contribute a blighting affect on the surrounding area. This Sub-Section describes the uses regulated and the specific standards needed to insure that the adverse effects of these uses will not contribute to the deterioration of the surrounding neighborhood, to prevent undesirable concentration of these uses and to require sufficient spacing from uses considered most susceptible to negative impacts.
2. **Uses Regulated:** The following uses are regulated by this Sub-Section.
 - A. Adult Book or Supply Store
 - B. Adult Model Studio
 - C. Adult Motion Picture Arcade
 - D. Adult Motion Picture Theater or Adult Live Stage Performing Theater
 - E. Adult Outdoor Motion Picture Theater
 - F. Adult Physical Cultural Establishment
 - G. Cabaret

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- H. Massage Parlor except those licensed by the State of Michigan and meeting the criteria outlined Article 2, Definitions.
- 3. **Required Spacing:** The establishment of the types of Adult Regulated Uses listed in "2" above shall meet all of the following space requirements, with the distance between uses measured horizontally between the nearest point of each property line:
 - A. At least one thousand (1,000) feet from any other adult regulated use;
 - B. At least one thousand (1,000) feet from all churches, convents, temples and similar religious institutions;
 - C. At least one thousand (1,000) feet from all public, private or parochial nursery, primary or secondary schools, public parks and hospitals;
 - D. At least one thousand (1,000) feet from any use defined as a "care organization";
 - E. At least eight hundred (800) feet from any single family or multiple family residential district or use; and,
 - F. At least eight hundred (800) feet from any pool or billiard hall, amusement center, indoor and outdoor recreation such as miniature golf; dance club catering primarily to teenagers, movie theaters, ice or roller skating rinks and similar uses frequented by children and teenagers.
- 4. **Special Site Design Standards**
 - A. Maximum size of the building shall be five thousand (5,000) square feet.
 - B. The building and site shall be designed, constructed and maintained so material such as a display, decoration or sign depicting, describing, or relating to "specific sexual activities" or "specified anatomical areas" (as defined in this ordinance) cannot be observed by pedestrians and motorists on a public right-of-way or from an adjacent land use.
 - C. Adult regulated uses shall be located within a freestanding building. A shared or common wall structure or shopping center are not considered to be a freestanding building.
 - D. The color of the building materials shall be reviewed by the Planning Commission and approved by the elected body.
- E. A six (6) foot high brick or masonry wall shall be constructed to screen the parking lot. The Planning Commission may permit use of landscaping in place of the wall.
- F. Access shall be from an arterial roadway.
- 5. **Waivers:**

Upon denial of any application for a regulated use under this Section, the applicant may appeal for a waiver of the location provisions above to the Zoning Board of Appeals consistent with the standards set forth below. The Zoning Board of Appeals may waive the location provisions set forth in this Section, after all the following findings are made:

 - A. Compliance with regulations: The proposed use will not be contrary to any other provision of these zoning regulations, or injurious to nearby properties.
 - B. Not enlarge district: The proposed use will not enlarge or encourage the development of a "skid row" or "strip".
 - C. Consistent with programs: The establishment of an additional regulated use will not be contrary to, or interfere with, any program of urban renewal or neighborhood development.
 - D. Consistent with law: All applicable township, state or federal laws and regulations will be observed.
 - E. Procedure for waiver: Prior to granting a waiver of the location restrictions set forth above, and not less than fifteen (15) days before the request for waivers is considered or a public hearing held pursuant to this Section, the Township shall publish, in a newspaper of general circulation, one notice indicating that a request for waivers to establish a regulated use has been received, and shall send by mail or personal delivery a copy of that notice to the owners of the property for which waivers are being considered, and to all persons to whom any real property is assessed within 300 feet of the boundary of the premises in question, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or occupant is located within Grand Blanc Township. If the name of the occupant is not known, the term "occupant" may be used in making notification. The notice shall describe the nature of the request, indicate the property that is subject to the request including a



listing of all existing street addresses within the subject property, state when and where the request will be considered, and state where written comments will be received regarding the request. The notice of application shall further indicate that a public hearing on the proposed regulated use may be requested by a property owner or occupant, no less than eighteen (18) years of age, or a structure located within 300 feet of the boundary of the property being considered for the regulated use. The applicant, Township Board, or Zoning Board of Appeals may request a public hearing.

- F. Conditions of Approval: Prior to the granting of approval for the establishment of any regulated use, the Planning Commission may impose any conditions or limitations upon the establishment, location, construction, maintenance, or operation of the regulated use which is necessary for the protection of the public interest. Any evidence, bond, or other performance and guarantee may be required as proof that the conditions stipulated in connection therewith will be fulfilled.
- G. Specific Penalties: No person operating an adult entertainment business shall permit any person under the age of 18 to be on the premises of said business as an employee, customer or otherwise.

4.12 AIRPORTS, HELIPORTS AND RELATED USES

Airports shall be consistent with the provisions of the Airport Zoning Act (Act 23, P.A. of 1950 as amended). Airports, private landing strips, heliports, hangers, masts and related facilities shall meet the following standards:

1. The location and approaches shall be in areas along the route with the lowest density residential or non-residential zoning and development;
2. Plans for such facilities shall have received approval by the Federal Aviation Agency and the Michigan Department of Aeronautics, based on airport classification, prior to submittal to the Planning Commission for their review and approval;
3. Rooftop heliports shall demonstrate compliance with all appropriate building and fire codes;

4. The "clear zone" (as defined by the FAA) shall be owned by the owner of the airport;
5. Paved parking shall be provided for the airport and all accessory uses, with a minimum of two (2) parking spaces per hanger;
6. Heliports shall be clearly defined areas. The surface shall be paved and remain clear to prevent blowing debris or other matter onto adjacent properties. Outdoor routine maintenance of helicopters shall be prohibited from dusk to dawn. Heliport landing approaches shall be clearly illustrated as being clear of vertical obstructions on the site plan; and,
7. Heliports shall be screened from any nearby residential districts with landscaping.

4.13 ASPHALT OR CONCRETE PLANTS

An impact assessment prepared in accordance with Section 6.5 is required.

4.14 ATTACHED SINGLE FAMILY DWELLING UNITS

Attached single family dwelling units are permitted as Principal Permitted Uses in the LDR, MDR and HDR Districts subject to the following:

1. Not more than fifty percent (50%) of any wall may be a common party wall for adjacent units and;
2. At least twenty five percent (25%) of the units have a recessed garage (i.e. the garage is setback farther than the dwelling portion of the unit) or side entry garage.

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4.15 AUTOMOBILE CONVENIENCE GASOLINE STATIONS

1. There shall be a minimum lot frontage of two hundred (200) feet, measured along one frontage of corner lots.
2. Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line. Tanks, propane, and petroleum products shall be set back at least 15 feet from any lot line.
3. Overhead canopies shall be setback at least twenty (20) feet from the right-of-way with materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the Planning Commission and approved only upon finding a compatibility with the surrounding area. Details on all lighting under the canopy shall be provided.
4. Access driveways shall meet the standards of Section 5.1. Only one driveway shall be permitted from any street unless the Planning Commission determines additional driveways will be consistent with the purpose of the Access Management standards.
5. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.
6. There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
7. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.
8. A Traffic Impact Study shall be provided in accordance with Section 6.6.

9. In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises, in accordance with state requirements.
10. Any use involving maintenance, service, or repair shall also meet the standards for automobile maintenance/service establishments.
11. For the NC District: An automobile convenience/gasoline station may be permitted with up to 4 pump islands and a maximum of 2 pumps per island, not performing auto repair. Truck stops and stations providing fuel to semi-trucks are prohibited. The Planning Commission may allow a one stall accessory auto wash if the site accesses a regional arterial road.
12. Gas stations accessory to other uses shall be required to meet the standards of this Section.

4.16 AUTOMOBILE MAINTENANCE/SERVICE ESTABLISHMENTS AND AUTO REPAIR MALLS, AUTO SALES MALLS (MAJOR REPAIR, OR MINOR REPAIR AND ROUTINE MAINTENANCE ESTABLISHMENTS)

All principal and accessory structures shall be set back a minimum of five hundred (500) feet from a single family residential district.

1. There shall be a minimum lot frontage on a paved road of two hundred (200) feet, or a total of three hundred (300) feet if a corner lot.
2. Overhead doors shall not face a public street or residential district. The Planning Commission can modify this requirement upon a determination that there is no reasonable alternative and the poor visual impact will be diminished through use of landscaping beyond that required in Section 5.10.
3. Access driveways shall meet the standards of Section 5.1. Only one driveway shall be permitted from any street unless the Planning Commission determines additional driveways will be consistent with the purpose of the Access Management standards.
4. Where adjoining a residential district, a wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.



5. All repair work shall be conducted completely within an enclosed building.
6. Unless located in an I-1 or I-2 District, there shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies or equipment. When permitted, all outdoor storage shall meet the requirements of Section 4.7, Accessory Outdoor Storage.
7. Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a tow truck is prohibited beyond one day.
8. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.
9. Any use with gasoline sales shall also meet the standards for automobile service stations.

4.17 AUTOMOBILE SALES

1. **In the GC General Commercial District:** Sales of new vehicles are permitted as a special land use as an individual establishment or within an auto sales mall and may include accessory used auto sales, indoor accessory auto service.
2. **In the GC General Commercial District:** Used automobile sales are permitted as a special land use when located at least five hundred (500) feet from any single family residential district and 500 feet from any other used automobile establishment.

4.18 AUTOMOBILE WASHES, AUTOMATIC OR SELF-SERVICE

1. Only one (1) ingress/egress driveway shall be permitted on any single street. Other access points shall meet the driveway standards of Section 5.1.
2. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.
3. All washing facilities shall be within a completely enclosed building.
4. Vacuuming and drying may be located outside

the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.

5. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required in Section 5.15, Parking Standards.
6. A Traffic Impact Study shall be provided in accordance with Section 6.6.
7. Truck washes must be at least one hundred (100) feet from all property lines and entirely screened from residential uses. The screening shall include both a wall and landscaping.

4.19 BANKS, CREDIT UNIONS, SAVINGS AND LOAN INSTITUTIONS

1. Only one (1) ingress/egress driveway or one (1) pair of one-way driveways or one stand-alone ready teller structure shall be permitted along any street.
2. Exit and stacking lanes shall not face directly at a single family residence or residential zoning district, unless the alignment is designed or landscaped to prevent headlight glare. These regulations are not intended to prevent driveways from facing residential uses across a street.
3. A Traffic Impact Study shall be provided in accordance with Section 6.6.
4. **In the NC Neighborhood Commercial District:** Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows are permitted, including any automatic teller drive-through lanes. All drive-through facilities must be within the principal building or attached by a canopy.

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4.20 BED-AND-BREAKFAST INNS¹

1. Sufficient parking for the rooms shall be located off-street and shall not be located in the front yard.
2. No bed-and-breakfast inn shall be located closer than three hundred (300) feet to another bed-and-breakfast inn.
3. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.
4. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and said operator shall live on the premises while the establishment is active.
5. There shall be a maximum of 6 rooms for lodging.
6. Sufficient landscaping shall be used to screen adjacent residences from parking areas or any outdoor eating area.
7. A sketch plan showing the floor plan shall be submitted for approval.
8. Sign materials are to be comparable with the architecture of the building.

4.21 BUSINESS SERVICES

In the OS Office Service District: Business services such as mailing or copying shall not be open from 10 pm to 7 am.

4.22 CEMETERIES AND PET CEMETERIES¹

1. Minimum property size shall be twenty (20) acres.
2. All gravesites, buildings and structures shall be setback at least one hundred (100) feet from all property lines. Setbacks shall be compatible with adjacent uses, as determined by the Planning Commission.
3. The Planning Commission shall determine that the cemetery will have a "park like" setting through preservation or provision of woodlands, landscaping and open spaces.
4. At least one (1) property line of the site shall abut an Arterial roadway, as identified in the Township Master Plan, which provides all vehicular access to the site.
5. The perimeter of the site shall be enclosed by a decorative wall or decorative fence subject to approval by the Planning Commission in relation to surrounding area.

6. Monument sales are not permitted as an accessory use.
7. The applicant shall describe the use and storage of all potentially hazardous materials, and secondary containment measures if these uses are proposed, A Pollution Incidence Prevention Plan (PIPP) shall be provided for approval by the Planning Commission and the fire department.

4.23 CENTRAL DRY-CLEANING PLANTS

In the I-1 Light Industrial District: Central dry cleaning plants or laundries are permitted as special land uses provided that such plants shall not deal directly with consumers at retail.

4.24 CHILD CARING INSTITUTIONS¹

1. The Planning Commission shall find that the facility does not result in an excessive number of such facilities in the Township in relation to the evidence of need.
2. Adequate off-street parking shall be provided. All such uses shall provide adequate drop-off and waiting space so that parents' cars are not required to stand in a public right-of-way. At least one (1) drop-off space, or its equivalent as determined by the Planning Commission, shall be provided for each five (5) children enrolled or cared for at the facility.
3. The site layout shall be designed to insure pedestrian safety by separating play areas from parking and driveways.
4. A minimum of fifty (50) square feet of indoor play area shall be provided per child between 2 weeks to 2 ½ years old, and a minimum of thirty-five (35) square feet of indoor play area shall be provided per child over 2 ½ years old. Indoor play areas shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
5. A minimum of one hundred (100) square feet of outdoor play area shall be provided per child/minor utilizing the outdoor play area at any given time. The total outdoor play area shall not be less than one thousand two hundred (1,200) square feet, unless a greater amount is required by the State. Outdoor play areas shall be in the rear or side yard, fenced and screened in accordance with Section 5.3.



6. Indoor living area and sanitary facilities shall be adequate to accommodate the number of persons intended to occupy the facility.
7. An adequate buffer shall be provided from adjacent residential uses or districts. regulated by the Department of Social Services.

4.25 COMMERCIAL ASSEMBLY AND ENTERTAINMENT USES⁶³

1. A site plan shall be provided clearly defining activity areas using fences, buildings, walkways or other suitable barriers.
2. All buildings, structures and parking shall be at least three hundred (300) feet from any dwelling unit excluding any dwelling unit on the site.
3. The Planning Commission may require placement of a six (6) foot high fence around all or part of the site.
4. Access shall be provided onto an Arterial roadway as classified in the Township Master Plan. Access shall be controlled, with capability to accommodate at least three (3) lanes of ingress traffic. At least three hundred (300) feet of stacking (queuing) area shall be provided on site before parking fee collection point.
5. A Traffic Impact Study shall be provided in accordance with Section 6.6.
6. The amount of on-site parking shall be deemed sufficient.
7. Maximum coverage by buildings and structures shall be twenty percent (20%).
8. The Planning Commission may require posting of a performance bond or other form of financial guarantee. The bond shall be in an amount determined by the Planning Commission as necessary to cover any potential damage or clean-up on the site or adjacent properties.
9. The Planning Commission may establish limits on hours of operation, time limits on validity of special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations along public streets.

10. Prior to issuance of a Special Land Use Permit, the applicant shall provide evidence of adequate public liability insurance and property damage insurance to cover potential liability for death or injury to persons, or damage to property, which may result from the conduct of the activity.

4.26 COMMERCIAL GREENHOUSES

In the I-1 Light Industrial District: Commercial greenhouses with sales are permitted only as an accessory use comprising no more than ten (10) percent of the total floor and growing area.

4.27 COMPOST CENTERS

1. The applicant shall submit an Impact Assessment describing the expected odors, aesthetics, and environmental impacts, vehicular and truck traffic impacts associated with the use, and any mitigation measures to be employed.
2. The site plan shall clearly illustrate the layout of the composting operation, including: buildings, staging area, parking, on-site truck maneuvering (truck turning radii shall be illustrated), curing area, landscape buffers, sales area and fencing.
3. Commercial composting operations shall be at least five hundred (500) feet from any residential district.
4. All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
5. Documentation shall be provided indicating that the soils percolate and are not characterized by a high water table.
6. The applicant shall use acceptable methods for control of odors.
7. A landscaped buffer zone A, as described in Section 5.10.4, shall be provided on all sides adjacent to a residential district. A landscaped buffer zone B shall be provided on all other sides unless specifically exempted by the Planning Commission in consideration of adjacent uses and topographic features.
8. Access shall be provided solely on Class A truck routes.

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- 9. Any materials stored or used on the premises that are not being composted shall meet the standards of Section 4.6, 4.7 or 4.49.

4.28 COMMUNITY FACILITIES II

Where permitted in residential districts, the following standards shall apply:

- 1. Minimum lot area shall be three (3) acres for any facility with an occupancy capacity of over five hundred (500) persons plus an additional fifteen thousand (15,000) square feet for each additional one hundred (100) persons of seating capacity.
- 2. All vehicular access to the site shall be onto an Arterial or Collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access onto local (residential) streets if the uses fronting the street which would be most impacted by traffic flow are predominantly non-single family homes.
- 3. Wherever an off-street parking area is adjacent to a residential district, a continuous obscuring wall, fence and/or landscaped area at least five (5) feet in height shall be provided. The Planning Commission may reduce this buffer based on the presence of existing trees or topographic conditions.
- 4. The Planning Commission may require a Traffic Impact Study, particularly if the facility has a seating capacity of over five hundred (500) persons or will have services or activities during peak times on the roadway, or if there are other religious institutions or uses in the vicinity which could create traffic conflicts (refer to Section 6.6).
- 5. A separate Special Land Use Permit shall be required for any accessory use which was not specifically described when the special land use was originally approved.

4.29 DAY CARE CENTER, ADULT AND CHILD

- 1. The Planning Commission shall find that the facility does not result in an excessive number of such facilities in the Township in relation to the evidence of need.
- 2. Adequate off-street parking shall be provided. All such uses shall provide adequate drop-off and waiting space so that pickup vehicles are not required to stand in a public right-of-way. At least one (1) drop-off space, or its equivalent as determined by the Planning Commission, shall be provided for each five (5) children or adults enrolled or cared for at the facility.

- 3. The site layout shall be designed to insure pedestrian safety by separating outdoor activity or play areas from parking and driveways.
- 4. Area requirements for child care facilities:
 - A. Required indoor areas: A minimum of fifty (50) square feet of indoor play area shall be provided per child between 2 weeks to 2 1/2 years old, and a minimum of thirty-five (35) square feet of indoor play area shall be provided per child over 2 1/2 years old. Indoor play areas shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
 - B. Required outdoor areas: A minimum of one hundred (100) square feet of outdoor play area shall be provided per child/minor utilizing the outdoor play area at any given time. The total outdoor play area shall not be less than one thousand two hundred (1,200) square feet, unless a greater amount is required by the State. Outdoor play areas shall be in the rear or side yard, fenced and screened in accordance with Section 5.3.
- 5. Area requirements for adult day care facilities. In addition to the following standards, day care providers are encouraged to meet the standards outlined by the National Adult Day Services Association.
 - A. Required indoor areas: A minimum of sixty (60) square feet of multipurpose space shall be provided for each participant, exclusive of office space, storage, restrooms, hallways, and other service areas unless they are commonly used by participants. The facility shall also provide a supervised rest area for participants, separate from activities areas.
 - B. A minimum of fifty (50) square feet of supervised outdoor recreation space shall be provided for each participant utilizing the outdoor recreation area at any given time. Such outdoor space shall offer sufficient seating areas and shade for participants.
- 6. Indoor living area and sanitary facilities shall be adequate to accommodate the number of persons intended to occupy the facility.
- 7. An adequate buffer shall be provided from adjacent residential uses or districts. On those sides abutting a residential zoning district or



use, a 6 foot high obscuring fence of masonry or other material approved by the Commission shall be required.

8. **In the I-1 Light Industrial District:** Day care centers, pre-school, and commercial day care facilities are permitted as special land uses when on the perimeter of the district or affiliated with firms within the district.

4.30 ESSENTIAL SERVICES²

It is the intent of this Section to ensure the conformity of all essential services, structures, buildings, and storage yards to the requirements of this Zoning Ordinance wherever such conformity shall be practicable and not in conflict with the specific requirements of such franchise, state legislation or Township Ordinance. In the absence of such conflict, the Zoning Ordinance shall prevail. Appeal from the application of this Ordinance in regard to any essential service may be made to the Zoning Board of Appeals.

1. Essential services shall be permitted, as authorized under any franchise in effect within the Township. Such essential services shall be subject to State laws and Township Ordinances and regulations in addition to being consistent with the list of uses permitted in each zoning district.
2. **Essential Public Service Buildings**
 - A. Operating requirements must necessitate the location of said building within the district in order to serve the immediate vicinity.
 - B. Buildings shall be architecturally compatible with the surrounding buildings as determined by the Planning Commission and shall be of brick construction.
 - C. Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines or equal to district setbacks, whichever is greater. Such facilities can not be located in the required front yard.
3. **Essential Public Service Storage Yards**
 - A. The minimum lot size shall be three (3) acres.
 - B. Essential public service storage yards shall be screened from any adjacent residential district by a buffer zone B or a five (5) foot high wall, as described in Section 5.10.4.
 - C. An open air fence six (6) feet in height shall be constructed on the boundary property lines.

4.31 EXCAVATION, FILLING OR GRADING OF LAND

Excavation of land, filling or grading of land, will require submittal of plans and receipt of a permit from Grand Blanc Township as outlined in Section 5.11. This does not obviate the need for permits from other agencies.

4.32 EXTRACTIVE USES, SUCH AS SAND AND GRAVEL MINING

1. **Intent.** Sand and gravel deposits represent nonrenewable natural resources which may be necessary and beneficial to the economy of the Township and the regional area around it. The basic nature of such removal operations must, however, be conducted in such a manner that will insure compatibility with existing and proposed development and insure the proper restoration of the land. It is, therefore, the intent of this Section to provide procedures and requirements for reviewing such requests which will reflect both the existing and future needs of the Township and its residents.
2. **Application, Review and Permit Renewal Procedure:**
 - A. **Petitions** for the granting of permits for extractive operations shall be filed with the Township Clerk by the owners and leaseholders, if any, of the land proposed for natural resources development. Petition shall be submitted in letter form, fully supplemented by data, including an Impact Assessment; maps and aerial photographs specified, and shall be accompanied by a fee as established by resolution of the Planning Commission. A permit for such use shall be issued for a specified period of time by the Planning Commission after recommendation by the Planning Commission.
3. **Submittal Requirements:** Petitions shall be accompanied by an Impact Assessment containing the information and analysis required by Section 6.5, accompanied by the following:
 - A. Aerial photographs, enlarged to a scale of one (1) inch equals two hundred (200) feet, from an original photograph at a negative scale no smaller than one (1) inch equals one thousand (1,000) feet. The area covered by the vertical aerial photograph shall include and clearly identify all land requested in the petition;

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all contiguous land which is, or has been used by the owner or leaseholder applicant for any extraction, treatment, and/or storage; all public roads which can provide first point of access; and the extent of deposits and the estimated amount of land and gravel extraction on an annual basis.

- B. Five (5) copies of a survey, prepared by an engineer or surveyor certified by the State of Michigan to prepare such plats, drawn to a scale of one (1) inch equals two hundred (200) feet, and illustrating the boundary of the entire tract, boundary of the exact area where extraction is being requested and means of vehicular access to the proposed operation.
- C. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such.
- D. An impact assessment as outlined in Section 6.5.
- E. A detailed description of the method of operation including an operations and restoration plan for the extraction of the natural resources deposits. The operations and restoration plan shall include the following:
 - i. A progressive cell unit mining plan: a plan which divides the mining area into sections and delineates the progressive mining proposal on the extractive resources available;
 - ii. A traffic impact study according to Section 6.6 and also evaluates access to the site, proposed truck traffic and planned on-site roads. The applicant shall submit these proposed routings to the Genesee County Road Commission for its review relative to the physical and design capabilities of these routes to accommodate the potential traffic. Correspondence from the Genesee County Road Commission shall be included as part of this application;
 - iii. An overburden and stockpiling plan which shows how the top soil will be stripped and stored on the site as well as the stockpiling of the extracted sand or gravel;

- iv. A revegetation plan: a plan which shows the staging of restoration through the grading process as well as replacing the topsoil and the planting of grasses, trees and shrubs; and,
- v. End use plan: a plan which shows the ultimate use of the property once restored to assure the Township that the site will be restored in accordance with the Township Master Plan; and,
- vi. A detailed explanation of how the applicant intends to comply with the operating requirements of this Section;
- vii. The Planning Commission may require the posting of a performance guarantee based upon an estimate by the Township Engineer and shall be sufficient to finance restoration of the disturbed area. This performance guarantee shall be submitted by the petitioner prior to the issuance of any permit, and shall be held in escrow by the Township until restoration is completed and has been approved by the Planning Commission.

4. Operating Requirements:

- A. **Basic Conditions:** The removal of sand, gravel, limestone or similar materials by excavation, stripping, mining or other taking, and including on-site operations appurtenant to the taking, including washing, grading, sorting, (excluding grinding operations) shall be carried on within the limits of an area approved for such activities. All extractions from new pits begun subsequent to the effective date of this Ordinance shall be washed, graded, and further processed and/or stored within the limits of the area approved, and no natural resource extracted outside the limits of this area shall be brought in for washing, grading, or further processing, excepting the event of a public emergency as declared by the Township Board of the Township of Grand Blanc, requiring the use of said natural resource. Resource-related industries including, but not limited to gravel grinding operations, concrete mixing plants and asphalt batching plants, shall not be permitted as a part of the operation unless the activity is located in a Zoning District which would permit such a use.
- B. **Setbacks:** Excavation, washing and stockpiling of extracted material shall not



be conducted closer than fifty (50) feet to the outer boundary of the area approved for extractive operation. The setback area shall not be used for any use in conjunction with the extractive operation, except access roads, and public notice signs identifying occupation. Greenbelt plantings and landscaping shall be provided in the setback area as required by the Township Board.

Said setback may be varied by the Zoning Board of Appeals when the outer boundary of the area approved for extractive activities abuts a body of water. In granting said variance, the Zoning Board of Appeals shall establish a specific setback so as to ensure public safety. To reduce the effects of airborne dust, dirt, and noise, all equipment for loading, weighing, and other operations structures shall not be built closer than three hundred (300) feet from any public street right-of-way or from any adjoining residentially zoned district.

- C. **Minimum frontage along a primary road:** Each tract of land for extractive development shall have a minimum frontage of two hundred and fifty (250) feet along a primary road as classified by the Genesee County Road Commission, or a roadway with a right-of-way of at least one hundred (100) feet. The Planning Commission may modify this standard if the tract has no frontage but is fronted by an active extractive operation, whose timetable for development would not be in conflict with the proposed operation, then written permission for access to major or secondary thoroughfare must be secured from owner in fee and leaseholder, if any.
- D. **Access:** All means of access to the property shall be from primary roads as classified by the Genesee County Road Commission as a Primary Road or have a right-of-way of at least one hundred (100) feet. No access shall be allowed from residential streets. All private access roads shall be treated so as to create dust-free surface for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the Township.
- E. **Fencing:** Any excavation which operation results in, or produces for a period of at least one (1) month during the year,

collections of water or slopes as described below shall be subject to the following safety requirements:

- i. Where slopes steeper than thirty (30) degrees exist for a period of one (1) month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six (6) feet high; and at least fifty (50) feet outside the edge of the excavation, with suitable gates controlling access to the excavation area;
 - ii. Where collections of water are one (1) foot or more in depth for any period of at least one (1) month, and occupying an area of two hundred (200) square feet or more, access to such collections shall be similarly fenced, as required in (i) above, for slopes; and,
 - iii. In those instances where the extractive area is situated in marginal arid areas consisting of swamp land, or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the Planning Commission may determine as requiring fencing so as to secure safety. The Planning Commission may require the posting of signs "KEEP OUT - DANGER" as needed.
- F. **Slopes:** Finished slopes of the excavation banks shall not exceed a minimum of five (5) feet to one (1) foot (five feet horizontal to one foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five (5) feet. Said slopes shall be met as the work in any one section of the excavation proceeds, and the time for completion of said slopes beginning, provided the Planning Commission may extend the above one (1) year period to such longer period as satisfactory under the circumstances. Sufficient top soil shall be stockpiled on the site so the entire area, when excavating operations are completed, may be covered with a minimum of six (6) inches of top soil and such replacement of top soil shall be made immediately following the termination of excavating operations. So as to prevent erosion of slopes, all replaced top soil shall immediately be planted with grass or other plant material acceptable to the Planning Commission.

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G. **Explosives:** The use of explosives shall be done in accordance with the "Regulations for Storage and Handling of Explosives," as published by the Michigan State Police, Fire Marshall Division, East Lansing, Michigan.

5. **Inspections:** To insure compliance with the permit, the Building Department shall conduct periodic inspections.

4.33 FARMS

Farms, including dairy farms, raising of domesticated animals (livestock or poultry) when meeting all of the following standards:

1. The site includes a minimum of ten (10) contiguous acres.
2. There is a minimum of one and one-half (1½) acres for each horse or livestock animal including foals. Alternatively, an operational management plan may be submitted which explains the method of containment and caring for animals, and demonstrates that the land is environmentally capable of accommodating the number and type of animals proposed. The management plan must be approved by the Building Department.
3. All grazing areas shall be fenced.
4. An accessory structure shall be provided to house such animals.
5. Any barn or stable structure and any outdoor feed (non-grazing) area shall be set back at least one hundred (100) feet from any occupied dwelling or any adjacent building used by the public.
6. All corrals or paddocks shall be enclosed by a suitable fence and shall be maintained so that odor, dust, noise or water drainage shall not constitute a nuisance or hazard to adjoining premises.

4.34 FARM PRODUCE: STORING, PACKING AND PROCESSING

The storing packing and processing of farm produce may be permitted, provided that such activities are conducted on a farm consisting of at least forty (40) acres and such activities include only farm products grown on that farm.

4.35 FUNERAL HOMES

Funeral homes and mortuary establishments shall be on a lot a minimum of one (1) acre with at least one hundred (100) feet of frontage, when adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly area shall be in addition to required off-street parking and its related maneuvering area. Indoor storage shall be provided adequate in size to store all vehicles related to the funeral home. A caretaker's residence may be provided within the principal building.

4.36 GROUP DAY CARE HOMES

Per the Michigan Zoning Enabling Act Section 125.3206.4 a group day care home shall be issued a special use permit if all of the following standards are met:

1. The group day care home shall not be located closer than fifteen hundred (1,500) feet to any of the following:
 - A. Another licensed group day care home.
 - B. Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act.
 - C. A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under the Article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.
 - D. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
1. All outdoor play areas shall be adequately fenced by a minimum four-foot six-inch (4'-6" high non-climbable fence.
2. The property shall be maintained consistent with the visible characteristics of the neighborhood.
3. The home shall not exceed 16 hours of operation during a 24-hour period. Operation between 10 p.m. and 6 a.m. may be limited but not prohibited by the Township.
4. Sign regulations of Section 5.19 shall be met.
5. Adequate off-street parking shall be provided for all employees, and adequate off street waiting space shall be provided for parents.



4.37 HOME OCCUPATIONS

Home Occupation, conducted on a limited basis within a residential dwelling unit shall be permitted irrespective of zoning district, provided the following criteria are met:

1. It does not create a nuisance to the surrounding neighborhood.
2. Traffic generated by a home occupation shall not exceed the volume that would normally be expected in the residential zone in which the home occupation is conducted. Truck deliveries or pick-ups associated with the home occupation shall be permitted only between 7 a.m. and 7 p.m.
3. Signs for home occupations are prohibited.
4. Home occupation shall be conducted entirely within the dwelling unit and only by family members.
5. No home occupation may occupy more than twenty (20%) percent of the living area of said dwelling. Home occupation shall be clearly incidental to residential use.
6. There shall be no change to the outside appearance of the residence.
7. The sale of goods manufactured elsewhere is prohibited.
8. No equipment or process shall be used which creates noise, vibration, glare, dust, fumes, odors, or electrical interference greater than what is customary in a residential neighborhood.
9. Exterior storage of materials, equipment or refuse shall be prohibited.
10. Customers may visit the site only between 7 a.m. to 7 p.m.
11. Home occupations including tutoring or lessons in music or dance shall be permitted provided not more than four (4) students are instructed simultaneously.

4.38 HOUSING IN NON-SINGLE FAMILY DISTRICTS

1. **In the LDM, MDM and HDM Multiple Family Residential Districts:** Single family or two family dwellings are permitted as special land uses when there is a minimum lot size of 15,000 square feet per building, provided the lot size shall be equal to the minimum lot size of any abutting single family zoning district. In the case where the site abuts more than one single family district, the size shall be equal to the smaller residential district.
2. **In the LDM, MDM and HDM Multiple Family Residential Districts:** Multiple family dwellings are permitted in a building more than four (4) stories high, provided the site is at least five (5) acres in size and has direct access onto an arterial roadway, as classified in the Township Master Plan.
3. **In the OS, PO Office Districts and the GC General Commercial District:** Specialized housing facilities shall have access to two (2) Arterial roads, a minimum five hundred (500) square feet of open space outside per bed, with a minimum open space of five thousand (5,000) square feet; and truck pick-up and delivery is only during daytime hours between 7:00 am and 7:00 p.m.
4. **In the HCD Health Care District:** Specialized housing is permitted when under control of the hospital at a density no greater than permitted in the medium density multiple family residential district measured by including building parking and open spaces around and associated with the specialized housing.
5. **In the HCD Health Care District:** Specialized lodging facilities are permitted, including those with accessory conference centers and restaurants physically linked to the hospital to be used for visitors and patients of hospitals.

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4.39 INCINERATORS (ACCESSORY ONLY)

Incinerators are permitted only in the Health Care District and the I-1 and I-2 Industrial Districts only as an accessory use and shall be allowed to incinerate only materials produced by the principal use. All incinerator operations must be from within an enclosed building. Commercially operated fire pits are expressly prohibited. All waste, prior to incineration, must be stored in an enclosed building. All postcombustion ash must be stored and loaded into vehicles for transport to off site disposal locations from within an entirely enclosed building. All postcombustion ash must be disposed at an approved waste disposal site. Disposal of postcombustion ash on-site is expressly prohibited.

1. **Stack heights:** Stack heights shall be elevated to a height necessary to insure that emissions from the stack do not result in excessive concentrations of any air pollutant in the immediate vicinity of the source as a result of atmospheric downwash, eddies and wakes which may be created by the source itself or nearby structures. If the necessary height exceeds the maximum height allowed for the zoning district, the Planning Commission may allow a taller stack after a public hearing, as part of Special Use Permit. The setbacks for such stack from all abutting streets or adjacent parcels, shall be a distance equal to the height of such stack.
2. **Performance standards:** The operation of a solid waste incineration unit shall not be permitted to carry on any activity, operation, use of land, building or equipment that produces irritants to the sensory perceptions greater than the measures herein established which are hereby determined to be the maximum permissible harm to humans or human activity.
 - A. **Noise:** No incinerator operation shall be carried out which causes or creates measurable noise levels exceeding decibel levels specified in the Township Noise Abatement Ordinance.
 - B. **Smoke, Dust, Fly Ash and Gases:** The emission of smoke, dust, fly ash and gases shall in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all new source standards of performance promulgated under the Federal Clean Air Act for Sulfur dioxide, hydrogen chloride, Oxides of nitrogen, Carbon Monoxide, Lead, Cadmium, Mercury, Dioxin,

Dibenzofurans, particulate matter, opacity and other postcombustion concentrations of surrogate substances, as well as all applicable State and County health laws as pertaining to air pollution and smoke abatement.

- C. **Glare and Heat:** Any intense glare or heat generated from the operation of an incinerator shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceivable from any point beyond the lot lines of the lot upon which the incinerator is located.
 - D. **Odor:** The emission of noxious, odorous matter in such quantities as to be readily detectable at a point along any property line, when diluted in the ratio of one volume of odorous air to four (4) or more volumes of clean air, so as to produce a public nuisance or hazard beyond lot lines is prohibited.
 - E. **Fuel Storage:** The storage and handling of flammable materials used to fuel the incinerator shall comply with all State rules and regulations, and regulations as established by the Fire Prevention Act, Act 207, P.A. of 1941, as amended. Further, all storage tanks for flammable materials above ground shall be located at least one hundred fifty (150) feet from all property lines, and shall be designed with automatic leak detection systems. If located above ground, storage tanks shall provide secondary containment. If located below ground, storage tanks shall provide corrosion protection and spill/overflow prevention systems.
3. **Environmental Impact Assessment:** Prior to the Planning Commission's consideration of a Special Use Permit for the construction and operation of an incinerator, an Environmental Impact Assessment shall be submitted to the Planning Commission. In addition to the requirements of Section 6.5, the Environmental Impact Assessment shall describe and evaluate the following:
 - A. Description of the proposed incineration process, including the design of the incinerator, types of waste to be incinerated, the location of the postcombustion ash disposal site, and the method and route of transport for the postcombustion ash.



- B. Description of alternative means of waste disposal other than incineration.
- C. A complete description of the environmental conditions and impacts to the natural and human environment at the proposed incinerator location, as well as along any transport routes and disposal site for the postcombustion ash, including, but not limited to the following:
 - i. Geological/soil conditions
 - ii. Surface and ground water characteristics
 - iii. Ambient air quality
 - iv. Climate and wind characteristics
 - v. Plant and wildlife habitat, and
 - vi. Surrounding population.
- D. The Environmental Impact Assessment should also include a risk assessment which weights the relative advantages and disadvantages of the incinerator operation in comparison to other alternative means of disposing of the waste material. This risk assessment should also describe the likelihood of an unplanned incident involving workers or the general public and any emergency procedures to be followed.

4.40 KEEPING OF ANIMALS

1. The keeping of up to three (3) domesticated household pets over one (1) pound over six (6) months of age, including dogs, cats, birds, and other animals generally regarded as household pets is permitted as an accessory use in any single family detached dwelling in the RE and the R-1 through R-4 single family and multiple family districts; the keeping of one (1) such domesticated household pet is permitted in an attached dwelling unit in a multiple family district, or any dwelling unit in the manufactured housing district. These standards are based on the intensity of use. Such activity shall be in compliance with the regulations of the Genesee County Health Department, and other ordinances, deeds or development bylaws.
2. The keeping of more domesticated animals than permitted above shall require special land use approval in accordance with the standards of Sub-Section 3 below.
3. The keeping of non-domesticated animals (excluding pets and domesticated farm animals but including wild and exotic animals) is prohibited in all zoning districts, except when approved as a special land use subject to the following standards:
 - A. The site is within an RE, R 1, R-2 or R-3 Single Family Residential District.
 - B. Parcel size shall be a minimum of ten (10) acres.
 - C. The land is environmentally capable of accommodating the number and type of animals proposed.
 - D. An operational management plan is provided which explains the method of containment and caring for the animals.
 - E. The design and location of buildings, fences and other structures is compatible with adjacent lands and the character of the area.
4. The keeping of vicious animals is prohibited in all zoning districts.

4.41 KENNELS, COMMERCIAL

1. For kennels housing dogs, the minimum lot size shall be five (5) acres.
2. Buildings wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to property lines and shall not be located in any required front, rear or side yard setback area.

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3. Such facilities shall be subject to other conditions and requirements necessary to prevent possible nuisances (i.e., fencing, sound-proofing, sanitary requirements).
4. Such facilities shall be required to have concrete surfaces for all dog runs including an approved system for runoff and waste collection/disposal.
5. The facility shall be licensed by Genesee County Animal Control.
6. An operations/management plan shall be submitted to and approved by the Planning Commission.
7. **In the I-1 Light Industrial District:** Commercial Kennels are permitted as a Special Land Use for lots at least two (2) acres in size. Buildings wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than twenty (20) feet to property lines and shall not be located in the front yard.

4.42 LANDFILLS

The use of land for the dumping or disposal of scrap iron, junk, garbage, rubbish, or other refuse, or of ashes, slag, or other industrial wastes or by-products is not permitted in any district, except under a Temporary Special Land Use Permit from the Township Board. A request for a landfill shall be accompanied by an Environmental Assessment in accordance with Section 6.5 and by a suitable agreement and bond that such dumping or disposal will not pollute the waters of the Township and provided that the surface of such material shall be graded within a reasonable time in a manner preventing the collection of stagnant water which leaves the ground surface in a condition suitable for growing of turf or for other land uses permitted in the district.

4.43 LAWN AND GARDEN CENTERS, NURSERIES AND GREENHOUSES

1. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
2. All outdoor sales and display areas shall have an approved paved aggregate surface and a stormwater drainage system.
3. No outdoor storage shall be permitted in the front yard or in any required side yard or required rear yard.
4. The site shall include a building of at least five

hundred (500) square feet of gross floor area for office use in conjunction with the approved use.

5. Storage areas shall consist of a permanent, durable and dustless surface (gravel) and shall be graded and drained to dispose stormwater without a negative impact on adjacent property.
6. All loading and truck maneuvering shall be accommodated on-site.
7. A landscape buffer zone A shall be provided along all property lines adjacent to a residential district. A landscape buffer zone B shall be provided on all other sides. The Planning Commission may also require taller landscape screening based on the height of materials to be displayed or stored.
8. **In the GC General Commercial District:** Lawn and garden centers, nurseries and greenhouses are permitted as special land uses when storage and display areas meet all setback requirements and the storage of any soil, fertilizer, lumber or other loose, unprotected material shall be in the side or rear, covered and contained to prevent runoff to adjacent properties.
9. **In the NC Neighborhood Commercial District:** Lawn and garden centers, nurseries and greenhouses are permitted as special land uses when storage and display areas meet all setback requirements and the storage of any soil, fertilizer, lumber or other loose, unprotected material shall be in the side or rear, covered and contained to prevent runoff to adjacent properties. Such uses shall not exceed seven (7) acres in size and shall have access to a collector road.

4.44 LIMITED COMMERCIAL AND PERSONAL SERVICE USES^{ca}

1. **In the HCD Health Care District:** Limited commercial and personal service uses shall be related to the hospital and primarily intended to serve employees, residents and visitors to the health care district. Primary access to such uses shall be within the principal buildings.
2. **In the OS Office Service District:** Limited commercial and personal service uses may be permitted only under the following conditions:
 - A. Such uses are established in conjunction with and developed as an integral part of a



principal office use or as part of an office park. This standard reflects the specific intent of this district to prohibit such uses as individual or freestanding establishments;

- B. The total area occupied by such uses shall not comprise more than twenty five percent (25%) of the square footage of the principal building;
- C. Primary access to such uses shall be through an internal corridor;
- D. The only exterior sign permitted shall be a wall sign of a maximum thirty two (32) square feet; and
- E. Drive through and open front restaurants are expressly prohibited.

3. In the PO Professional Office District: Limited commercial and personal service uses may be permitted when meeting the following conditions:

- A. All such uses shall be located on the first floor of a multiple story office building; placement within residential buildings converted to office use is prohibited.
- B. The total area occupied by such uses shall not comprise more than twenty five percent (25%) of the square footage of the principal building.
- C. Primary access shall be through an internal corridor.
- D. The use shall be allowed one (1) exterior wall sign a maximum of thirty two (32) square feet and identification on the office building's ground mounted (low profile) sign. The Planning Commission may approve up to one (1) additional ground mounted sign to advertise such uses, but in no case shall an individual office building or affiliated group of buildings have more than one such additional sign.

4. In the RD Research and Development District: Limited commercial and personal uses are permitted as special land uses subject to the following:

- A. When such uses comprise a cumulative maximum ten percent (10%) of the total land area in the individual district and at least two principal permitted buildings have been developed or are under construction (requires a separate special land use permit if not approved as part of the initial approval).
- B. Restaurants or other places serving food

and/or beverages in a principal building or within a building containing one or more principal uses and comprising no more than twenty five percent (25%) of the total floor area of the principal building; except that restaurants with open front windows, drive-ins or drive through service are prohibited.

- C. Corporate fitness centers, health spas, racquetball clubs, bowling alleys or similar forms of indoor recreation must be intended for employees only and not the general public. A maximum of ten percent (10%) of the total floor area devoted to such a use may be used for a cafeteria or restaurant. The Planning Commission may permit indoor recreational facilities in a separate building accessory to a principal use, provided required on-site parking is provided.
- D. Accessory heliports are permitted subject to the Heliport standards and must count toward the cumulative maximum ten percent permitted for limited commercial and personal service uses .

4.45 LOW INTENSITY RETAIL OPERATIONS

In recognition that the intent of the OS Office-Service District is to serve as a transition between residential and nonresidential districts, the Planning Commission may approve limited retail or service establishments within the Office-Service District when meeting the following standards, in addition to the general Special Land Use standards:

1. The architecture shall have a single family residential appearance consistent with the character of the area including peaked rooflines, windows and similar features. The design and colors shall be approved by the Planning Commission.
2. Traffic generated by the use shall be less than or equal to traffic volumes typically associated with uses permitted in the district. The applicant shall provide a traffic impact study prepared according to Section 6.6.
3. Only one (1) driveway shall be permitted and shared access with an adjacent parcel may be required.
4. All parking and loading shall be in the side or rear yard.
5. The use shall operate only during daylight hours as specified by the Planning Commission.
6. A buffer zone at least fifty (50) feet wide shall



separate the building and parking areas from any adjacent residential district. A four (4) to six (6) foot high landscaped berm shall be provided within the buffer, with slopes on the side facing the residential district.

- Only ground and wall signs shall be permitted. No sign shall face a residential district.

4.46 MANUFACTURING, COMPOUNDING OR PROCESSING USES

- Manufacturing, compounding, or processing uses including products from previously prepared materials⁴⁴ may be permitted as principal permitted uses in the I-1 and I-2 Districts subject to the following:
 - When the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building;
 - The portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured by a wall or landscaping as specified in Section 5.10.4;
 - A chain link fence, with intense evergreen shrub planting, may be considered an obscuring wall. The wall shall be determined in the same manner as the wall height is above set forth.
- Production and manufacturing uses (not including storage of finished products) permitted as special land uses in the I-2 District shall be located not less than eight hundred (800) feet from any Residential District and not less than three hundred (300) feet from any other district.

4.47 MINI OR SELF STORAGE WAREHOUSES

- Minimum lot size shall be three (3) acres.
- Minimum building and parking setback shall be fifty (50) feet from any public street right-of-way line, fifty (50) feet setback from any residential district and twenty-five (25) feet from any non-residential zoning district.
- The front yard and any side yards adjacent to residential districts shall include wrought iron or similar decorative fencing and evergreen plantings spaced a maximum of ten (10) feet apart on center. If approved by the Planning Commission, a fence, which meets the requirements of Section 5.10.4.B may be constructed provided evergreen trees spaced a maximum of ten (10) feet apart on center are planted outside of the fence.

- All storage shall be completely within enclosed buildings or structures, unless a separate Special Land Use Permit is granted for commercial outdoor storage on the premises.
- A structure for a resident manager may be allowed on the site.
- The use shall be limited to storage only; outdoor storage requires separate Special Land Use approval, with the outdoor storage area specifically illustrated on a site plan.

4.48 OUTDOOR SALES⁴⁵

- Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
- All outdoor sales and display areas shall have an approved paved aggregate surface and a stormwater drainage system.
- No outdoor storage shall be permitted in the front yard or in any required side yard or required rear yard.
- The site shall include a building of at least five hundred (500) square feet of gross floor area for office use in conjunction with the approved use.
- Storage areas shall consist of a permanent, durable and dustless surface (gravel) and shall be graded and drained to dispose stormwater without a negative impact on adjacent property.
- All loading and truck maneuvering shall be accommodated on-site.
- A landscape buffer zone A shall be provided along all property lines adjacent to a residential district. A landscape buffer zone B shall be provided on all other sides. The Planning Commission may also require taller landscape screening based on the height of materials to be displayed or stored. (See Section 5.10.4, Minimum Buffer Zones.)
- A separate special land use permit shall be required when proposed as an accessory use in the NC and GC Districts.

4.49 OUTDOOR THEATERS

Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in I-1 District only. Outdoor theaters shall further be subject to the following conditions:



1. A site plan shall be approved by the Planning Commission which sufficiently illustrates proposed access, buildings, utilities, adequate drainage, lighting and other technical aspects.
2. Outdoor theaters shall abut, and have all access from an Arterial roadway.
3. The area shall be designed as to prevent the movie screen from being viewed from residential areas or adjacent major roadways. All lighting used to illuminate the area shall be installed and confined within, and directed onto the premises of the outdoor theater site. Landscaping shall be provided to screen automobile headlights off-site.
4. A Traffic Impact Study shall be provided in accordance with Section 6.6. The study should demonstrate that entrance traffic will have suitable area on-site without disruption to through traffic on a public street.

4.50 PARKING, STORAGE AND REPAIR OF VEHICLES

The following standards shall apply to any storage or repair of vehicles within any zoning district:

1. All vehicles parking or being worked on in a front yard area shall be on an approved driveway surface, licensed and operable. Approved driveway surfaces include asphalt or concrete. Stone base or gravel is acceptable as a temporary surface for up to one (1) year.
2. Routine maintenance procedures (such as washing, changing oil, fluids, belts or spark plugs) on a residential lot shall only be permitted on a licensed vehicle that is owned or leased by the owner or tenant of the principal dwelling. Such maintenance procedures shall be permitted for a maximum of four (4) consecutive hours and a maximum of five (5) days during any single month. Procedures which require the vehicle to be immobile or inoperable in excess of five (5) consecutive days shall be carried out within an enclosed building or off the premises.
3. Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.
4. Parking of tow trucks is prohibited in any zoning district except on a lot where the principal use involves approved automotive service or repair.
5. Parking of commercial vehicles over one (1) ton within a public street right-of-way is prohibited.
6. Parking of commercial vehicles over one (1) ton anywhere in a residential district is prohibited; except parking and storage of larger vehicles

for farming or lumbering operations is permitted in residential districts if the Building Department determines the vehicle is used exclusively for uses or activities permitted in the district.

7. Overnight or weekend parking of commercial vehicles on vacant property zoned commercial is prohibited.
8. It shall be unlawful for the owner, tenant or lessee of any lot to permit the open storage or outdoor parking of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless the storage or sales of such vehicles is an approved use for the principal building on the site or unless the vehicles are temporarily parked while in use for approved construction on the property.
9. The Zoning Board of Appeals may grant an exception to permit the parking of commercial vehicles of up to and including one (1) ton in the front yard upon finding the vehicle is needed for business of the property owner or is used for an essential service. In making such determination the Zoning Board of Appeals shall consider the feasibility of parking in the side or rear yards on the particular lot, the proximity of adjacent homes, neighborhood character and the size of the proposed vehicle. The Zoning Board of Appeals shall conduct a public hearing to consider such a request. The Zoning Board of Appeals may impose requirements on parking location and duration limits if the vehicle is for temporary or seasonal use.

4.51 PARKING DECKS AND STRUCTURES

1. **In the LDM, MDM and HDM Multiple Family Residential Districts:** Parking structures, including underground, are permitted as special land uses provided they are at least fifty (50) feet from any property line or a distance double the height of the structure, whichever is greater.
2. **In the HCD Health Care District:** Parking decks of up to four (4) levels above grade (roof parking is not counted as deck) are permitted provided the setbacks for principal buildings are met.

4.52 PET STORES

In the GC General Commercial District: Pet stores and grooming businesses are permitted, provided there are no outdoor runs or enclosures and no overnight boarding of animals.



4.53 PLACES OF WORSHIP

Where permitted in residential districts, the following standards shall apply:

1. Minimum lot area shall be three (3) acres for any facility with a sanctuary seating capacity of over five hundred (500) persons plus an additional fifteen thousand (15,000) square feet for each additional one hundred (100) persons of sanctuary seating capacity.
2. All vehicular access to the site shall be onto an Arterial or Collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access onto local (residential) streets if the uses fronting the street which would be most impacted by traffic flow are predominantly non-single family homes.
3. Wherever an off-street parking area is adjacent to a residential district, a continuous obscuring wall, fence and/or landscaped area at least five (5) feet in height shall be provided. The Planning Commission may reduce this buffer based on the presence of existing trees or topographic conditions.
4. The Planning Commission may require a Traffic impact Study, particularly if the facility has a seating capacity of over five hundred (500) persons or will have services or activities during peak times on the roadway, or if there are other religious institutions or uses in the vicinity which could create traffic conflicts (refer to Section 6.6).
5. A separate Special Land Use Permit shall be required for any accessory day care or school which was not specifically described when the special land use was originally approved.

4.54 PSYCHIATRIC HOSPITALS AND SUBSTANCE ABUSE CENTERS

Where permitted, such uses shall be located at least two hundred (200) feet from a single-family residential district.

4.55 RADIO AND TELEVISION TOWERS

1. **Set:backs** Towers for radio, television, cellular phones and other transmitting and relay antenna towers shall be located so any setback equals the setback from any residential district. The set back from all other districts shall be at least one-half (1/2) the height of the tower, provided the applicant provides engineering information the tower is self

collapsing. The setback area shall remain clear of any building or structure except an accessory utility building.

2. **Lighting:** The Planning Commission shall approve any lighting on the tower.
3. No signs or logo shall be permitted on the tower.
4. The Planning Commission may require a security fence to prevent access to the tower.

4.56 RECEPTION ANTENNAE

In all zoning districts, the installation or use of a reception or transmission antenna facility shall be permitted only as an accessory use, and only when meeting the standards of this Section. Upon review of the application, the Building Department shall grant approval if it is found that the plans comply in all respects with this Ordinance and the Township Building Code. It is the intent and purpose of this Section to provide reasonable regulations for the mounting of reception antenna facilities.

1. **Intent:** The intent of this Section is to regulate reception antenna facilities to achieve the objectives listed below.
 - A. Promote safety and prevent hazards to persons and property resulting from accidents involving antenna facilities which could fall from building or structural mountings due to wind load, snow load or other factors.
 - B. Promote utilization of ground mounting for antennae facilities where reasonably feasible.
 - C. Require screening of ground-mounted facilities and minimize visibility to roof or structure mounted facilities to maintain architectural integrity and aesthetic quality of property improvements and preserve property values.
 - D. Exclude from provisions of this Section, conventional VHF and UHF television antennae, FM reception antennae and short wave radio antennae used by amateur radio operators based upon the following findings: there is relatively minor concern for wind and snow load issues due to an established safety record; there has been an historical acceptance of such facilities from architectural and aesthetic standpoints; amateur radio operators provide benefits to emergency service providers, and the cost of complying with the procedure for application and review would be unreasonable in relation to the



- cost of purchasing and installing the facility.
- E. Balance regulations on the placement and manner of reception antenna installation to the minimum required to achieve the objectives herein.
 - F. Promote and protect the public health, safety and welfare by the exercise of Township police powers in relation to a property owner's right to construct and use reception antennae to receive signals without reasonable restriction.
2. **Ground-mounted facilities** shall be subject to the conditions listed below.
- A. The maximum diameter shall be ten (10) feet for a dish type receiver where diameter can be measured.
 - B. The maximum height of any part of the facility shall be fourteen (14) feet.
 - C. The antenna facility shall be located only in the rear yard and shall not be located in a required yard setback area.
 - D. An antenna facility within one hundred (100) feet of a residential property line or public street right-of-way shall be screened from view by a wall, fence, berm, evergreen plantings, or a combination of these elements, provided, if there is no conforming location on the property where the facility may be so obscured from view, screening shall be accomplished to the extent reasonably feasible, as approved by the Building Department or if the antenna is mesh type, screening need not exceed six (6) feet in height.
 - E. The color of all antennae shall be of tones similar to the surroundings. Ground-mounted antennae shall not be white unless they are of a mesh type or unless the background consists primarily of a white building. Bright or pastel colors shall not be used in any instance.
 - F. If a usable signal cannot be obtained by locating the antenna in the rear yard, the antenna may be located in the side yard of the property subject to the submission of a written affidavit and approval of the Zoning Board of Appeals provided the placing of an antenna in a side yard shall remain subject to all other conditions set forth in this Section.
 - G. All electrical and antenna wiring shall be placed underground, where applicable, and grounded to meet Building Code requirements.
 - H. The antenna shall be located and designed to meet manufacturer specifications to withstand a wind force of one hundred (100) miles per hour.
 - I. No advertising or identification display shall be placed on any portion of the antenna or tower except the name and logo of the manufacturer and the serial number.
3. **Roof or structure mounted facilities in single-family residential districts:** In single-family residential districts, reception antenna facilities mounted on a roof of a building, or on a structure more than three (3) feet in height, shall be subject to the following regulations.
- A. The antenna facility itself shall not be larger than ten (10) feet in height or diameter width. Moreover, the facility shall be of perforated, mesh or rod and/or pole construction, and shall not be of solid sheet or panel construction.
 - B. A roof-mounted antenna facility shall be located on that portion of the roof adjacent to the rear yard on the property, and a structure-mounted facility shall be located in the rear yard area but shall not be located in a required yard setback area.
 - C. No part of the antenna facility shall extend higher than three (3) feet above the ridge and/or peak of the roof, but in no event higher than the maximum height limitation in the zoning district in the case of a building mounted facility; and/or seventeen (17) feet above grade in the case of a structure mounted facility.
4. **Roof or structure-mounted facilities not situated in single-family residential districts.**
- A. Roof mounted reception antenna shall be a maximum ten (10) feet in diameter.
 - B. The top of the antenna shall be within the maximum height for principal buildings permitted in the district.
 - C. Reception antennae shall be of a color to match the building.
 - D. No advertising may be applied or attached to the antenna.
5. **Interpretation guidelines.** The provisions of this Section shall be interpreted to carry out the stated objectives of this Section, and shall not be interpreted so as to impose costs on the applicant which are excessive in light of the purchase and installation cost of the antenna facility and accessory equipment.
6. **Exemption.** Up to three (3) conventional VHF or UHF television antennae, FM reception



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antennae and antennae used by amateur radio operators licensed by the FCC which have width and height dimensions of not more than one hundred thirty-five (135) inches and ten (10) feet, respectively, which are situated on that portion of the roof adjacent to the rear yard on the property, and which do not extend higher than three (3) feet above the ridge and/or peak of the roof or the maximum height limitation in a residential zoning district or ten (10) feet above the roof in a nonresidential district, shall be exempted from the requirement of applying for and receiving approval under this Section.

7. **Variance.** If a hardship or practical difficulty exists on a particular lot or parcel of land such that compliance with the provisions of this ordinance is impossible because satellite reception signals are blocked, then a variance may be sought from the Zoning Board of Appeals to the extent necessary to permit reasonable reception, after consideration of the standards listed in Section 7.4.5.D.

4.57 RECREATION USES

1. Campgrounds, travel trailers, tent, campers, motor homes and tents and youth camps which may or may not be operated for profit, where permitted are subject to the following conditions:
 - A. Minimum lot size shall be twenty (20) acres.
 - B. All activities are confined to an area at least five hundred (500) feet from any lot line.
 - C. Development features, including the principal and accessory buildings and structures, shall be located and related to minimize adverse affects on adjacent properties. Minimum setbacks for any buildings, structures or use areas shall be two hundred (200) feet from any property line abutting a residential district, one hundred twenty-five (125) feet from any other district or surface water body, including wetlands. Where topographic conditions are such that they provide a screen and shield, the Planning Commission may modify these requirements in its site plan review.
 - D. Each campsite, not solely occupied by a tent, shall be at least two thousand (2,000) square feet in size.
 - E. Each campsite or cabin shall be provided with individual water and sewer hookups approved by the Health Department or

have convenient access to approved service buildings.

- F. Campgrounds and youth camps shall not be used as prison or detention facilities for the detention of either juvenile or adult persons held by local, county, state, or federal authorities.
2. **Commercial Outdoor Recreation Establishments (Excluding golf related uses)**
 - A. Such uses shall include, but are not limited to the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, commercial riding stables, animal racing, go-cart, automobile or motorcycle tracks, and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.
 - B. The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation that the site area is adequately using national facility standards.
 - C. The site shall be located on a paved street which is classified as an Arterial roadway in the Township Master Plan.
 - D. No building or spectator seating facility shall be located within one hundred (100) feet of a property line, and five hundred (500) feet from residential district.
 - E. The site shall be periodically cleared of debris.
 3. **Golf courses, country clubs, and par 3 golf courses as principal use**
 - A. The site shall have access directly onto an Arterial roadway, as defined in the Township Master Plan.
 - B. The site plan shall be designed to achieve a relationship between the arterial roadway



and any proposed service roads, entrances, driveways and parking areas which will contribute to pedestrian and vehicular traffic safety.

- C. Development features including the principal buildings, accessory structures and fairways, shall be designed and arranged to minimize any adverse effects upon adjacent property. All principal and accessory buildings, and storage or maintenance yards shall be at least two hundred (200) feet from any public street right-of-way or property line abutting residentially zoned lands; provided the Planning Commission may modify this requirement where topographic conditions, existing vegetation or new landscaping will screen views. In no case shall the setback be less than seventy five (75) feet.
 - D. Operational hours for maintenance vehicles, course maintenance and/or irrigation may be restricted by the Planning Commission to protect nearby residential districts. Maintenance sheds shall not be visible from any adjacent single family residential areas.
 - E. Any accessory swimming pool shall meet the standards of Section 4.70 and comply with all applicable building codes and any Township swimming pool ordinance.
4. Golf driving ranges, miniature golf courses
- A. All traffic ingress and egress shall be from an Arterial roadway as classified in the Township Master Plan.
 - B. Parking lots shall be setback at least thirty (30) feet from the street right-of-way and one hundred (100) feet from any property line abutting a residential district.
 - C. Any lot line abutting a residential district shall provide a fifty (50) foot wide, landscaped buffer zone A, as defined in Section 5.10.4.
 - D. No building shall be constructed or located closer than two hundred (200) feet from the property line of any abutting residential lot.
 - E. The site plan shall illustrate expected trajectory or ball dispersion patterns along fairways and for driving ranges where adjacent to residential uses, buildings, parking lots or public streets.
 - F. Site size shall be sufficient to retain errant balls within the site by means of landscaping, berms or a six (6) foot high fence. Netting shall be prohibited unless the Planning Commission determines the

netting would be compatible with surrounding uses.

- G. The Planning Commission may restrict lighting and hours of operation for a driving range in consideration of surrounding land uses and zoning.
 - H. Tee areas for a driving range shall be clearly distinguished by elevating the stations six (6) inches to one and one half (1 -1 /2) feet above the ground, or through use of short walls or alternate distinction to separate tee stations.
5. Indoor commercial recreation, such as bowling alleys, fitness centers, ice arenas, skating rinks etc.
- A. The principal and accessory buildings and structures shall not be located within one-hundred (100) feet of any residential district or permitted use.
 - B. All uses shall be conducted completely within a fully enclosed building.
 - C. The buildings shall be sound-proof and consistent with the Township Noise Abatement Ordinance.
6. Private or public recreation clubs (gun clubs, archery, game ranches, etc.)
- A. Courses and/or trails for off-road vehicles and snowmobiles, and similar uses, and gun ranges which may be operated for profit, subject to the following conditions:
 - i. Any such site shall have a minimum eighty (80) acres.
 - ii. The applicant shall provide an operations plan clearly outlining the types, location and intensity of uses approved by the Planning Commission. The Planning Commission may regulate the operation and hours of activity to minimize any adverse effects on adjacent properties.
 - iii. Development features shall be so located and arranged as to encourage pedestrian, vehicular, user and neighborhood safety.
7. Private, institutional or community recreation facilities and athletic pool clubs.
- A. The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting an Arterial roadway as classified in the Township Master Plan, and the site shall be so planned as to provide all

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ingress and egress directly onto or from said road.

- B. Front, side and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
- C. Off-street parking shall be provided so as to accommodate not less than one half of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is determined that the users will be pedestrian and originate from the immediately adjacent areas. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirements shall be determined by the Planning Commission on the basis of usage.
- D. Swimming pools shall meet the standards of Section 4.70 and all applicable building and County health codes and any Township Swimming Pool Ordinance.

4.58 RECREATIONAL VEHICLE PARKING AND STORAGE

The outdoor parking of Class A, Class C (see definition in Section 2.2.230), and non-motorized recreational vehicles, snowmobiles and boats for periods exceeding forty-eight (48) hours is prohibited in the front yard except within approved recreational vehicle storage yards. When Class A, Class C, and non-motorized recreational vehicles are stored, the vehicles must be stored only within the confines of the rear yard or side yard when behind the front building line of the principal building; and shall further comply with the side and rear yard setback applicable to accessory buildings, set forth in Section 4.2. All recreation vehicles parked or stored shall not be connected to sanitary facilities and shall not be occupied.

4.59 RECYCLING CENTERS

1. Recycling stations shall be only for the collection of recyclable materials for hauling to another site for processing. A one (1) or two (2) yard dumpster may be provided for non-recyclable waste, such as twine, lids, etc.
2. Paved loading and stacking spaces shall be provided for at least three (3) automobiles.
3. All storage of recycled materials shall be within appropriate containers, with access through doors on the sides of the container.
4. The Planning Commission may require a totally obscuring fence or wall around the perimeter of the recycling center.
5. The hours of operation and materials accepted shall be clearly posted.
6. A request for a recycling center shall be accompanied by an Impact Assessment in accordance with Section 6.5.

4.60 RESTAURANTS

1. **Restaurants with Live Entertainment (not adult entertainment or dancing)**
 - A. The principal building shall be setback at least one hundred (100) feet from a residential district.
 - B. Noise shall not be apparent outside of the building in accordance with the Township Noise Abatement Ordinance.
 - C. A wall at least five (5) feet high shall separate the site from any adjacent residential district.
2. **Restaurants and Other Establishments with Drive-In or Drive-through Facilities**
 - A. Principal and accessory buildings shall be setback sixty (60) feet from any adjacent public right-of-way line or property line. Location shall be along an Arterial roadway, as classified in the Township Master Plan.
 - B. Only one (1) access shall be provided onto any Arterial roadway.
 - C. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.
 - D. Applicant shall provide a traffic impact assessment including projected traffic generation according to Section 6.6.
3. **Open Front Restaurant (Window Service) and Outdoor Cafes**
 - A. Waste containers shall be provided.



- B. Fences or landscaping shall be required to control blowing debris.
 - C. All signs placed on the building shall be flat; and interior signs visible to patrons through glass or an opening shall not exceed twenty-five percent (25%) of that area.
 - D. Additional parking shall be provided based on the capacity of any outdoor seating or lounge areas.
 - E. Outdoor eating areas shall be illustrated on a site plan and approved by the Planning Commission.
 - F. Where the use abuts a residential district there shall be no outdoor amplification, such as speakers, unless the applicant demonstrates compliance with the Township Noise Abatement Ordinance.
4. **Restaurants within NC Neighborhood Commercial Districts that have a seating capacity exceeding 100 persons**
- A. The principal building shall be setback at least one hundred (100) feet from a residential district.
 - B. A decorative masonry or brick wall at least five (5) feet high shall separate the site from any adjacent residential district. The Planning Commission may increase the height of the wall and require additional landscaping to minimize negative noise and visual appearance impacts.
 - C. The materials and design of the building and screen walls shall be compatible with any adjacent residential areas.
 - D. Restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.
 - E. The applicant shall provide a traffic impact assessment according to Section 6.6.
5. **Other District Standards**
- A. **In the PO Professional Office District:** Restaurants standard or carry-out are permitted when established as an integral element of the office center. Restaurants which serve consumers in vehicles (i.e. drive-ins or drive-through windows) and restaurants with open front window service are expressly prohibited.
 - B. **In the NC Neighborhood Commercial District:** Restaurants with outdoor eating areas shall not be larger than 25% of total floor area of the principal restaurant.

- C. **In the NC Neighborhood Commercial District:** Restaurants with drive-in, drive through, open front window service, and restaurants serving alcoholic beverages are permitted as special land uses. Establishments with dancing or live entertainment are prohibited.
- D. **In the I-1 Light Industrial District:** Accessory restaurants and similar establishments are permitted as special land uses within office or industrial buildings provided the combined floor area is a minimum twenty-five percent (25%) of the building's gross floor area, all pedestrian access is from inside the building, and any exterior sign shall have a maximum size of ten (10) square feet.

4.61 SALVAGE YARDS⁶¹

1. The property shall include at least six (6) acres and shall abut a railroad right of way on at least one property line.
2. The salvage yard shall be entirely enclosed within a building or enclosed on all sides by a solid wall or fence at least eight (8) feet in height, maintained in good repair and free of handbills or other advertising except for approved signs. Non-transparent gates not exceeding forty-eight (48) feet in width shall be permitted in the enclosure. The Planning Commission may also require landscaping, such as a berm.
3. Vehicles or vehicle bodies shall be stored in rows with a minimum of twenty (20) foot continuous loop drives separating each row of vehicles.
4. Vehicle parts shall not be stored, loaded, unloaded or dismantled outside the fence enclosing the salvage yard.
5. No vehicle, vehicle bodies or other stored materials shall be visible from any residential use or district, business, or street, from a height at or below the top of the fence enclosing the yard.
6. All batteries shall be removed from any vehicle, and all radiator and fuel tanks shall be drained prior to the vehicle being placed in the storage yard. Salvaged batteries, oil and other such substances shall removed by a licensed disposal company or be stored in a manner which prevents leakage of battery fluid. No fluids removed from vehicles shall be applied as a dust control method.

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7. The front obscuring fence shall be setback the same distance as a building in the industrial zoning district, and all such fences shall be setback a minimum of five-hundred (500) feet from any residential use or district.
8. In order to protect surrounding areas, the crushing of vehicles or any part thereof shall be limited to daylight hours, provided that such activities shall not be conducted on Sundays or federally recognized holidays.
9. The applicant must demonstrate that the activities of the salvage yard will comply with all state and federal regulations
10. The Planning Commission may impose other conditions which have a reasonable relationship to the health, safety and general welfare of Grand Blanc Township. These conditions can include a provision for an annual inspection by the Building Department to ensure continuing compliance with the above standards.

4.62 SCHOOLS: COLLEGES, UNIVERSITIES AND OTHER SUCH INSTITUTIONS OF HIGHER EDUCATION: PUBLIC AND PRIVATE

1. Minimum lot size shall be forty (40) acres.
2. Buildings and structures shall be setback at least eighty (80) feet from all property lines and street rights-of-way
3. All access shall be from an Arterial roadway, as roads are classified in the Township Master Plan.

4.63 SCHOOLS: PUBLIC, PAROCHIAL AND PRIVATE INTERMEDIATE AND/OR SECONDARY SCHOOLS OFFERING COURSES IN GENERAL EDUCATION

All vehicular access to the site shall be onto an Arterial or Collector road, as classified in the Charter Township of Grand Blanc Master Plan. The Planning Commission may allow secondary access onto local (residential) streets provided that the uses fronting the street which would be most impacted by traffic flow are predominantly non-single family homes.

4.64 SHOPPING CENTERS/ WHOLESALE CLUBS/ HOME IMPROVEMENT CENTERS

Shopping centers of over 20,000 square feet gross floor area in the Neighborhood Commercial District and shopping centers/ wholesale clubs/ home improvement centers over 60,000 square feet in the General Commercial District shall meet the standards below. For purposes of calculation, the principal building and all outbuildings including those on outlots, shall be included in calculating the gross floor area threshold for this Section.

1. A Traffic Impact Study shall be submitted (refer to Section 6.6).
2. The principal building with front parking shall be setback two-hundred-fifty (250) feet from any public right-of-way or property line.
3. Such shopping centers shall have access to at least one (1) Arterial roadway when in a Neighborhood Commercial District; access to at least one (1) Regional Arterial when located within a General Commercial District.
4. The design of regional shopping centers shall ensure that vehicular circulation patterns are designed and regulated to reduce conflicts between vehicles and pedestrians on-site, and the impacts of traffic generated by the center on adjacent streets.
5. Internal circulation shall be designed such that no intersection includes more than four aisles or drives.
6. Site entrances shall be restricted to three-way movements, with unrestricted inbound movements.
7. Internal drives defined by the ends of aisles shall have raised curbed islands at appropriate locations to define circulation paths and control movements through the parking lot. (See island standards and parking lot tree requirements in Section 5.10.5.)
8. Loading facilities which serve the commercial establishment in the principal building shall be screened from public view (refer to Section 5.10.4).
9. Any building side facing a public street or residential district shall be constructed with brick, fluted block or similar decorative material, unless a landscaped berm is approved by the Planning Commission.
10. Any outlots shall have circulation and parking designed to complement the entire site.



4.65 SIMILAR USES

In recognition that every potential use cannot be addressed in this zoning ordinance, each nonresidential district list of special land uses includes the phrase *"uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 4.66"*. The Planning Commission shall make a determination of "Uses of the same nature and class..." at a public hearing according to the following standards:

1. A finding that the proposed use is not listed as a principal use permitted or special land use in any zoning district.
2. If the use is not addressed in this Ordinance, the Planning Commission shall select the use listed in this Ordinance which most closely resembles the proposed use, using criteria such as potential impact on property values, traffic generated, aesthetics, noise, vibration, dust, smoke, odor, glare and other objectionable impacts on public health, safety and welfare. The Planning Commission may determine that there is no similar use and that the use should be prohibited according to the standards of "Prohibited Uses." (See Article 1).
3. Once a similar use is determined, the proposed use shall comply with any special conditions or special land use standards that apply to the similar use.
4. The Planning Commission or applicant shall have the option to request an amendment to the zoning ordinance to specifically address the use in question, rather than treating the proposed use as a similar use.
5. The determination as to whether a proposed use is similar in nature and class to other principal uses permitted or special land uses within a district should be considered as an expansion of the use regulations, not a variance applying to a particular situation. Any use determined by the Planning Commission to be a "use of the same nature or class as uses listed" shall thereafter be included in the enumeration of the uses.

4.66 SINGLE FAMILY DWELLING STANDARDS

Single family dwellings, whether mobile homes, manufactured homes, modular homes or site ("stick") built homes, located outside a mobile home park shall conform to the standards of this Section in addition to the Township Building Code. The

standards herein are intended to prevent "grossly dissimilar" dwellings which would adversely affect the value of dwellings in the surrounding area, adversely affect the desirability of an area to existing or prospective homeowners, impair the stability of the environment, prevent the most appropriate use of real estate and lessen the opportunity to realize the development pattern envisioned in the Grand Blanc Community Master Plan.

1. **Building permit:** All construction allowed under this Ordinance shall be commenced only after a building permit has been obtained in accordance with the Township Building Code and other building regulations.
2. **Dimensional standards:** Each such dwelling unit shall comply with the minimum standards listed in Article 3 for the Zoning District in which it is located, including minimum lot area, minimum lot width, minimum floor area, required setbacks and maximum building height.
3. **Foundation:** Each dwelling unit shall be firmly attached to a permanent basement or crawl space foundation constructed on the site in accordance with the Township Building Code and shall have a wall of the same perimeter dimensions of the dwelling, and constructed of such materials and type as required in the building code for single-family dwellings. If said dwelling is a mobile home, the dwelling shall be securely anchored to the foundation to prevent displacement during windstorms.
4. **Undercarriage:** In the event that such dwelling unit shall be a mobile home, the wheels, tongue, hitch assembly and other towing appurtenances shall be removed before attachment to its permanent foundation. The foundation or perimeter masonry skirting shall fully enclose the undercarriage and the chassis.
5. **Storage area:** Each such dwelling unit shall contain a storage area equal to ten percent (10%) of the square footage of the dwelling or two hundred (200) square feet, whichever is less. This storage area shall consist of a basement, attic, attached garage, or a separate detached accessory structure which complies with the standards of this Zoning Ordinance regarding accessory buildings and structures. The intent of these standards is to limit the extent of outdoor storage.
6. **Architectural compatibility:** Each home shall be aesthetically compatible in design and appearance with other residences in similar

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zoning districts in the surrounding area. Surrounding area shall be defined within five hundred (500) feet in all residential districts; with measurements made from the edge of the lot in each direction. The determination shall be made by the Building Department based on the following factors:

- A. The residential floor area of the proposed dwelling shall be at least seventy five percent (75%) of the average square footage of constructed single family dwellings in the surrounding area.
 - B. The type of material used in the proposed dwelling is not "grossly dissimilar" to the type of materials used in single family homes in the surrounding area, provided the reflection from such exterior surface shall be no greater than from white semi-gloss exterior enamel. The term "grossly dissimilar" means an immediately obvious difference in the exterior design and appearance compared to existing single family homes in the surrounding area which is apparent to professionals in the building trade, neighbors and potential residents.
 - C. The minimum width across the front elevation shall be thirty-four (34) feet and the minimum dimension along any side or rear elevation shall be twenty-four (24) feet.
 - D. The above standards shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or variation from the common or standard designed home. An applicant may appeal to the Zoning Board of Appeals within a period of forty-five (45) days from the receipt of notice of said Building Department's decision.
7. **Sewage disposal and water supply:** Each such dwelling unit shall be connected to a public sewer and water supply or to such facilities approved by the local health department.
8. **Exceptions:** The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this ordinance and pertaining to such parks. Mobile homes which do not conform to the standards of this section shall not be used for dwelling purposes within the Township unless located within a mobile home park or a mobile home subdivision district for

such uses, or unless used as a temporary residence as otherwise provided in this Ordinance.

4.67 STABLES (COMMERCIAL)⁶⁹

All stables and academies for the rearing and housing of horses, mules and ponies shall meet the following requirements when a permitted use.

- 1. The number of permitted animals shall not exceed two animals for the first five acres and one animal per additional two acres of useable grazing area.
- 2. All buildings wherein animals are kept shall not be less than one hundred (100) feet from any occupied dwelling or to any adjacent building used by the public.
- 3. When animals are fed hay and oats or other feed outside of a building, the feeding area shall be located not less than one hundred (100) feet from any occupied dwelling or any adjacent building used by the public. Corrals where animals graze only shall not be considered feeding areas.
- 4. Stables shall be enclosed by a suitable fence, and shall be maintained so that odor, dust, noise or water drainage shall not constitute a nuisance or hazard to adjoining premises.
- 5. Stables shall have a minimum of five (5) acres.

4.68 STORAGE FACILITIES

In the I-1 Light Industrial and I-2 General Industrial Districts: Storage facilities for building materials, sand, gravel, stone, lumber, contractor yards, shall be enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. The extent of such fence or wall may be determined by the Planning Commission in consideration of the type of use and surrounding uses (Refer to Section 5.10.4).

4.69 STUDIOS

In the OS Office Service District: Studios for art, photography, music, dance, ballet and similar uses are permitted. If applicable, the building shall have adequate sound-proofing. Windows shall remain closed during activities.



4.70 SWIMMING POOLS¹

1. **Requirement for Fence:** A fence or similar enclosure shall be erected and maintained around any swimming pool. Such fence or enclosure shall be approved by the Building Department in conformance with the Township Building Code. Required fences for pools in the MHP District shall be setback at least twenty-five (25) feet from any mobile home or attached structure.
2. **Setback:** Swimming pools, spas, hot tubs, similar facilities and surrounding decks, walks or similar accessories shall be at least fifteen (15) feet from any lot line.
3. **Restriction from front yard:** Swimming pools, spas, hot tubs and similar devices shall not be located in any front yard. Accessory private swimming pools are permitted in the single family residential districts provided that they are located in the rear yard and meet the requirements herein.
4. **Surrounding walk:** All public swimming pools shall be surrounded by a slip resistant walk at least four (4) feet wide.
5. **Permits:** Permits shall be applied for and issued from the Township Building Department prior to excavation or construction of any swimming pool requiring a fence as noted in item (1) above. The application shall be accompanied by a complete set of plans and specifications designed in accordance with the Township Building Code Section 625.0 Swimming Pools. A final inspection and approval from the Township Building Department must be obtained prior to use of the swimming pool.

4.71 THEATERS (INDOOR), CINEMAS, CONCERT HALLS AND PLAY HOUSES

1. Access shall be from an arterial roadway.
2. A traffic impact study shall be submitted according to Section 6.6.
3. Wrought iron fencing may be placed along the frontage to direct pedestrians to safe crossing points, if the Planning Commission determines the need.
4. The subject site shall be located with access to an existing traffic signal, or placed such that installing a traffic signal will not significantly impact through traffic flow.
5. The principal building and parking lot shall be setback at least fifty (50) feet from any adjacent residential district. This setback shall

be landscaped with at least the amount of plant materials specified in Section 5.10.3.

4.72 VETERINARY CLINICS

1. The use shall be operated by a licensed or registered veterinarian.
2. The principal and all accessory buildings or structures used for the treatment or holding of animals shall be setback at least one hundred (100) feet from abutting residential districts, churches or restaurants on the same side of the street; fifty (50) feet from the front property line and fifty (50) feet from all other property lines.
3. All principal use activities shall be conducted within a totally enclosed principal building; no outdoor pet enclosures or runs are permitted.
4. Any indoor boarding shall be limited to that incidental to treatment or surgery.
5. Any veterinary clinic building or structure which is used for the treatment or holding of animals which is adjacent to a residential district shall have the following construction features:
 - A. Walls are soundproofed to allow a maximum transmission of 65 dB measured at any point on the outside of the exterior wall;
 - B. Doors must be solid core;
 - C. Ventilation must be forced air.
6. Outdoor exercising is allowed when the pet is accompanied by a employee provided no animals shall be permitted outside of the buildings between 8:00 p.m. and 7:00 a.m.
7. A caretakers quarters may be permitted.

4.73 VETERINARY (ANIMAL) HOSPITALS

1. Minimum lot size shall be five (5) acres.
2. The principal and all accessory buildings or structures used for the treatment and holding of animals shall be setback at least two hundred (200) feet from the front property line and at least five hundred (500) feet from any property line abutting a residential districts or use on the same side of the street.
3. Outdoor enclosures or runs visible to adjacent residential districts shall be screened with fully obscuring fences, walls and/or landscaping (for landscaping, the full obscuring affect must be achieved within three years of planting.
4. A caretakers quarters may be permitted.

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4.74 VIDEO ARCADES AND BILLIARD HALLS

1. Any part of the lot occupied by such use shall not be located within three hundred (300) feet of any residential district or within five hundred (500) feet of the property line of any public, parochial or other private school offering courses in general education.
2. Access to the site shall be directly from an Arterial roadway.
3. All activities, except for off-street parking or loading, shall be conducted within completely enclosed buildings constructed in accordance with all other applicable codes and ordinances of Grand Blanc Township.

4.75 WIRELESS COMMUNICATIONS FACILITIES

1. **Applications for Collocation.** The reviewing official shall review the application for completeness within 14 days of submission. For proposed collocations that meet A-D below, review fees shall not exceed the actual review and processing fees or \$1,000, whichever is less. Any proposed collocation that meets items A & B below, but not C & D, shall follow the procedures for site plan review as provided in Section 6.2. Administrative approval shall be granted if the following conditions are met:
 - A. Equipment must be collocated on an existing wireless communications support structure or in an existing wireless equipment compound.
 - B. The existing wireless support structure or existing equipment compound is in compliance with the provisions of this Ordinance or was approved by the Township Board.
 - C. The proposed collocation would not do any of the following:
 - i. Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.
 - ii. Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - iii. Increase the area of the existing equipment compound to greater than 2,500 square feet.
 - D. The proposed collocation complies with the

- terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the approving body.
2. **Permitted as Principal Uses, following Site Plan Review.** In the following circumstances, a new wireless communication facility shall be a principal permitted use, or a permitted accessory use, subject to site plan approval as provided in Section 6.2, Site Plan Review Standards, and also subject to the conditions set forth in subparagraph 5 below:
 - A. Attached wireless communication facilities within all districts where the existing structure is not, in the discretion of the Planning Commission, proposed to be either materially altered or materially changed;
 - B. Wireless communication facilities attached to a utility pole located within a right-of-way, where the existing pole is not modified to materially alter the structure and/or result in an impairment of sight lines or other safety interests.
3. **Permitted as Special Land Uses in I-1 and I-2 Districts.** Wireless communication facilities with monopole support structures shall be permitted as special land uses or special accessory uses only, subject to the standards of Section 6.3 and this Article, Use Standards, and also subject to the conditions hereinafter imposed in all I-1 and I-2 districts, except that they shall not be located within five hundred (500) feet of any district zoned for single-family residential purposes or within a distance equal to the height of the support structure from the right-of-way line of Interstates I-75, I-475, and other major roads. If located on the same parcel with another permitted use, such facilities and any other structures connected therewith shall not be located in a front yard.
4. **Permitted as Special Land Uses in Other Districts.** If an applicant can demonstrate to the satisfaction of the Planning Commission that a location permitted in subparagraphs a and b above cannot reasonably meet the coverage and/or capacity needs of the applicant, and the applicant can demonstrate that it has reasonably exhausted all efforts to locate its facility in accordance with subparagraph a and b above, a wireless communication facility with a monopole support structure may be permitted as a special land use or a special accessory use within all other zoning districts, subject to the



following standards:

- A. They shall not be located within five hundred (500) feet of any district zoned for single-family residential.
 - B. They shall be located on a priority basis only on the following sites:
 - i. Municipally owned sites;
 - ii. Other governmentally owned sites;
 - iii. Religious or other institutional sites;
 - iv. Public park and other large permanent open space area when compatible; or
 - v. Public or private school sites.
 - C. Wireless communication support structures in such locations shall be of an alternative or stealth design such as (without limitation) a steeple, bell tower, tree, or other form which is compatible with the existing character of the proposed site, the adjacent neighborhoods, and the general area, as approved by the Planning Commission.
- 5. Required Standards for Wireless Communication Facilities in All Districts.**
- A. Required Information.
 - i. A site plan prepared in accordance with Section 6.2.7, Required Site Plan Contents, also showing as-built drawings for all proposed attached wireless communication facilities and/or wireless communication support structures.
 - ii. For construction of new Wireless Communications Support Structures, a Demonstration of Need is also required. Demonstration of the need for the proposed wireless communication support structure due to a minimum of one of the following:
 - a. Proximity to an interstate highway or major thoroughfare.
 - b. Proximity to areas of population concentration.
 - c. Proximity to commercial or industrial business centers.
 - d. Avoidance of signal interference due to buildings, woodlands, topography, or other obstructions.
 - e. Collocation is Not "Feasible". Wireless communication support structures shall not be approved unless the applicant documents

that its attached wireless communication facilities cannot be feasibly collocated or accommodated on an existing support structure or other existing structure due to one or more of the following reasons:

- (i) The planned equipment would exceed the structural capacity of the existing support structure or other structure, as documented by a licensed engineer, and the existing support structure or other structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - (ii) The planned equipment would cause interference affecting the function of other equipment on the existing support structure or other structure as documented by a licensed engineer, and the interference cannot be prevented at a reasonable cost.
 - (iii) Support structures and other structures within the search radius cannot accommodate the planned equipment at a height necessary for the coverage area and capacity needs to reasonably function as documented by a qualified and licensed professional engineer.
 - (iv) Other unforeseen reasons that make it infeasible to locate the planned communications equipment upon an existing support structure or other structure.
- f. Determining Feasibility of Collocation. Collocation shall be deemed to be "feasible" when all of the following are met:
- (i) The applicant/provider will pay market rent or other market compensation for collocation.

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- (ii) The site is able to provide structural support, considering reasonable modification or replacement of a facility.
- (iii) The collocation being considered is technically reasonable and will not result in unreasonable interference, given appropriate physical adjustments.
- (iv) The height of the structure necessary for collocation will not be increased beyond maximum height limits.
- iii. **Service Area and Power.** As applicable, a description of the planned, proposed, or existing service area of the facility, and wireless communication support structure height and type, and signal power expressed in effective radiated power (ERP) upon which the service area has been planned.
- iv. **Map of Other Facilities Nearby.** A map showing existing or proposed wireless communication facilities within the Township, and further showing existing and known proposed wireless communication facilities within areas surrounding the borders of the Township, which are relevant in terms of potential collocation or in demonstrating the need for the proposed facility. If the information is on file with the Township, the applicant shall update as needed. This ordinance shall serve as the promise to maintain confidentiality as permitted by law. A request for confidentiality must be prominently stated.
- v. **Data on Other Facilities Nearby.** For each location identified by the applicant/provider, the application shall include the following data, if known, with the applicant/provider expected to exercise reasonable diligence to obtain information:
 - a. The structural capacity and whether it can accommodate the applicant's facility, as proposed or modified.
 - b. Evidence of property owner approvals.
- c. Whether the location could be used by the applicant/provider for placement of its attached wireless communication facility; if the location cannot be used, a disclosure of the technological considerations involved, with specific reference to how use of the location would prohibit the applicant/provider from providing services.
- vi. **Fall Zone Certification.** To determine setbacks, a certification by a Michigan licensed, registered engineer regarding the manner in which the proposed structure will fall.
- vii. **Description of Security for Removal.** A description of the security for the wireless communication support structure to ensure removal and maintenance. The security shall be in the form of cash, surety bond, letter of credit, or an agreement in a form approved by the Township Attorney and recordable at the Genesee County Register of Deeds, a promise of the applicant and owner of the property to timely remove the facility as required, with the provision that the applicant and owner shall pay costs and attorney's fees incurred by the Township in securing removal.
- viii. **Data on FCC and FAA Approval.** A copy of the application submitted to the Federal Communications Commission and Federal Aviation Administration detailing technical parameters authorization for the facility.
- B. **No accessory equipment structure or area shall be allowed in any right of way.**

The wireless communication support facility (WCSF) shall have a landscaped buffer so that the base of the WCSF and accessory equipment structure or storage area shall be screened from any right-of-way, residential use, or residential zoning district. Such landscaped buffer may be placed on the site in a manner which will maximize the aesthetic and environmental benefits, while at the same time providing the visual buffer required hereby. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six (6) feet at maturity and conifer trees planted on



fifteen (15) foot centers along the approved buffer of a species approved by the Site Committee unless safety requirements of the principal use requires otherwise (i.e., utility substations).

The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or colocation.

If colocation is not part of the application, then the applicant must demonstrate in the application as to why colocation is not possible.

WCSF's shall not have a shiny or metallic finish.

If a WCSF requires an accessory equipment storage structure, it shall not be greater than fifteen (15) feet in height and shall meet all zoning requirements.

- C. **Maximum Height.** The maximum height of wireless communication support structures shall be: a) one hundred and twenty (120) feet; or b) the minimum height demonstrated to be necessary by the applicant; or c) such lower heights as approved by the Federal Aviation Administration. The applicant shall demonstrate a justification for the height and provide an evaluation of alternative designs which might result in lower heights. Accessory buildings shall be limited to the maximum height for accessory structures within respective districts.
- D. **Setbacks from Non-Residential Districts.** Wireless communication support structures abutting any lot zoned for other than residential purposes shall have a minimum setback in accordance with the required setbacks for the principal buildings for the zoning district in which the support structure is located.
- E. **Variances.** The Zoning Board of Appeals may grant variances for the setback of a wireless communication support structure, to reduce its visual impact, or to meet the required standards of (5 J), Colocation. The Zoning Board of Appeals may also grant variances for the height of a support structure of up to twenty (20) feet only in cases where a variance would permit additional colocations.

- F. **Compatibility of Accessory Structures.** Wireless communication facilities proposed on the roof of a building with an equipment enclosure shall be architecturally compatible with the principal building upon which it is located. The equipment enclosure may be located within the principal building or may be an accessory building, provided the accessory building conforms with all district requirements for accessory buildings and is constructed of the same or compatible building material as the principal building.
- G. **Appearance of Support Structures.** The color of wireless communication support structures and all accessory buildings shall minimize distraction, reduce visibility, maximize aesthetics, and ensure compatibility with surroundings. The applicant shall be responsible for the maintenance of the wireless communication facility in a neat and orderly condition.
- H. **Federal and State Requirements.** The requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted on the site plan.
- I. **Lighting.** Lighting on a wireless communication facility shall be prohibited. If the Federal Aviation Administration requires lighting, the applicant shall propose a height reduction to eliminate the need for lighting, or shall submit detailed technical data demonstrating the need for the requested height including an analysis demonstrating that other sites are unavailable or inadequate for their purposes.
- J. **Colocation.**
 - i. **Refusal to Permit Colocation.** If a party who owns or otherwise controls a wireless communication support structure shall fail or refuse to alter a structure to accommodate a feasible colocation, such facility shall thereafter be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect.
 - ii. **Refusal to Colocation Constitutes Violation.** If a party who owns or otherwise controls a facility shall fail or refuse to permit a feasible colocation, and this requires the construction



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and/or use of a new wireless communication support structure, the party failing or refusing to permit a feasible colocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of this Section of the Zoning Ordinance.

- iii. **New Structures Prohibited.** Following a violation as noted above, such party shall take responsibility for the violation, and shall be prohibited from receiving approval for a new support structure within the Township for a period of five (5) years from the date of the failure or refusal to permit the colocation.
 - iv. **Variance from Colocation.** Such a party may seek and obtain a variance from the Zoning Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five (5) year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communication services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communication service.
 - v. **Offer of Colocation Required.** An application for a new wireless communication support structure shall include a letter from the applicant to all potential users offering an opportunity for colocation. The list of potential users shall be provided by the Township based on those entities who have requested approval of a wireless communication facility, current FCC license holders, and other entities requesting to be on the list. If, during a period of thirty (30) days after the notice letters are sent to potential users, a user requests, in writing, to colocate on the new support structure, the applicant shall accommodate the request(s), unless colocation is not feasible based on the criteria of this Section.
- K. **Removal.** When a wireless communications facility has not been used for ninety (90) days, or ninety (90) days after new technology is available which permits the operation of a facility without the

requirement of a wireless communication support structure, all or parts of the wireless communications facility shall be removed by the users and owners of the facility and owners of the property.

The removal of antennae or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of non-use. The situation(s) in which removal of a wireless communications facility is required may be applied and limited to a portion of the facility.

- i. Upon the occurrence of one or more of the events requiring removal, the property owner or persons who had used the wireless communications facility shall immediately apply for and secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the condition which existed prior to the construction of the facility.
 - ii. If the required removal of the wireless communications facility or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice, the Township may remove or secure the removal of the facility or required portions thereof, with its actual costs and reasonable administrative charges to be drawn or collected from the security posted at the time application was made for establishing the facility.
- L. **Radio Frequency Emission Standards.** Wireless communication facilities shall comply with applicable Federal and State standards relative to electromagnetic fields and the environmental effects of radio frequency emissions.
- M. **Effect of Approval.**
- i. Subject to subparagraph (ii) below, final approval under for a wireless communication support structure shall be effective for a period of six (6) months.
 - ii. If construction of a wireless communication support structure is commenced within two (2) miles of the land upon which a facility has been approved, but upon which construction



has not been commenced during the six (6) month period of effectiveness, the approval for the support structure that has not been commenced shall be void thirty (30) days following written notice from the Township of the commencement of the other support structure. Such voiding shall apply when the applicant granted approval of the support structure which has not been commenced demonstrates that it would not be feasible to colocate on the support structure that has been newly commenced.

6. Review Process for Wireless Facilities Requiring Special Land Use Approval

- A. After an application for a special approval is filed with the Township, the Township shall determine whether the application is administratively complete, pursuant to the requirements under Section 4.75.5 above. The application shall be considered to be administratively complete when the Township makes that determination or 14 business days after the Township receives the application, whichever is first.
- B. If the Township finds the application is not administratively complete, it shall notify the applicant of the specific items needed to make the application administratively complete. The 14 business day time period provided above will be stopped until the applicant provides all the required information, including payment of review fees, which shall not exceed the Township's actual cost of review or \$1,000, whichever is less.
- C. The Township shall approve or deny the application not more than 60 days (90 days for a new wireless support structure) after the application is considered to be administratively complete. If the Township fails to take action after the specified review period, the application shall be considered approved, and the approving body shall be considered to have made any determination required for approval.
- D. Standards for approval. Such wireless communications equipment shall meet all the requirements of applicable codes, state, and federal laws.

4.76 WIND ENERGY CONVERSION SYSTEM, PRIVATE

In all zoning districts, private wind energy conversion systems for the purpose of providing electricity to a residence, farm, business, institution, and/or industrial facility on the same site may be permitted as an accessory use to a principal permitted use, and only when meeting the standards of this Section. Upon review of the application for a Building Permit, the Building Department shall grant approval if it is found that the plans comply in all respects with this Section and the Township Building Code. If the proposed height of the wind energy device exceeds 100 feet, it shall be reviewed by the Planning Commission as a Special Land Use.

All private wind energy conversion systems shall be subject to the following conditions:

- 1. Private wind energy conversion systems shall be permissible as an accessory use to the principal building and/or permitted use in all zoning districts.
- 2. Each individual system shall have a rated capacity of less than 100 kW and be designed to serve the needs of an individual residential unit, farm, business, or industrial use.
- 3. The following area, height, number, and approval standards shall apply:
 - A. Single-family zoning districts - For parcels of five (5) acres or less there shall be no more than one (1) individual ground-mounted wind energy system. For parcels greater than five (5) acres, there may be up to one (1) additional ground-mounted system permitted on any individual property provided it clearly serves as an accessory use and all other requirements contained within this Section have been met. In lieu of a ground-mounted device, one building-mounted wind energy device shall be permitted per residential unit provided that the unit does not exceed twenty (20) feet in height from the highest portion of the roof. For parcels greater than one (1) acre, there may be up to one (1) additional building-mounted system permitted on an accessory structure so long as all other requirements contained within this Section have been met. Building mounted units exceeding twenty (20) feet in height may be permitted by the Planning Commission as a special land use.
 - B. All other zoning districts - One ground-mounted wind energy system may be permitted for each principal structure.

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Additional ground-mounted systems may be permitted for accessory structures as a special land use. In lieu of a ground-mounted device, building mounted wind energy devices may be permitted provided that a unit(s) does not exceed twenty (20) feet in height from the highest portion of the roof. If more than one building mounted unit is proposed on a single building, all units shall be of a similar design and appearance so that they appear to be functioning as a coordinated system. Building mounted units exceeding twenty (20) feet in height may be permitted by the Planning Commission as a special land use.

4. Special Land Use Standards - Whenever 1) a ground-mounted system is proposed to exceed one hundred feet in height, 2) a building mounted system is proposed to exceed twenty feet in height, and/or 3) ground-mounted systems are requested for accessory structures in other than single-family districts, the use and structures shall be subject to Special Land Use standards in accordance with the following:
 - A. A wind analysis from an established wind energy company or qualified professional, as determined by the Planning Commission, shall be submitted demonstrating that the additional height is necessary to achieve reasonable wind energy production in comparison with a system meeting standard height requirements (for special land use requests that exceed the base height permitted in this ordinance).
 - B. The location and design of the system shall be reviewed in relation to a) compatibility with surrounding land uses and neighborhood character and b) consistency in appearance with other wind energy systems existing or proposed on the subject property. Issues such as aesthetics, screening, noise, impact on the unique community character of the area, and other health, safety, and welfare issues shall be considered.
5. The setback of a ground-mounted system including ancillary components from all property lines shall be at least equal to 110% of the height of the entire system at its highest point, or the minimum building setback for the respective zoning district, whichever is greater. In non-residential districts, this setback requirement may be reduced to fifty (50) feet provided that 1) there is no residential district,

residential use or outdoor use where people would likely congregate (park, outdoor seating area, etc.) within the standard setback area (110% of height) and 2) a report or letter from a registered engineer or manufacturer of certified wind energy equipment is provided that states that the device is designed to collapse so that the structure would not likely fall beyond the proposed setback distance from the nearest property line. All ground-mounted systems are permitted only in a rear or side yard.

6. Individual systems may be freestanding and mounted on a monopole or lattice structure or building-mounted (with or without monopole). The use of guy wires or similar forms of secondary support, shall be prohibited. Support systems, such as monopoles and lattice structures, shall be constructed of a material, painted, or otherwise treated so as to be non-reflective and in a non-obtrusive color (typically matte white or light gray).
7. System height (from the ground to the tip of the system its highest point) shall not exceed 100 feet. The Planning Commission may permit systems in excess of 100 feet as a special land use. When such system is building-mounted, the height limit shall be no more than twenty (20) feet above the highest point of the roof. The Planning Commission may permit systems to exceed this height as a special land use. Roof-top systems shall be exempt from rooftop mechanical screening requirements.
8. All exposed moving components of a system must maintain a minimum ground clearance of twenty (20) feet.
9. The setback of any system from any existing or planned overhead public utility lines shall be at least equal to 110% of the height of the entire system at its highest point. It shall be the applicant's responsibility to note the location of utility poles and/or overhead lines on a dimensioned drawing as required in this Section.
10. Systems shall not generate more than 5 dB above the ambient noise level as measured at all property lines.
11. Systems shall not be illuminated. No exterior light be mounted to or atop any portion of the structure unless required per Section 4.76.N of this Section.
12. Wind energy conversion systems must be approved/certified by the American Wind Energy Association (AWEA), the Small Wind Certification Council, and/or the U.S.



Department of Energy or by a certification program recognized by one of the above entities.

13. Systems shall comply with all applicable State construction and electrical codes and Township building permit requirements. Building permit applications for wind energy conversion systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base and footings. An engineering analysis of the tower showing compliance with the Michigan Building Code and certified by a licensed professional engineer shall also be submitted. This analysis is typically supplied by the manufacturer.
14. Wind energy systems must comply with applicable Federal Aviation Administration regulations, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 et seq.), and the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.)
15. Building and electrical permit applications for private wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the National Electrical Code. This information is frequently supplied by the manufacturer.
16. A wind energy system connected to the electric utility grid must obtain an Interconnection and Operation Agreement or its equivalent from the utility company, demonstrating the utility company's approval of an interconnected, customer-owned generator. Interconnected systems shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems shall be exempt from this requirement.
17. Building permit applications for a ground-mounted private wind energy conversion system shall include a performance guarantee in an amount and payment method established by resolution of the Township Board to dismantle any system which has been abandoned for more than six months or is otherwise deemed unsafe by the Township Building Official.

4.77 SOLAR ENERGY (click here to open)

4.78 SPECIALIZED HOUSING IN SINGLE FAMILY RESIDENTIAL DISTRICTS

1. Shall have 500 feet of frontage on an arterial road;
2. Shall have a minimum of 500 square feet of open space per bed;
3. Shall be a minimum of ten acres;

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Article 5.0 Site Standards



5.0 Site Standards

- 5.1 Access Management (Driveway) Standards
- 5.2 Accessory Structures
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- 5.18 Roof-top Appurtenances
- 5.19 Sign Ordinance
- 5.20 Site Lighting



5.0 Site Standards

5.1 ACCESS MANAGEMENT (DRIVEWAY) STANDARDS

1. **Intent:** Access management is the systematic design and control of land access along arterial and collector roads, aimed at reducing driveway-related conflicts, crashes, and congestion while maintaining safe and reasonable access to adjoining properties. In its review and approval of land development plans, Grand Blanc Charter Township has a key role to play in implementing effective access management. The Township, unlike the operative road agency (or agencies), is in a position to directly coordinate the internal layout of a site with the location and design of its access drives. The effective exercise of this capability enhances public health, safety, and welfare. The intent of this Section is to establish access management standards to be followed in developing or rehabilitating sites within the Township.
2. **Applicability:** The standards within this Section apply:
 - A. Along all highways, roads, and streets within the Township classified as Collectors and above on the current Township Thoroughfare Plan.
 - B. Unless a requirement of the Genesee County Road Commission, Michigan Department of Transportation (MDOT), or an approved Grand Blanc Township corridor plan is more stringent.
 - C. To all driveways except those serving one or two dwelling units or an essential public service use, building, or structure.
3. **General Principles.**
 - A. Access management along public roads should provide reasonable access to all land parcels having frontage on those roads, while also enhancing the safety and efficiency of the through traffic flow. *Reasonable access is not necessarily the same as direct access.*
 - B. Direct access drives should generally be minimized in number and maximized in separation. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles, based on traffic engineering and fire department reviews,

- as well as a traffic impact study (if submitted according to Section 6.6).
- C. Driveway location must provide adequate sight distance and reasonable approach grades, and should generally not result in a return (or radius) encroaching on the frontage of a neighboring parcel. Such encroachment will be permitted only with the written consent of the neighboring property owner, or when found by the Township, Road Commission, or MDOT to be necessary to preserve traffic safety.
 - D. The minimum desirable same-side spacing between a driveway and an intersection may be greater than the minimum spacing between driveways (but should never be less), depending on traffic conditions (e.g., backups from a signal) as well as designated lane use(s). Driveways should generally not be permitted on the approach to an intersection, opposite or only a short distance upstream of a dedicated left-turn lane for the intersection.
 - E. On roads lacking a raised (non-traversable) median, left-turn conflicts should be avoided by either aligning or sufficiently offsetting driveways on opposite sides of the road. The minimum opposite-side driveway spacing is generally more critical when the direction of offset will result in interlocking entering left turns, and this direction of offset may have to be larger for higher-volume driveways.
 - F. Site plans should incorporate, where feasible and appropriate, cross-access with neighboring sites via connected parking aisles or frontage roads, shared side service drives and/or site access drives, and rear service drives connecting to side roads. Any such cross-access should be supported by general-purpose (unrestricted) easements, as well as agreements regarding maintenance responsibilities.
 - G. Driveway location, insufficient driveway spacing, and/or site-specific traffic conditions may warrant the posting of a driveway as one-way or the prohibition of certain vehicle turns entering or exiting a site. Warranted turn restrictions should generally rely on unique (e.g., channelized) driveway design and not standard regulatory signs alone.

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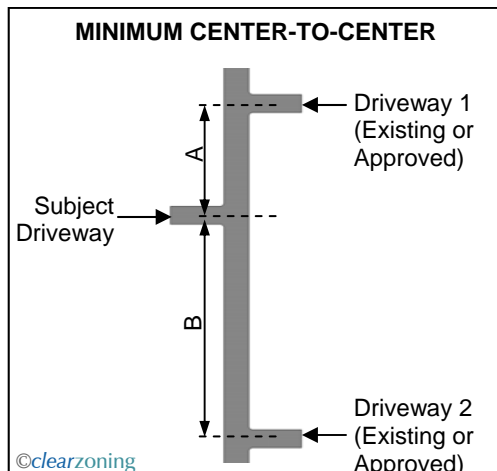
4. Minimum Driveway Spacing.

A. **Same Side of Road:** For sites with insufficient frontage to meet the following minimum driveway spacing standards, a waiver will be considered by the Planning Commission only after the Applicant has demonstrated that both alternative access (per Section 5.1.3.F) and access restriction (per Section 5.1.3.G) have been seriously considered and incorporated in the site plan where feasible.

Minimum Center-To-Center Driveway Spacing By Speed Limit ¹ (Same Side of Road)	
25 mph	125 ft
30 mph	150 ft
35 mph	200 ft
40 mph	250 ft
45 mph	325 ft
≥ 50 mph	400 ft

¹ If unposted, assume 25 mph in commercial or residential area and 55 mph in rural area, unless safe operation indicates lower speed.

B. **Opposite Side of Road:** In order to avoid traffic conflicts created by left-turn interlock, driveways proposed on the opposite side of the road from an existing or approved driveway must meet the minimum center-to-center driveway spacing standards illustrated below. Driveways expected to serve a relatively high volume of entering left turns, or an unusually high number of entering large vehicles, may require a greater opposite-side spacing, as determined by the Planning Commission.



Minimum Center-To-Center Driveway Spacing By Speed Limit (Opposite Side of Road)		
Speed Limit	Distance "A" (From Driveway 1)	Distance "B" (From Driveway 2)
25 mph	150 ft	200 ft
30 mph	150 ft	200 ft
35 mph	150 ft	200 ft
40 mph	150 ft	250 ft
45 mph	150 ft	300 ft
≥ 50 mph	150 ft	300 ft

C. **Relative to Intersections:** Per Section 5.1.3.D, the minimum distance between a proposed driveway and the nearest intersection shall not be less than the minimum driveway-to-driveway spacing specified in Section 5.1.4.A. Also, a proposed driveway on the approach to an intersection shall not be opposite a dedicated left-turn lane for the intersection, or within 100 ft upstream of that lane. Possible waivers by the Planning Commission must be supported by a traffic impact study.

5. Design of Site Access Drives.

A. **Coordination of Divided and Undivided Driveways:** To minimize turning conflicts, boulevard-style access drives (or local streets) shall generally not be approved opposite undivided access drives, or vice versa. If cause has been shown for a Planning Commission waiver of this requirement, interlocking entering left turns must be minimized by aligning the entering side of the divided drive with the undivided drive.

B. **Accommodation of Opposing Boulevard Drives:** A proposed boulevard-style access drive (or local street) shall not be permitted opposite an existing or previously approved boulevard without special design treatment or signalization to minimize left-turn conflicts, approved by the applicable road agency and well as the Planning Commission. Special design treatment may consist of opposing left-turn pockets in the boulevard medians, adversely offset no more than 4 ft, or tapered boulevard islands supplemented by pavement striping designed to directly align opposite-direction left-turn vehicles. At intersections planned for immediate signalization,

special design treatment will not be required if a traffic impact study shows that the intersection will operate satisfactorily for the indefinite future with split phasing of the minor approaches (where each minor approach moves on its own protected green phase).

- C. **Access Improvements:** The potential need on an abutting (main) road for a passing or center left-turn lane, or a right-turn deceleration lane and/or taper, shall be evaluated by applying MDOT warrants to the driveway and main road traffic volumes forecasted to exist at build-out of the subject development. Where special treatment of entering left turns is warranted, the choice between a passing lane and a center left-turn lane shall consider the proximity of other nearby turning locations, the road’s anticipated ultimate cross-section, and prevailing traffic volumes and speeds. If a warranted acceleration or deceleration taper would end within 100 ft of an existing or proposed taper, the two driveway returns shall be connected with a continuous auxiliary lane for right turns only. At a minimum, submitted traffic impact studies shall evaluate turn lane and taper warrants, and then recommend specific lane types, lane lengths, and taper lengths (accounting for traffic volumes and speeds as well as left-turn “storage” requirements). The Township and/or Road Commission or MDOT will determine appropriate access improvements, giving due consideration to traffic impact study recommendations.
- D. **Angle of Intersection:** Driveway centerlines shall generally intersect the cross road at 90 degrees. If the applicant shows cause for using a smaller intersecting angle, or the Township, Road Commission, or MDOT so-request, angles as small as 75 degrees may be permitted on undivided driveways. On driveways channelized to restrict certain turning movements, turning roadways serving exiting traffic may intersect the cross road at angles as small as 45 degrees if controlled by at least one stop sign.
- E. **Number of Exiting Lanes:** Driveways serving traffic exiting a site may have more than one exiting lane if the applicant shows cause or the Township, Road Commission, or MDOT so-request. Two exiting lanes should be considered when the volumes of exiting and cross traffic are such that exiting right turns would otherwise be significantly and unnecessarily delayed by longer-delayed exiting left turns. The left of two exiting lanes *may* be designated for through as well as left-turn movements if the former is possible and exiting left turns are expected to be significantly fewer than exiting right turns.
- F. **Traffic Control Devices:** Pavement markings and traffic control signs used at and along site access drives shall comply with the latest edition of the *Michigan Manual of Uniform Traffic Control Devices*.
- G. **Design of Two-Way Undivided Driveways:** Driveway design should be such that larger entering vehicles do not force smaller vehicles to back up or otherwise maneuver out of the way. The following dimensions shall be used unless the applicant shows cause for not doing so, or the Township, Road Commission, or MDOT requests otherwise. Narrower throat widths generally require larger radii.

Standard Design of Two-Way Undivided Driveways			
Dimension (feet, to back of curb)	Relative Frequency of Entering Large Trucks		
	Negligible	Occasional	Frequent
Throat Width ¹	25'	30' ²	35-40'
Return Radius	20' ²	30'	40'

¹ Measured at interior ends of returns, which may be less than 90 degrees through turn if tapered to match parking aisle width.

² Add 10 ft if two exiting lanes.



H. **Design of Conventional One-Way Driveways:** The following dimensions shall be used unless the applicant shows cause for not doing so, or the Township, Road Commission, or MDOT requests otherwise. Narrower throat widths generally require larger return radii.

Standard Design of Conventional One-Way Driveways				
Driveway Type	Dimension (feet, to back of curb)	Design Vehicle		
		Passenger	Single-Unit Truck	Tractor-Trailer / Bus
Either	Throat Width ¹	15'	20'	25'
Enter-Only	Entering Radius	20'	30'	40'
	Exiting Radius	5'	5'	5'
Exit-Only	Entering Radius	5'	5'	5'
	Exiting Radius	20'	30'	40'

¹ Use 25 ft if two exiting lanes, regardless of design vehicle.

I. **Design of Channelized One-Way Driveways:** These standards apply to driveways using one or two turning roadways, separated by a triangular island, to deter entering and/or exiting left turns. The following dimensions shall be used unless the applicant shows cause for not doing so, or the Township, Road Commission, or MDOT requests otherwise. A comprehensive signing plan is required along with the proposed driveway design, including standard STOP, TURN RIGHT ONLY, No Left Turn, and DO NOT ENTER signs, as applicable.

Standard Design of Channelized One-Way Driveways			
Dimension (feet, to back of curb)	Design Vehicle		
	Passenger	Single-Unit Truck	Tractor-Trailer / Bus
Width of Turning Roadway	15'	20'	25'
Inside Radius of Roadway ¹	75'		

¹ Where space precludes a 75-ft radius, a smaller radius (not less than 50 ft) may be permitted by Planning Commission.

J. **Design of Boulevard-Style Driveways:** The following dimensions for a “standard” boulevard-style driveway (or local street) shall be used unless the applicant shows cause for not doing so, or the Township, Road Commission, or MDOT requests other dimensions within the indicated ranges.

Design of Boulevard-Style Driveways				
Dimension (feet, to back of curb)		Minimum	Standard	Maximum
Road Width	Entering	20'	25'	27'
	Exiting	22'	25'	27'
Island	Width	8'	12'	20'
	Length	25'	50'	100'
	Nose Offset	6'	12'	18'
Radii	Entering & Exiting	25'	35'	40'



6. **Design of Between-Site Service Drives.**

- A. **Location and Alignment:** A between-site service drive shall generally parallel a site's front, rear, or side property line. A service drive may straddle a side or rear property line to facilitate the most effective shared use of the drive, the sharing of construction and maintenance costs between involved property owners, and the minimization of impervious surfaces in a developing area. In determining the most appropriate alignment for a service drive, the Planning Commission shall consider the setbacks of existing and/or proposed buildings, the safety and efficiency of traffic access and circulation, and the existence of any previously approved plans (such as the Hill Road Corridor Plan).
- B. **Drive Width and Construction:** All service drives shall be paved to Township standards. Unless waived by the Planning Commission, straight-faced (vertical) curbs shall be used, and drive widths shall be 21 ft if posted for one-way operation or 25 ft if two-way traffic is allowed (both widths back-of-curb to back-of-curb). In the event mountable curbing is permitted, drive width shall be increased by 1 ft for each such curb, to maintain the same effective driving width (20 ft or 24 ft, respectively).
- C. **Access Easement:** All service drives shall lie within (or generally coincide with) easements ensuring cross-access rights for the general public (consistent with State law prohibiting travel across private property to avoid traffic control devices). Easements shall follow the intended driving path where the direction of travel through the site changes, including inside curves sized to an appropriate design vehicle, and should generally be wide enough to contain all driveway elements requiring maintenance (e.g., curbing and any abutting sidewalks). In no case shall such an easement be less than 20 ft wide for one-way operation or 24 ft wide if two-way traffic is allowed. All cross-access easements shall be supported by a written agreement between the involved property owners that clearly assigns responsibilities for construction and long-term maintenance.
- D. **Parking:** Between-site service drives are intended to primarily serve site access and circulation needs, not parking needs. Such drives shall not serve as maneuvering

areas for either parallel or angled parking spaces without a waiver by the Planning Commission. In the event an applicant wishes to permanently designate parallel parking spaces along a service drive, the necessary waiver shall be accompanied by a drive width 8 ft wider than the minimum specified in Section 5.1.6.B. Where the Planning Commission believes that informal parallel parking may occur along standard service drive widths in the absence of a design waiver, it may require the posting of No Parking signs. Alternatively, temporary parking in such cases may be permitted by the Planning Commission where a continuous service drive would not yet exist and such parking would not interfere with safe traffic circulation or fire equipment access. Such temporary parking spaces can not be used to meet any of the site's minimum parking requirement (per Section 6.3).

- E. **Access Points:** Connections between service drives and abutting public roads shall meet the driveway spacing standards of Section 5.1.4. To minimize possible turning conflicts along service drives, internal connections between the service drive and the site shall either be directly aligned with, or offset at least 75 ft from, each of the service drive's public-road access points. Service drives paralleling public roads shall generally be separated from those roads by at least 40 ft to permit adequate turning radii on both the external and internal sides of the intervening landscape strip; where this is infeasible, the landscape strip shall be "bulbed" to facilitate the introduction of adequate radii.
- F. **Temporary Access:** The Planning Commission may approve temporary access points where a continuous service drive is not yet available and a performance bond or escrow is created to assure the elimination of temporary access when the service drive is continued.
- G. **Elevation:** The site plan shall indicate the proposed elevation(s) of the service drive at the property line(s), and the Building Department shall maintain a record of all such elevations so that grades can be coordinated as the drive is extended site-by-site.
- H. **Landscaping:** The greenbelt between a service drive and an abutting public road right-of-way shall be landscaped as



specified in Section 5.10.3 of the Township's Landscaping Standards. Such landscaping shall not interfere with driveway or intersection clear-vision requirements.

7. Modification of Standards for Special Situations.

During site plan review, the Planning Commission shall have the authority to modify the standards of this Section as indicated above, if one or more of the following conditions are met:

1. Application of the standards would prevent reasonable access to the site (bearing in mind that reasonable access is not necessarily direct access).
2. In preparing the site plan, the applicant has made a good-faith effort to both avoid driveway spacing deficiencies, and mitigate the traffic operational and safety disadvantages of any unavoidable remaining deficiencies.
3. A traffic impact study has been prepared (per Section 6.6), and it shows cause for a design waiver and recommends access-related road improvements that the applicant is willing to fund.
4. The proposed land use involves the redesign of an existing development or a new use which will generate less traffic than the existing use.
5. The Genesee County Road Commission or Michigan Department of Transportation expresses a preference for the site access plan as proposed by the applicant.

5.2 ACCESSORY STRUCTURES

1. Maximum number: There shall be a maximum of one (1) detached accessory building on all lots with the following exceptions:
 - A. Two (2) detached accessory buildings may be erected on any lot less than two (2) acres in size. The total area of the two accessory buildings must comply with the maximum coverage and size requirement in Section 5.2.4.
 - B. On lots over two (2) acres in size, additional accessory buildings may be permitted provided the total area of all accessory buildings complies with the maximum coverage and size requirement specified in Section 5.2.4.
2. Restrictions on placement: Accessory buildings shall not be erected in any right-of-way, access easement, required front yard or required side yard; except accessory buildings are permitted

in the front yard on lots of at least five (5) acres when the front setback is equal to the setbacks of established buildings on adjoining lots or are setback at least two hundred (200) feet if the lots are generally undeveloped, as determined by the Planning and Zoning Department. In the case of attached residential dwelling complexes, detached parking garages or carports may be permitted in the non-required front yard provided the Planning Commission approves the site plan, landscaping, elevation drawings and construction materials. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.

3. Required setbacks

- A. Attached structures: Where the accessory building or structure is structurally attached to a principal building, it shall be subject to all setback and height standards for the principal buildings in the district in which they are located, and, when located in a single family zoning district, the appearance standards of Section 4.66.6.B, except for the following:
 - i. Unenclosed decks located a maximum of three feet above ground level may be located at least three feet from side lot lines and may encroach 15 ft into the required rear yard.
 - ii. Projections into yards as noted in the Schedule of Regulations,
 - iii. Side-loaded garages where the garage door faces the side lot line shall have a side-yard setback of twenty (20) feet.
- B. Detached structures:
 - i. Detached accessory buildings in a single-family residential district shall be at least ten (10) feet from any principal building or other accessory building and at least three (3) feet from any side or rear lot line.
 - ii. Detached accessory buildings in non-single family residential districts shall meet the setbacks for principal buildings listed in Article 3, except that the Planning Commission may allow detached accessory buildings, upon consideration of the size of the proposed building and proposed and adjacent uses, to be located within twenty (20) feet of the rear lot line.



- iii. Accessory buildings in all districts shall be setback at least ten (10) feet from the boundary of a wetland regulated by the Michigan Department of Natural Resources or the federal government, or any shoreline of a lake, pond, stream, or other water body (See Section 5.13).
4. Maximum coverage and size in residential districts: The combined square footage of all accessory buildings and structures, excluding swimming pools, shall occupy a maximum of twenty-five percent (25%) of a required rear yard (as defined by minimum setbacks). In addition, the cumulative square footage of all attached and detached accessory buildings on a single family residential lot (R-1 through R-4 or RE) shall be as follows:
 - A. On lots up to two (2) acres in size, the cumulative square footage shall not exceed the square footage of the residential floor area of the ground floor of the principal building, as defined in Section 2.2; and,
 - B. On lots over two (2) acres in size, the cumulative square footage of all attached and detached accessory building(s) shall not exceed two (2) times the square footage of the residential floor area of the principal building, as defined in Section 2.2. The Zoning Board of Appeals may grant an exception to the maximum size standard for accessory buildings related to farming or the raising of livestock in consideration of the size of the property, conformance with other standards, and the character of adjacent uses.
 5. Maximum height: The maximum building height of any detached accessory building or structure in any Single Family (R-1 through R-4), RE, Rural Estates, Multiple Family or Manufactured Housing District shall be fourteen (14) feet, measured from the average height between the eaves and the ridge; except that the maximum height of any detached accessory building or structure utilized in a permitted farming operation shall be twenty (20) feet. (See Article 2 for the calculation of building height.) The maximum accessory building or structure height in nonresidential districts shall be based on the maximum height for principal buildings listed in the Schedule of Regulations.

6. Drainage: The placement and design of any accessory building or structure shall not have an impact on storm water runoff. The Planning and Zoning or Building Departments may require grading plans or a sketch plan to ensure compliance with this provision.
7. Permit required: Any attached or detached accessory building or structure shall require a building permit except for the following, which shall require a site permit:
 - A. Any detached accessory building or structure up to two hundred (200) square feet in a residentially zoned area.
 - B. Any accessory building or structure up to one hundred (100) square feet in a commercial or industrial zoned area.
8. Floor Systems: All detached accessory structures must have an improved floor system unless the structure is located on a parcel over ten (10) acres and is used for the raising of animals.
9. Manufactured Home Sites: See standards in 3.7 for accessory buildings, structures and uses.

5.3 ACCESSORY STRUCTURES: FENCES

Fences are permitted subject to the following regulations.

1. **Permits.** The erection, construction or alteration of any fence up to six (6) feet in height shall require a fence permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance. The erection, construction or alteration of any fence six (6) feet in height or taller shall require a building permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance and the Township Building Code.
2. **Location in front yards.** Fences of an ornamental nature may be located in a front yard of any lot of record up to a height of forty two (42) inches, provided that for corner lots adequate sight distance is provided as described in Section 5.7. Ornamental fences shall be of approved materials, of a design as to be non-sight obscuring and of a fence type listed below:
 - A. Post and Rail
 - B. Split Rail
 - C. Picket
 - D. Wrought Iron



- E. Other types of ornamental fences must be approved by the Grand Blanc Township Planning Commission prior to placement in a front yard area.
3. **Location in other yards.** A fence may be erected in any rear or side yard of a lot of record, provided the fence does not obscure sight distance for motorists on the street or exiting driveways and is setback at least twenty (20) feet from any public street right-of-way or private road easement.
 4. **Location for animal enclosures.** Fences to enclose animals may be erected in the front yard and along a right-of-way line provided the site has at least two hundred (200) feet of frontage and the fence is wooden rail with a maximum height of five (5) feet. Fences to enclose animals in side and rear yards shall be setback at least twenty (20) feet from any property line and a maximum five (5) feet high; except a chain link enclosure for dog(s) may be six (6) feet high if it is located in a non-required rear.
 5. **Location/height in industrial districts.** Fences in I-1 or I-2 Districts with a maximum height of eight (8) feet may be located in any yard except the front yard provided such fences shall be located on parcels with a principal building containing an approved industrial use, the fence is maintained in good condition and does not constitute an unreasonable hazard or nuisance.
 6. **Wrought iron fence standards.** Wrought iron fences may be erected in a rear or side yard on any lot of record provided the fence does not extend beyond the front building line or into the required front yard setback, whichever is greater. Wrought iron fences shall be a maximum of six (6) feet in height measured from the surrounding grade at every point along the fence line.
 7. **Wood fence standards (privacy fences).** Wooden fences may be erected in a rear or side yard on any lot of record provided the fence does not extend beyond the front building line or into the required front yard setback (whichever is greater). Wooden fences shall be a maximum of six (6) feet in height measured from the surrounding grade at every point along the fence line.
 8. **Chain link standards.** No chain link or wire fence shall hereafter be erected in any required rear or side yard area on any lot of record in excess of five (5) feet in height measured from the surrounding grade at every point along the fence line. Wire fences are strictly prohibited unless utilized in conjunction with an approved farming operation.
 9. **Public fences.** Fences which enclose public parks, public institutions, playgrounds or other public areas, may be a maximum eight (8) feet in height, measured from the surrounding grade at every point along the fence line. Such fence shall not obstruct vision to an extent greater than twenty-five (25) percent of the total fence area.
 10. **Through lot.** A through lot of record may erect a non-sight obscuring fence in the rear yard that is five (5) feet or less in height provided the fence is not placed closer to the street than the required front yard setback for the district. However, if the secondary front yard area abuts a public street, the fence may not be located closer than 50 feet from the center line of said right-of-way.
 11. **Corner lot.** A non-sight obscuring fence a maximum four (4) feet in height may be erected in the "secondary" front yard area or corner lot of record as determined by the Building Department provided the fence is outside of the public right-of-way and is at least fifty (50) feet from the center line of any roadway.
 12. **Orientation of finished side.** If a fence is only finished on one (1) side, the finished side of a fence shall face the exterior of the lot. Posts shall be placed on the interior of the fence.
 13. **Restrictions on electrification.** Fences shall not contain electric current or charge of electricity unless used in conjunction with a permitted farming or stable operation.
 14. **Restriction on barbed wire, etc..** Barbed wire, spikes, nails or any other sharp instruments of any kind are prohibited on top of or on the sides of any fence, except for the following:
 - A. Barbed wire may be permitted for an animal enclosure in conjunction with a permitted farming or stable operation.
 - B. Barbed wire cradles may be placed on top of security fences enclosing public utility buildings or storage yards;



- C. One (1) foot of barb wire may be placed at the top of any approved security fence surrounding a rear storage yard in an industrial district if approved by the Planning Commission;
 - D. Barbed wire may be used where deemed necessary by the Planning Commission in the interests of public safety or protection of private property.
15. **Maintenance.** All fences shall be maintained in a good condition, in an upright position and shall not constitute an unreasonable hazard or nuisance. Any fence which is not maintained, as determined by the Building Department, shall be removed or replaced (any required fence shall be replaced).

The closing gate must be on supporting rollers with the appropriate screening material attached;

- C. The enclosure shall be a berm or constructed of brick or decorative concrete material with a maximum height of six (6) feet or at least one (1) foot higher than the waste receptacle and spaced at least three (3) feet from the waste receptacle. Landscaping around the waste receptacle may be required when it can be viewed from a residence or a public street;
- D. The Planning Commission may approve a wooden enclosure where intensity of use will be low, provided the lumber is treated to prevent decay or is determined by the Building Department to be durable and suitable for outdoor use. Posts shall be either 6 X 6 inch pressure treated wood or three inch (3") diameter galvanized steel posts set in concrete;
- E. Bollards or similar protective devices may be installed at the opening to prevent damage; and
- F. The Planning Commission may modify screening requirements if the waste receptacle is otherwise screened.

5.4 ACCESSORY STRUCTURES: WASTE RECEPTACLES

Waste receptacles and compactors shall be designed, constructed and maintained according to the standards of this Section. Waste receptacle location and details of construction shall be shown on site plans. A change in the location or size of a waste receptacle shall require modification to the enclosure, as warranted by this Section.

- 1. **Location.** Waste receptacles shall be located in the rear yard or non-required side yard, unless otherwise approved by the Planning Commission and shall be as far as practical, and in no case be less than twenty (20) feet from any residential district and not less than fifty (50) feet away from any residential dwelling.
- 2. **Access.** Waste receptacles shall be easily accessed by refuse vehicles without potential to damage the building or automobiles parked in designated parking spaces.
- 3. **Base design.** The base for waste receptacles shall be at least ten (10) feet wide by twenty (20) feet deep, constructed of six (6) inches of 3500 P.S.I. concrete with air entrainment containing 4 x 4 inch ten (10) gauge welded wire mesh. The base shall extend ten (10) feet beyond the dumpster pad or gate to support the front axle of a refuse vehicle.
- 4. **Enclosure.**
 - A. Each waste receptacle shall have an enclosing lid or cover;
 - B. A closing gate is required if the opening of the enclosure is visible from the public street or a residential district, as determined by the Planning Commission.

5.5 ACCESSORY USE PARKING

Each accessory use shall provide parking in addition to that required for the principal use, as listed in Section 5.15, Parking and Loading Standards.

5.6 BUILDING GRADES

- 1. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of water to run away from the walls of the structures thereon. The balance of yard spaces shall be graded and adequate drainage provided where necessary to deflect proper drainage of surface waters from the said premises.
- 2. When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the existing established grade on the vacant lot and on the adjoining lots shall be used in determining the grade around the new building and the yard around the new building.



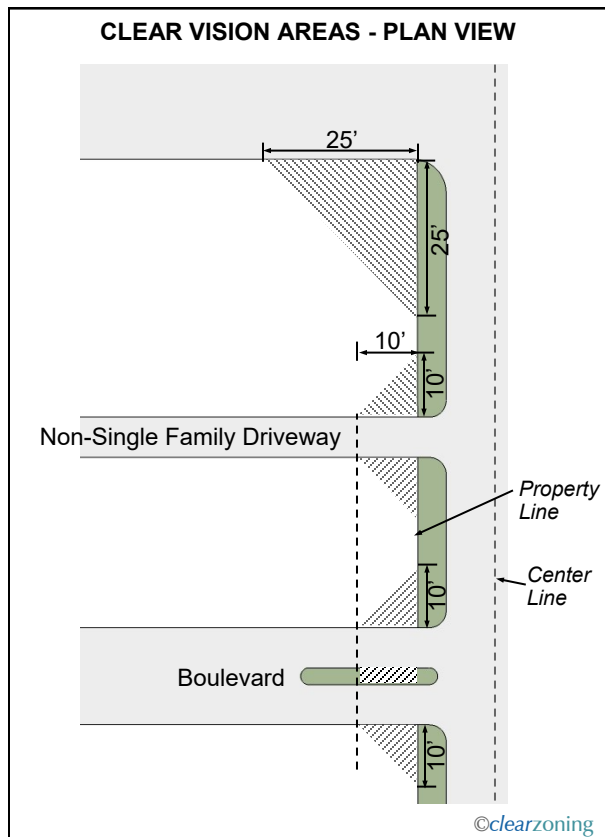
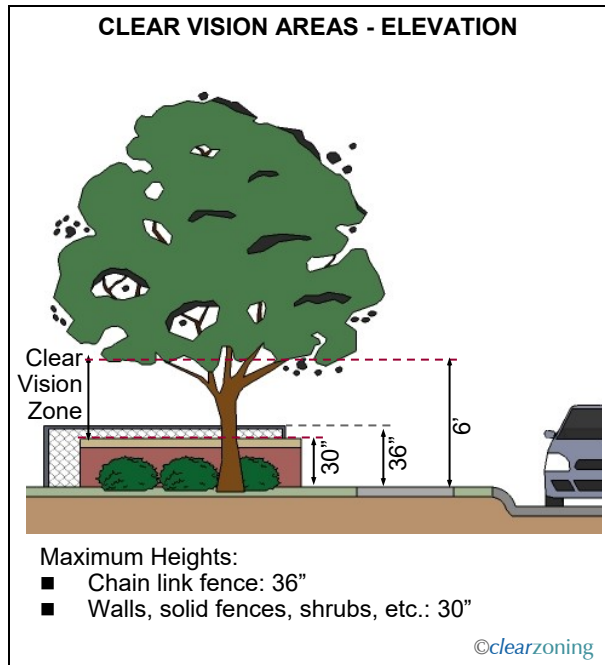
3. The final grade shall be approved by the Building Department.
4. The finished floor elevation shall be within eighteen (18) inches of the average elevation between two adjacent structures provided the above conditions are met; if it is not possible to determine the average, the Building Department will determine the finished floor elevation.

5.7 CLEAR VISION AREAS

All corners at an intersection of two public streets or a private road intersection with a public street shall maintain a clear vision zone free of buildings, fences, walls, signs, structures and landscaping. The clear vision zone shall be provided vertically between a height of thirty (30) inches and six (6) feet above the centerline elevation of the intersecting streets. The clear vision area shall be provided within a triangular area twenty five (25) feet in length measured along abutting public street right-of-way lines with the third side being a line connecting these two sides. A non-obscuring fence may have a maximum height of thirty six (36) inches in a clear vision zone.

5.8 ENTRANCE FEATURES

In all districts, so called entranceway structures including but not limited to: walls, columns, and gates marking entrances to single-family subdivisions or multiple housing projects, office complexes, shopping centers and industrial parks, may be permitted. Such entrance features may be located in a required yard, provided such entranceway structures do not conflict with required sight distance, and are approved by the Building Department. A permit from the Road Commission or Michigan Department of Transportation, as appropriate, shall be required if the entrance feature is in the right-of-way. Such entrance features shall have a maintenance provision in accordance with Section 6.4.



5.9 FLOODPLAIN DEVELOPMENT STANDARDS

1. **Intent.** The standards of this Section are intended to significantly reduce hazards to persons and damage to property as a result of flood conditions in Grand Blanc Charter Township, and to comply with the provisions and requirements of the National Flood Insurance Program, as constituted in accord with the National Flood Insurance Act of 1968, and subsequent enactments and the rules and regulations promulgated in furtherance of this program by the Federal Emergency Management Agency, as published in the Federal Register.

In addition, the objectives of this Section include:

- A. Protection of human life, health and property from the dangerous and damaging effects of flood conditions;
 - B. Minimization of public expenditures for flood control projects, rescue and relief efforts in the aftermath of flooding, repair of flood damaged public facilities and utilities, and the redevelopment of flood damaged homes, neighborhoods, commercial and industrial areas;
 - C. Prevention of private and public economic loss and social disruption as a result of flood conditions;
 - D. Promotion of the goals and objectives of the Master Plan;
 - E. Maintenance of stable development patterns not subject to the blighting influence of flood damage;
 - F. Help ensure public access to information indicating the location of land areas subject to periodic flooding; and,
 - G. Preserve the ability of floodplains to carry and discharge a base flood.
2. **Delineation of the Floodplain Area.**
 - A. The floodplain development standards of this Section shall overlay existing zoning districts delineated on the official Zoning Map of the Charter Township of Grand Blanc. The boundaries of the flood hazard area overlay zone shall coincide with the boundaries of the areas (i.e. the elevations) indicated within the limits of the 100-year flood boundary, which are termed "Special Flood Hazard Areas (SFHA's)," in the report entitled "The Flood Insurance Study Grand Blanc Township, Genesee County, Michigan" with

accompanying Flood Insurance Rate Maps (FIRM maps). The Study and accompanying maps and amendments are adopted by reference, appended and declared to be a part of this Section.

- B. If the SFHA designation is in dispute, or determined to be incorrect, the procedures for Flood Insurance Map amendment in Section 5.9.8 shall apply.
 - C. In addition to other requirements of this Section applicable to development in the underlying zoning districts, compliance with the requirements of this Section shall be necessary for all development occurring within the special flood hazard area overlay zone. Conflicts between the requirements of this Section and other requirements of this Section or any other ordinance shall be resolved in favor of this Section, except where the conflicting requirement is more stringent and would further the objectives of this Section to a greater extent than the requirements of this Section. In such cases, the more stringent requirement shall be applied.
3. **Restriction on Uses and Principal Buildings within the Floodplain.** All site plans and subdivision plats shall be reviewed to determine their impact upon the 100-year floodplain and floodway. Building construction within the floodway shall be prohibited. Development of lands which contain floodplain areas must be designed to minimize building construction within the SFHA.
 - A. The following uses shall be permitted within the boundary of the 100-year floodplain:
 - i. Grading and agriculture, pastureland and animal grazing.
 - ii. Harvesting of a native or wild crop permitted by law such as wild rice, marsh hay, berries and seeds.
 - iii. Harvesting of trees.
 - iv. Public and private parks, picnic Areas, playgrounds, playfields, athletic fields, golf courses, par three golf courses, golf driving ranges, bridle paths, nature paths, and trails.
 - v. Wildlife preserves.
 - vi. Fishing, trapping, and hunting in compliance with current laws and regulations.

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- vii. Hunting and conservation clubs, noncommercial archery, rifle and shooting ranges.
- viii. Swimming beaches, fishing and boating docks in accord with the provisions of the Inland Lakes and Streams Act of 1972, as amended.
- ix. Required open space or lot area for uses landward of the floodplain but within the same lot.

A MDNR permit may be needed for these activities if the area is also within a regulated wetland.

B. The following additional uses shall be permitted when the applicant demonstrates there is no feasible alternative, which would provide a reasonable rate of return on investment in the land. Such documentation may include engineering and appraisal analysis.

- i. Historic sites, structures, markers and trails.
- ii. Sand and gravel extraction.
- iii. Principal residential buildings when the lowest floor is constructed at least three (3) feet above the 100-year floodplain elevation. Expansions, additions, or improvements to existing residential buildings shall also be elevated a minimum of three (3) feet above the floodplain elevation.
- iv. Principal nonresidential buildings when the lowest floor is constructed at least three (3) feet above the floodplain elevation or otherwise floodproofed. Expansion, addition, or improvements to existing buildings shall also be elevated a minimum of three (3) feet above the floodplain elevation or otherwise floodproofed.

4. **Accessory Buildings, Structures and Uses.**

Within the floodplain boundary, accessory buildings or structures such as: off-street parking, streets, roads, bridges, outdoor play equipment, sheds and garages, boathouses, boat hoists, utility structures, pump houses, bleachers, bank protection structures, signs, fences, gazebos and similar outdoor equipment and appurtenances are permitted provided each of the following requirements are met:

- A. A permit has been granted;
- B. The use is in a manner consistent with the requirements of principal uses and

accessory uses, buildings and structures and uses in the zoning district;

- C. The building or structure shall not be used for human habitation;
- D. The location and design of the building or structure would not cause an increase in water surface elevation, obstruct flow, or reduce the impoundment capacity of the floodplain;
- E. The building must be designed to have a low flood damage potential;
- F. All equipment, buildings and structures shall be anchored to prevent flotation and lateral movement;
- G. Any electrical or mechanical service must be elevated or floodproofed; and,
- H. Compliance with these requirements must be certified by a registered engineer or surveyor.

5. **Filling and Dumping.** Dredging and filling and/or dumping or backfilling with any material in any manner is prohibited unless through compensating excavation and shaping of the floodplain, the flow and impoundment capacity of the floodplain will be maintained or improved, and unless all applicable state regulations are met and permits obtained, including but not limited to approvals pursuant to: P.A. 245 of 1929, as amended by P.A. 167 of 1968; P.A. 347 of 1972, as amended; P.A. 346 of 1972, as amended; and P.A. 203 of 1979, as amended.

6. **General Standards for Flood Hazard Reduction.**

- A. No building or structure shall be erected, converted, or substantially improved or placed, and no land filled or building or structure used within a floodplain unless permits have been approved by the Building Department and the Department of Natural Resources under authority of Act 245 of the Public Acts of 1929, as amended by Act 167 of the Public Acts of 1968 has been obtained.
- B. All public utilities and facilities shall be designed, constructed, and located to minimize or eliminate flood damage.
- C. Site plans shall be reviewed in accordance with Section 6.2.
- D. Land shall not be divided in a manner creating parcels or lots which cannot be used in conformance with the requirements of the Township's Land Divisions and Combinations Ordinance.



- E. The flood-carrying capacity of any altered or relocated watercourse not subject to state or federal regulations designed to insure flood carrying capacity shall be maintained.
 - F. Available flood hazard data from federal, state or other sources shall be reasonably utilized in meeting the standards of this Section. Data furnished by the Federal Insurance Administration shall take precedence over data from other sources.
7. **Appeals and Variances.** The applicant may appeal a decision of the Building Department or request from the Township Building Board of Appeals a variance from these standards. The Building Board of Appeals shall find that all of the following be in conformance with MDNR and FEMA regulations and meet the following standards:
- A. The applicant will suffer an exceptional or unnecessary hardship unless the variance or appeal is approved;
 - B. A variance or reversal of an administrative decision is needed to provide the landowner with a reasonable rate of return on investment;
 - C. Approval of the request will not cause increased flood heights, additional threats to public safety, extraordinary public expense or create potential for nuisances;
 - D. The requested variance or appeal is the minimum necessary to provide relief, in consideration of the potential flood hazard; and,
 - E. The variance or appeal would still be in conformance with MDNR and FEMA regulations.
8. **Revisions to the Floodplain Map.**
- All requests for changes or corrections to the FEMA floodplain map boundaries, flood elevations and other information shown on the map must be made by the applicant in accordance with FEMA procedures. The township shall not approve uses, buildings or structures on the floodplain except in conformance with this Section, until FEMA officially notifies the township of any revision.
9. **Disclaimer of Liability.**
- A. The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based upon engineering and scientific methods of study. Approval of the use of land under

this Section shall not be considered a guarantee or warranty of safety from flood damage.

- B. This Section does not imply that areas outside the flood hazard area overlay zone will be free from flood damage. This Section does not create liability on the part of the Charter Township of Grand Blanc or any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made thereunder.

5.10 LANDSCAPE STANDARDS

- 1. **Intent.** The intent of this Section is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as buffer zones between uses, along roadways and adjacent to the building. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values and the overall character of the township. The standards of this Section shall apply to all projects subject to site plan review.
- The standards of this Section are intended to help achieve a number of aesthetic, functional and environmental objectives, such as to:
- A. Promote implementation of the Township Master Plan and Corridor Studies;
 - B. Provide incentives to preserve quality mature trees rather than planting new but smaller trees;
 - C. Screen headlights to reduce glare and accident potential;
 - D. Integrate various elements of a site;
 - E. Blend inharmonious land uses;
 - F. Screen or filter views between incompatible land uses;
 - G. Help define and separate or unify, as appropriate, various site elements;
 - H. Control soil erosion by slowing the effects of erosive winds or water;
 - I. Moderate harsh or unpleasant sounds;
 - J. Remove air pollutants;
 - K. Control glare and reflection;
 - L. Slow the effects of erosion and stormwater runoff to help prevent flooding;



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- M. Assist in directing safe and efficient traffic flow at driveways and within parking lots;
- N. Insure adequate sight distance;
- O. Insure sufficient access to fire hydrants;
- P. Distinguish and separate vehicular and pedestrian circulation;
- Q. Block, divert or channel winds;
- R. Moderate the effects of climate and to create a more desirable microclimate; and,
- S. Provide reasonable standards to gradually bring into compliance developed sites which existed prior to the adoption of these standards in relation to the extent of improvements, expansion or change in use.

The landscape standards of this Section are considered the minimum necessary to achieve the objectives noted above. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

2. **Types of Landscaping Standards.** This Section provides minimum standards for four elements of a site:
 - A. **Greenbelts.** Minimal greenbelts along and within public street rights-of-way and within required parking lot setbacks in all multiple family, office, commercial and industrial districts.
 - B. **Buffer Zones.** Required landscaping, walls and screening between various zoning districts.
 - C. **Parking Lot Trees.** The minimum number of trees within parking lots of various sizes in various zoning districts.
 - D. **General Site Landscaping.** Standards for placement of landscaping within cul-de-sacs, boulevard medians and to accent buildings.

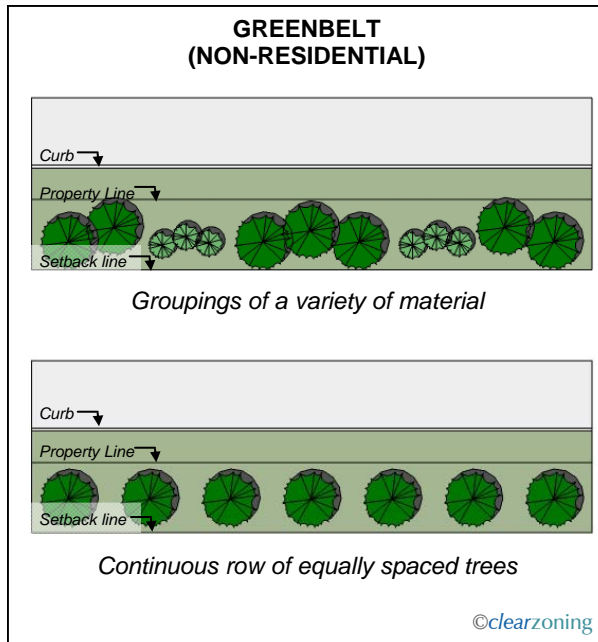
3. **Required Greenbelts Along and Within Rights-of-Way**

A greenbelt shall be planted along the right-of-way of any public street. If planting in the right-of-way is not permitted by the road agency with jurisdiction in the right-of-way, or is not acceptable to a utility company, the greenbelt plantings shall be within the required parking lot setback. The Planning Commission may allow such planting to be placed anywhere within the front yard if there is no front yard parking. The greenbelt shall meet the following standards:

- A. The greenbelt shall include only living materials and planting beds, except for approved sidewalks, bikepaths, signs, driveways and essential services.
- B. The greenbelt shall include one (1) canopy tree per thirty (30) linear feet of the frontage including any openings for driveways, sidewalks or easements. The number of trees required shall be rounded upward at fifteen (15) foot increments (eg. 45 feet of frontage equals 3 required trees).
- C. The Planning Commission may approve substitution of evergreen trees for up to fifty percent (50%) of the required greenbelt trees upon determining evergreens would be consistent with the existing character of the area.
- D. Greenbelt trees should be arranged to simulate a natural setting such as massing or staggered rows, except where a more formal arrangement is determined to be more consistent with the character of an area.
- E. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.
- F. If there is parking in the front yard, the Planning Commission may require a three (3) to four (4) foot high undulating berm within the greenbelt to help screen the parking lot. The berm shall be designed to the standards of Section 5.10.4.C. Commercial signs shall not be placed on top of the berm unless the berm is continuous along the frontage greenbelt.



G. Greenbelts for a mobile home/ manufactured housing park shall be as described in Section 3.7.



4. Minimum Buffer Zones

A. **General buffer zone requirements.** A buffer zone shall be provided within the required setback between the subject site and all adjacent properties according to the table below. The Planning Commission shall determine whether landscaping, a wall, a berm or a combination is needed to attain the screening intended by this Section. Walls shall typically be prohibited along a public street right-of-way or in a front yard unless specifically approved by the Planning Commission. The height of the wall or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall. All walls shall meet the standards described Section 5.10.4.B. (Note: exceptions may be granted as outlined in Section 5.10.9.)

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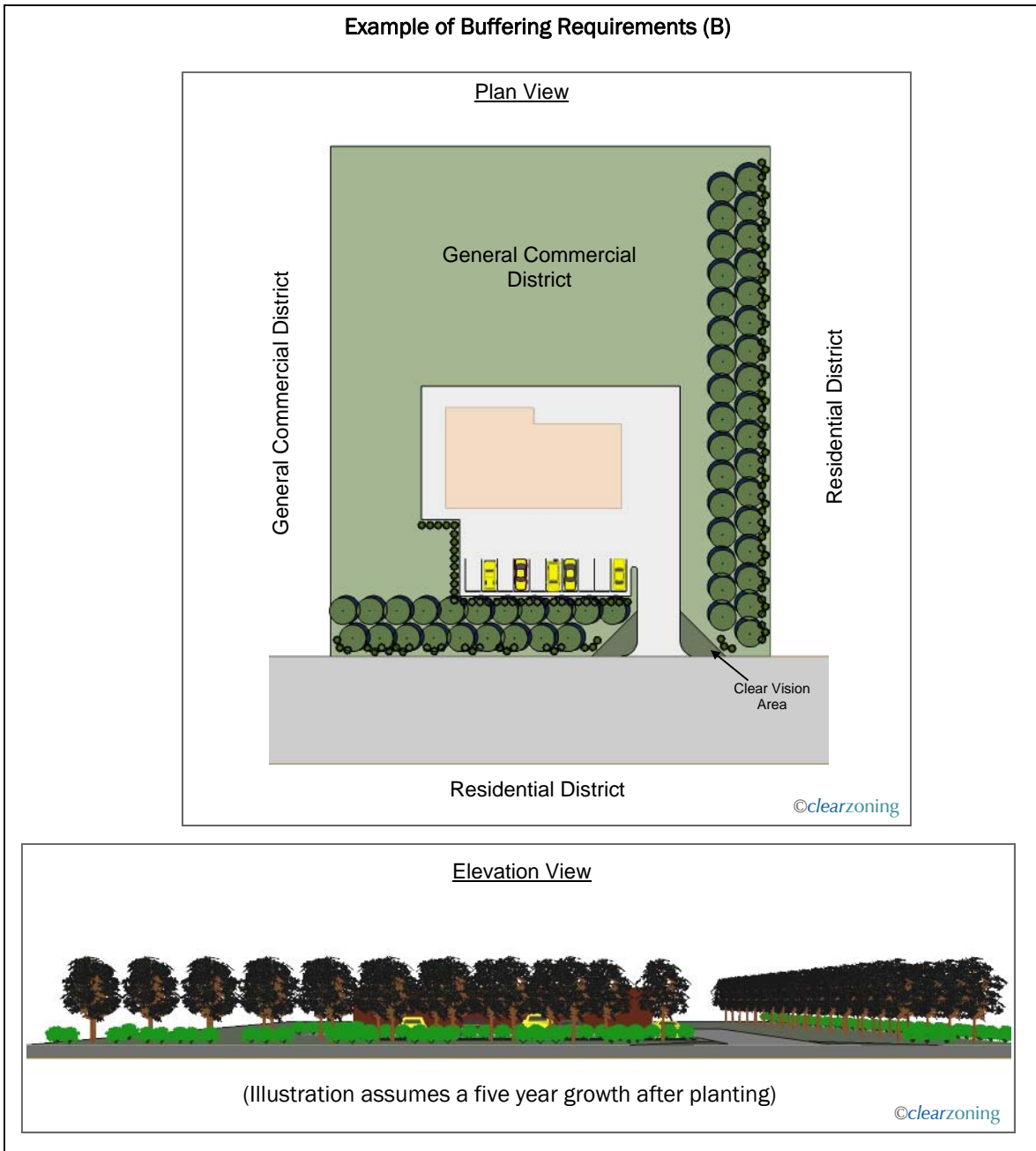


Buffer Requirements by Zoning District						
Zoning or Use of Subject Site	Zoning of Adjacent Site					
	Single Family*	Multiple Family	Manufactured Housing Park	Office, Health Care or Research Pk.	Commercial or Parking District	Light and General Industrial
Multiple Family	(B)	(B)	(B)	(B)	None	None
Offices and Parking Districts	(B) or 5' high wall/berm	(B) or 5' high wall	(B) or 5' high wall/berm	None	None	None
Health Care District	(A)	(A)	(A)	None	None	None
Neighborhood Commercial	(A) or 5' high wall/berm	(B) or 5' high wall/berm	(B) or 5' high wall/berm	(B)	None	None
General Commercial	(A) or 6' high wall/berm	(A) or 6' high wall	(A) or 6' high wall/berm	(B) or 6' high wall/berm	None	None
Light and General Industrial	(A) or 6'-8' high wall/berm	(A) or 6'-8' high wall/berm	(A) or 6'-8' high wall/berm	(A)	(A)	None
Research and Development District	(A)	(B)	(B)	None	None	None
Outdoor Storage or (Un)Loading Areas in any district	6' high wall/berm	6' high wall/berm	6' high wall/berm	6' high wall/berm	6' high wall/berm	6' high wall/berm
Public Utility Buildings in any district	(B) or 6' high wall/berm	(B) or 6' high wall/berm	(B) or 6' high wall/berm	None	None	None
Parking lots in any zoning district	(C)	(C)	(C)	(D)	(D)	(D)
Manufactured Housing	Refer to standards described in Sections 3.1.9 and 3.7.1.					

* Where the adjacent property, including property across a public street or private road, is zoned or used as single family residential, the Planning Commission or the Site Plan Review Subcommittee may require landscaping (trees, shrubs, hedge, wall or berm) along the property line or within the site to sufficiently screen the parking lot, vehicle headlights, overhead garage doors, loading zones, outdoor display areas, storage yards or accessory structures.

- (A) Two (2) canopy trees and four (4) shrubs, or one (1) canopy tree, one (1) evergreen tree and four (4) shrubs per each twenty (20) linear feet along the property line, rounded upward.
- (B) One (1) canopy tree and four (4) shrubs, or one (1) evergreen tree and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward.
- (C) Shrubs, walls and/or landscaped berms sufficient to screen headlights (min. 4 ft. high). If a six (6) foot high wall or fence is approved, the Planning Commission may require that the wall or fence be set back from the property line an adequate distance to accommodate landscaping between the wall and the property line of adjacent parcels with a landscape maintenance agreement.
- (D) Regulations with canopy trees, evergreens and shrubs used within the setback. If a six (6) foot high wall or fence is approved, the Planning Commission may require that the wall or fence be set back from the property line an adequate distance to accommodate landscaping between the wall and the property line of adjacent parcels with a landscape maintenance agreement.





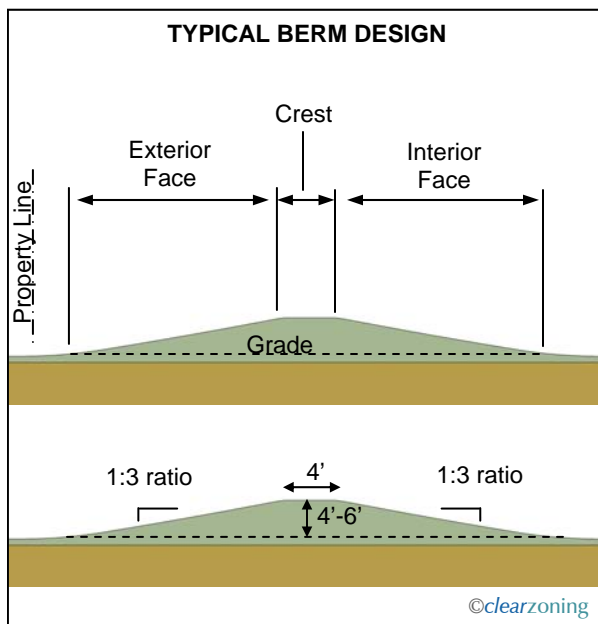
- B. Wall standards.** Required walls shall comply with the standards listed below.
- i. Walls shall be located on the lot line except where underground utilities interfere and or where this Ordinance requires conformance with yard setback lines.
 - ii. Walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance, unless specifically approved by the Site Plan Review Subcommittee or the Planning Commission.
 - iii. Walls shall be constructed of face brick, pressure treated wood, or comparable nonporous facing materials on the exterior sides facing a residential district.
 - iv. Walls shall be durable, weather resistant, rustproof and easily maintainable. Wood or wood products shall be high quality durable materials as approved by the Building Department. Wood fences shall be sight obscuring sufficient to shield light and block blowing debris.



Masonry walls may be constructed with openings which do not in any square section (height and width) exceed twenty (20) percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce minimum height requirement.

- v. Walls must be maintained in good condition by the property owner.
 - vi. Bumper blocks shall be required where parking is adjacent to walls.
- C. **Berm standards.** Required berms shall be constructed as landscaped earth mounds with a crest area at least four (4) feet in width. The exterior face of the berm shall be constructed as an earthen slope. The interior face of the berm may be constructed as an earthen slope or retained by means of a wall, terrace or other means acceptable to the Building Department. Whenever an earthen slope is provided, it shall be constructed with a slope not to exceed one (1) foot of vertical rise to three (3) feet of horizontal distance (1:3); the ratio shall be one (1) foot of vertical rise to six (6) feet of horizontal distance (1:6) for any side facing single family residential.

Berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected, until the seed germinates and a permanent lawn is established by a straw mulch, hydro-seeding or netting specifically designed to

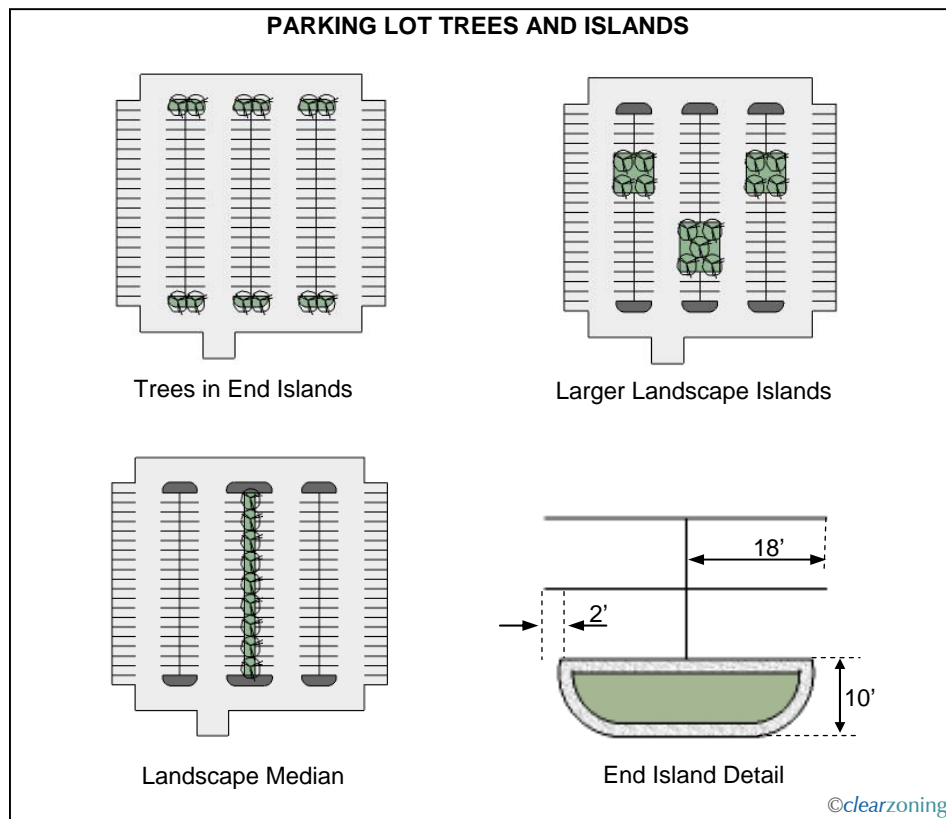


control erosion. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.

5. Minimum Parking Lot Trees and Parking Lot Islands.

- A. **Tree location.** All of the required parking lot trees shall be placed within the parking lot envelope, described as the area including the parking lot surface and extending 18 (eighteen) feet from the edge of the parking lot. A minimum of one-third (1/3) of the trees shall be placed within the interior of the parking area. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct smooth traffic flow within the lot.
- B. **Tree base.** Each tree shall be surrounded by an area of grass or living ground cover at least one hundred fifty (150) square feet in size to provide for adequate infiltration of water and air, and surrounded by a minimum unobstructed area of six (6) feet around the diameter of the trunk for protection. If irrigation is provided, the open land area can be reduced to a minimum of seventy five (75) square feet. Tree plantings shall also be protected from automobiles with curbing or other suitable device. Canopy trees shall have a minimum clear area between the ground and a height of four feet, six inches (4'- 6") at maturity.
- C. **Required parking lot trees** shall not be credited towards the required greenbelt or buffer trees.
- D. **Landscaping** shall be installed such that, when mature, it does not obscure traffic signs or lighting, obstruct access to fire hydrants nor interfere with adequate motorist sight distance.
- E. **Design of Islands.** All parking lot islands shall be curbed. Islands shall be at least one hundred-fifty (150) square feet in area or seventy-five (75) square feet if irrigated. Each island shall be at least ten (10) feet wide, with a depth two (2) feet shorter than the depth of an adjacent parking space. Islands shall have a minimum radius of at least ten (10) feet at the ends facing main aisles (15 feet is encouraged where possible). Minimum radius shall be one (1) foot where the island is not adjacent to a main circulation aisle.

Minimum Parking Lot Trees and Parking Lot Islands (see design option illustrations below)			
Zoning Districts	Parking Spaces		
	16-100	101-200	Over 200
Multiple Family Districts	1 canopy tree per 8 spaces	1 canopy tree per 8 spaces	1 canopy tree per 10 spaces
Office and Parking Districts	1 canopy tree per 8 spaces	1 canopy tree per 10 spaces	1 canopy tree per 12 spaces
Commercial Districts, Churches	1 canopy tree per 10 spaces	1 canopy tree per 12 spaces	1 canopy tree per 15 spaces
Light and General Industrial Districts	1 canopy tree per 12 spaces	1 canopy tree per 15 spaces	1 canopy tree per 18 spaces
Research and Development District and Health Care District	1 canopy tree per 10 spaces	1 canopy tree per 12 spaces	1 canopy tree per 15 spaces



6. **General Site Landscaping Standards.** (Cul-de-sacs, entrance medians, etc.)
- A. Cul-de-sacs, site entrances and boulevard medians shall be landscaped with species tolerant of roadside conditions in southeast Michigan.
 - B. Landscaping within the site shall be approved by the Planning Commission in consideration of sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, maintenance-performance guarantee, curbing around landscape areas.
 - C. Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at maturity.



7. **Specifications for Plant Materials.** All plant material shall be hardy to Grand Blanc Charter Township, be free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.

A. **Minimum Sizes.** Minimum plant sizes at time of installation shall be according to the following:

- Deciduous Canopy Tree: 2 1/2" Caliper
- Deciduous Ornamental Tree: 2" Caliper Tree Form;
- 6' Height Clump Form
- Evergreen Tree: 6' Height
- Deciduous Shrub: 2' Height
- Upright Evergreen Shrub: 2' Height
- Spreading Evergreen Shrub: 18" - 24" Spread

B. **Plant Material Spacing.** Plantings in informal groupings to create a naturalistic appearance is desirable, to relate to the Township's semi-rural visual character and goals of the Master Plan. Plant materials shall not be placed closer than four (4) feet from the fence line or property line. Plant materials used together in informal groupings shall meet the following on-center spacing requirements (see table below):

Plant Material Spacing						
Plant Material Types	Evergreen	Narrow Evergreen Trees	Canopy Deciduous Trees	Ornamental Deciduous Trees	Large Shrubs	Small Shrubs
Evergreen Trees	Min. 10' Max. 20'	Min. 12'	Min. 20'	Min. 12'	Min. 6'	Min. 5'
Narrow Evergreen Trees	Min. 12'	Min. 5' Max. 10'	Min. 15'	Min. 10'	Min. 5'	Min. 4'
Canopy Deciduous Trees	Min. 20'	Min. 15'	Min. 20' Max. 30'	Min. 15'	Min. 5'	Min. 3'
Ornamental Deciduous Trees	Min. 12'	Min. 10'	Min. 15'	Min. 8' Max. 15'	Min. 6'	Min. 3'
Large Shrubs	Min. 6'	Min. 5'	Min. 5'	Min. 6'	Min. 4' Max. 6'	Min. 5'
Small Shrubs	Min. 5'	Min. 4'	Min. 3'	Min. 3'	Min. 5'	Min. 3' Max. 4'

C. **Mixing of species.** The overall landscape plan shall not contain more than 33% of any one plant species. The use of trees native to the area and Southeast Michigan, and mixture of trees from the same species association, is encouraged. Botanical genus containing trees native to southeast Michigan are identified with an asterisk (*) in the list of suggested plant materials.

D. **Suggested (not required) plant materials.**

- i. Deciduous Canopy Trees
 - Oaks* (Genus: Quercus)
 - Hard Maples (Except Japanese)* (Genus: Acer)
 - Hackberry* (Genus: Celtis)
 - Planetree (Sycamore)* (Genus: Platanus)
 - Birch* (Genus: Betula)
 - Beech* (Genus: Fagus)



- Gingko (Male) (Genus: Ginkgo)
 - Honeylocust (thornless cultivars)* (Genus: Gleditsia)
 - Sweetgum (Genus: Liquidambar)
 - Hophornbeam (Ironwood)* (Genus: Ostrya)
 - Linden (Genus: Tilia)
 - Ashes* (Genus: Fraxinus)
 - Hickory* (Genus: Carya)
 - Hornbeam (Blue Beech)* (Genus: Carpinus)
- ii. Deciduous Ornamental Trees
- Amelanchier* (Genus: Amelanchier)
 - Redbud* (Genus: Cercis)
 - Dogwood (Tree Form)* (Genus: Cornus)
 - Hawthorn* (Genus: Crataegus)
 - Flowering Crabapple (Genus: Malus) (disease resistant cultivars only)
 - Flowering Plum (Tree Form) (Genus: Prunus)
 - Flowering Pear Pyrus
 - Magnolia (Genus: Magnolia)
 - Hornbeam* (Genus: Carpinus)
 - Rose of Sharon (Genus: Hibiscus)
- iii. Evergreen Trees
- Fir (Genus: Abies)
 - Hemlock (Genus: Tsuga)
 - Spruce (Genus: Picea)
 - Pine* (Genus: Pinus)
 - Douglas Fir (Genus: Pseudotsuga) (Dwarf, Globe, Pendulous species/ Cultivars are not permitted).
- iv. Narrow Evergreens
- Juniper* (Genus: Juniperus)
 - Arborvitae (Genus: Thuja) (Dwarf, Globe, Spreading Species/ Cultivars are not permitted).
- v. Large Shrubs
- Dogwood (Shrub Form)* (Genus: Cornus)
 - Cotoneaster (Genus: Cotoneaster)
 - Forsythia (Genus: Forsythia)
- Mock-Orange (Genus: Philadelphus)
 - Sumac* (Genus: Rhus)
 - Lilac (Genus: Syringa)
 - Viburnum* (Genus: Viburnum)
 - Witchhazel* (Genus: Hamamelis)
 - Euonymus (Genus: Euonymus)
 - Privet (Genus: Ligustrum)
 - Ninebark* (Genus: Physocarpus)
 - Juniper (Hetz, Pfitzer, Savin) (Genus: Juniperus [evergreen])
 - Yew (Pyramidal Japanese) (Genus: Taxus [evergreen])
- vi. Small shrubs - deciduous
- Barberry (Genus: Berberis)
 - Boxwood (Genus: Buxus)
 - Quince (Genus: Chaenomeles)
 - Cotoneaster (Genus: Cotoneaster)
 - Euonymus* (Genus: Euonymus)
 - Forsythia (Genus: Forsythia)
 - Hydrangea (Genus: Hydrangea)
 - Holly* (Genus: Ilex)
 - Privet (Genus: Ligustrum)
 - Potentilla* (Genus: Potentilla)
 - Currant* (Genus: Ribes)
 - Lilac (Genus: Syringa)
 - Viburnum* (Genus: Viburnum)
 - Weigela (Genus: Weigela)
- vii. Small shrubs - evergreens
- Fir (Genus: Abies)
 - False Cypress (Genus: Chamaecyparis)
 - Juniper (Low Spreading)* (Genus: Juniperus) Spruce (Genus: Picea)
 - White Pine (Genus: Pinus)
 - Yew (Globe/Spreading/Upright)* (Genus: Taxus)
 - Arborvitae (Globe/Dwarf) (Genus: Thuja)
- viii. **Trees Not Permitted.**
- The following trees are not permitted as they split easily, their wood is brittle and breaks easily, their roots clog drains and sewers, and they are unusually susceptible to disease or

1
Purpose and
Introduction

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Enforcement



insect pests. The Planning Commission, however, may allow trees from this list when associated to an appropriate ecosystem, such as a wetland area.

- Box Elder
- Soft Maples (Silver)
- Elms
- Poplars
- Willows
- Horse Chestnut (Nut Bearing)
- Tree of Heaven
- Ginkgo (Female)
- Cottonwood
- Black Locust
- Mulberry
- Honey Locust (with Thorns)

8. **Incentives to Preserve Existing Trees.** The standards below are intended to encourage the preservation of quality and mature trees by providing credits toward the required trees for greenbelts, buffer zones and within parking lots.

- A. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the drip line.
- B. As noted in Section 6.2, Site Plan Review, all trees over eight (8) inches caliper shall be identified on the site plan distinguishing those to be preserved and those to be removed.
- C. To obtain credit the preserved trees shall be of a high quality and at least two and one half inches (2 ½") caliper. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Commission.
- D. The credit for preserved trees shall be:

Caliper of Preserved Tree * (in inches)	Number of Trees Credited
over 12 inches	3
8" - 11.9"	2
2.5" - 7.9"	1

***Caliper** is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

- E. To protect and encourage the continued health of the preserved trees, the ground area within the dripline of the trees shall be maintained in vegetative landscape material or pervious surface cover. The township may allow sidewalks, bikepaths, vehicular lanes and parking within the dripline upon determining the setback from the trunk is suitable to reasonably ensure protection of the tree and the public. Storage of soils or other materials during or after construction within the dripline is prohibited.
- F. If trees are lost within 2 years after construction the property owner shall replace with trees required before credit was allowed.
- G. In no case shall the minimum number of required trees be reduced by less than 50% through the use of existing tree credits.

9. **Exception from Standards for Special Situations.** The Planning Commission or Site Plan Review Committee, during site plan review, may determine existing landscaping or screening intended to be preserved would provide adequate landscaping and screening. The Planning Commission may also determine that dimensional conditions unique to the parcel would prevent development of required buffer zones, off-street parking area landscaping, greenbelts or required buffer zones. If such determination is made, the Planning Commission may grant an exception from the landscaping provisions of this Section in consideration of, but not limited to, the following:

- A. Types and distance to adjacent land uses;
- B. Future land use designation in the Township Master Plan;
- C. Existing natural vegetation is adequate year-round to provide intended screening;
- D. There is an abrupt grade change which precludes the need for buffering;
- E. There is an existing wetland or floodplain which will be preserved and provides effective screening;
- F. The building placement lessens the need for buffering;
- G. Building heights and views lessen the need for landscaping;
- H. Required landscaping would infringe on adequate sight distances for motorists;



- I. The applicant proposes fewer plant materials than required, but the overall caliper proposed is greater than required (i.e. fewer, but larger, trees)
 - J. Required landscaping would impose greater drainage impacts on adjacent lands than an alternative design proposed by the applicant.
10. **Minimum Standards for Installation, Irrigation and Maintenance.**
- A. **Time of planting.** Parking lot trees, required greenbelts, or plantings shall be planted within six (6) months from the date of completion of the building or improvement. A Final Certificate of Occupancy shall be withheld until planting has been installed and approved. A Temporary Certificate of Occupancy shall be issued in the interim.
 - B. **Projects in phases.** For projects developed in phases, the landscape may be constructed in phases. The Building Department shall determine the extent and timing of landscaping within each phase based on the necessity to buffer the proposed development from adjacent uses, anticipated commencement on subsequent phases, building heights and physical characteristics of the site such as topography or existing vegetation.
 - C. **Material removal.** Tree stakes, guy wires and tree wrap are to be removed after one year.
 - D. **Irrigation.** All landscaped areas shall be provided with a readily available and acceptable water supply, or with at least one (1) outlet located within one hundred (100) feet of all planted material to be maintained.
 - E. **Maintenance.** Landscaped areas and plant materials required by this Ordinance shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, they shall be replaced within thirty (30) days of written notice from the Township or within an extended time period as specified in said notice.
11. **Standards for Compliance for Pre-Existing Sites.** In any case where the building and/or parking area is being increased by at least twenty five percent (25%) over the originally approved site

plan or the use is being changed to a more intense use, as determined by the Planning Commission, the site shall be brought into full compliance with the landscape standards herein. In instances where the increase in building and/or parking area is less than twenty-five percent (25%) over the original site plan, the extent of new landscaping shall be equal to four percent (4%) of compliance for every one percent (1%) of increase in building or parking footprint (for example, a building or parking area increase of ten percent (10%) requires a forty percent (40%) compliance with the landscape standards.

**5.11 NATURAL FEATURES PROTECTION:
GRADING, REMOVAL AND FILLING OF
LAND**

Any grading which changes site elevation by more than three (3) feet or the use of land for the excavation, removal, filling or depositing of any type of earth material, topsoil, gravel, rock, garbage, rubbish or other wastes or by-products, is not permitted in any zoning district except under a grading permit, except metes and bounds parcels five (5) acres or larger with single-family residential uses. Grading permits must be issued before any building permits are issued. The Planning and Zoning Department may require a performance bond before the grading permit is issued.

1. **Grading Plans.** Two (2) sets of grading plans on 24" x 36" sheets, a grading permit application and a non-refundable fee, determined by the Township Board, must be submitted to Planning and Zoning Department. The grading plan and will be reviewed by the Planning and Zoning Department and Building Department. If the approved site plan for the site showed only one principal building on a single lot, the approved site plan may be used as the grading plan. In all other cases, a separate grading plan shall be filed for each principal building, lot or unit site for site condominium projects. The grading plan shall contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of professional surveyor.
 - C. North arrow, date, and scale.
 - D. A scale of 1 inch = 30, 40, or 50 feet if the property is three (3) acres or less. A maximum scale of 1 inch = 100 feet if the property is greater than three (3) acres.



- E. The dimensions of all lot, site condominium lot and property lines and street right-of-ways, showing the relationship of the subject property to abutting properties. The dimensions of the front, side, and rear property lines must be noted.
- F. The footprint and location of all existing and proposed structures on the property. The front, rear and side yard setbacks for all proposed principal and accessory buildings must be noted. The distance between all proposed buildings must be noted. If an existing building will remain on the property, the distance between the existing building and the proposed building (s) must be noted.
- G. The footprint and location of all structures within fifty (50) feet of the property. The distance between the proposed building(s) and the nearest building on adjacent lots must be noted.
- H. The current Assessors Parcel Numbers for the subject property and all abutting properties.
- I. The location and dimension of pedestrian sidewalks and bike paths, existing or proposed.
- J. Existing ground elevations on the site on a 25 x 25 foot grid, or by contours on a minimum of one (1) foot intervals, or such topographic information satisfactory to the Building Department.
- K. Proposed ground elevations on the site on a 25 x 25 foot grid, or by contours on a minimum of one (1) foot intervals. Spot elevations must be provided at all corners of the proposed building(s).
- L. Bench mark descriptions, and locations, used for development in Genesee County.
- M. Proposed finished floor, brick ledge, and walkout grade, and the lowest opening in the foundation.
- N. All official wetlands or woodlands, including buffer zones, all of which are subject to field verification after permit application.
- O. If the proposed building is within five hundred (500) feet of a flood plan, applicant must use flood plan reference, and bench mark data from FEMA.
- P. The location of all existing water, sanitary and storm sewers in the abutting streets or on the property.

- Q. Indicate the proposed method of drainage in all yards. The direction of drainage in yards must be indicated using arrows. All proposed and existing swales or ditches should be shown with direction of flow.
 - R. Additional grades as required by the Planning and Zoning Department and/or the Building Department.
2. **Inspection.** A surveyor's certification by a licensed professional surveyor shall be provided to the Planning and Zoning Department stating that the foundation is in the proper location, the setbacks are lawful, and the finished floor and lowest openings in the foundation are set at the design elevation shown on the approved Grading Plan at the following intervals:
- A. At the time the foundation walls are installed;
 - B. After the proposed building has been framed and before the final certificate of occupancy is issued. At this time, the surveyor will be required to state the final grade, including, drive ways, side walks, drainage sewers, and drainage direction, were completed as shown on the approved Grading Plan.

5.12 NATURAL FEATURES PROTECTION: PEAT MINING

Peat mining may be permitted in any joining district on a special land use following review and approval by the Planning Commission. The applicant shall submit a sketch plan outlining the area to be mined. The amount of material to be mined proposed time duration, any buildings or structures, and other site elements. In addition to the standards for all special land uses, the Planning Commission shall require the following:

1. All truck routing will be along Class A paved roads as designated by the Genesee County Road Commission;
2. Stock piles will be covered, no higher than the maximum height for principal buildings in the zoning district, and the nearest edge shall be set back equal to the front yard setback of the zoning district;
3. An impact assessment shall be prepared according to the standards of Section 6.5.



**5.13 NATURAL FEATURES PROTECTION:
WETLANDS AND BODIES OF WATER**

1. The Charter Township of Grand Blanc intends to promote compliance with Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act (Act 451, Public Acts of 1994 as amended) through coordination with the Michigan Department of Environmental Quality (MDEQ) wetland protection program. The following standards exceed the MDEQ regulations by requiring a buffer zone adjacent to MDEQ regulated wetlands, lakes, and streams. This Section also encourages the placement of buildings to protect non MDEQ regulated wetlands and other bodies of water between two acres and five acres in size. There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to regulate property within such setback in order to:
 - A. Prevent physical harm, impairment or destruction of or to such wetlands and watercourses. It has been determined that, in the absence of such a minimum setback, intrusions in or on to such areas would occur, resulting in harm, impairment or destruction of the same contrary to the public health, safety and general welfare.
 - B. Protect unique wildlife habitat and habitat transition, including, without limitation, feeding, nesting, resting and traveling areas for aquatic and terrestrial numerous animals.
 - C. Protection of surface water run-off and water quality for the purpose of preventing pollution, and assistance in beneficial ground water recharge for drinking, irrigation and other purposes.
 - D. Provide water storage area during storm events.
 - E. Preserve aesthetic views and areas for the human enjoyment of natural resources.
 - F. Preserve unique, rare, threatened and endangered species habitat, including upland species.
 - G. Reduce the need for on-site and off-site storm water storage capacity based upon the availability of a greater area of absorption and a smaller impervious area.
 - H. Stabilize and protect soil resources, including the prevention of erosion and

prohibition of the loss due to moving water resulting in destruction of upland, structures and infrastructure on the upland, and prevention of the alteration of the course of moving waters.

- I. Promote the goals of the Grand Blanc Township Master Plan.
 - J. This regulation is based on the police power, for the protection of the public health, safety and welfare, including the authority granted in PA 207of 1921, as amended.
2. For purposes of this regulation the terms "wetland" or "watercourse" shall be defined as set forth in Article 2, Section 2.2.279, of the Grand Blanc Charter Township Zoning Ordinance. The following regulations apply to activity within wetlands:
 - A. Residential Use Buffer. All buildings, structures, parking lots, and building envelopes shall provide a minimum twenty-five (25) foot wide setback buffer from a wetland or other body of water regulated by the MDEQ. The required setback shall be ten-(10) feet for a residential deck or patio or detached accessory buildings.
 - B. Non-residential Use Buffer. All buildings, structures, parking lots, and building envelopes on a lot or a condominium site shall provide a minimum ten (10) foot wide setback buffer from a wetland or other body of water regulated by the MDEQ.
 - C. The required buffer zone shall be measured from the boundary of a wetland, or from the ordinary highwater mark of a watercourse.
 - D. Landscaping, trails and passive recreational areas may be allowed in the setback (golf ball retrieval shall be by hand).
 - E. Any site grading, preparation, or storage of materials within the wetland protection buffer area shall require approval of the approving body in accordance with Sub-Section 5.13.3.
 - F. Any disturbance of soils, removal of landmark trees or stumps, grading, alteration of water flowing into or from an MDEQ regulated wetland, or any prohibited activity as listed in Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act (Act 451, Public Acts of 1994 as amended), without a permit from the MDEQ, may result in a

- 1** Purpose and Introduction
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- 5** Site Standards
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- stop work order issues by the Township and /or require restoration of the wetland in accordance with MDEQ standards.
- G. Applicants are encouraged to make use of sensitive site design techniques to preserve non-MDEQ regulated wetlands that exceed two (2) acres in size, particularly those with standing water or important wildlife habitats.
 - H. Where storm water is planned to drain into a wetland, an erosion/sedimentation control facility shall be used to control sediment loading in the wetland. Maintenance of these materials shall be addressed in a deed or as a condition of site plan approval.
 - I. Land divisions, plats or condominium subdivisions shall not be approved in a manner creating parcels or lots that cannot be used in conformance with the requirements of this Section or the MDEQ regulations.
3. The established wetland or watercourse setback may be reduced only to the extent determined to be in the public interest by the body undertaking review of the permit, plan or plat application. In determining whether proposed activities are in the public interest, the benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the construction or other activity, taking into consideration the local, state, and national concern for the protection and preservation of the natural feature in question. If, as a result of such a balancing, there remains a debatable question whether the proposal is clearly in the public interest, authorization for the construction or other activity within the setback shall not be granted. The following general criteria shall be applied in undertaking this balancing test:
- A. The relative extent of the public and private need for the proposed activity.
 - B. The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
 - C. The extent and permanence of the beneficial or detrimental effects that the proposed activity may have on the public and private use to which the area is suited, including the benefits the wetland or watercourse setback provides.
 - D. The probable impact of the proposed construction or other activity in relation to the cumulative effect created by other existing and anticipated activities in the wetland or watercourse to be protected.
 - E. The probable impact on recognized historic, cultural, scenic, ecological, or recreational values, and on fish, wildlife and the public health.
 - F. The size and quantity of the wetland or watercourse setback being considered.
 - G. The amount and quantity of the remaining wetland or watercourse setback.
 - H. Proximity of the proposed construction and/or operation in relation to the wetland or watercourse, taking into consideration the degree of slope, soil type and the nature of the wetland or watercourse to be protected.
 - I. Economic value, both public and private, of the proposed construction and/or operation, and economic value, both public and private, if the proposed construction and/or operation were not permitted.
 - J. The necessity for the proposed construction and/or operation.
4. **Wetland Buffer Signs.** At least one wetland buffer sign shall be posted along the wetland buffer of each lot or parcel that abuts a wetland. If the lot or parcel exceeds 150 feet in width, one additional sign shall be posted for each additional 100 feet of lot width. Signs shall be six (6) inches tall by eight (8) inches wide and mounted on steel or treated 4" X 4" posts. Signs shall be placed four (4) feet above the ground and shall face away from the wetland. Posts must be set in concrete a minimum of 2 feet into the ground. The signs shall read "Wetland Buffer Boundary" in 3/4 inch high letters. The words "Charter Township of Grand Blanc" shall be below in 1/3" high letters. The sign background shall be cream or tan and the lettering shall be black.
5. If and to the extent the Township is prohibited by law from regulating the proposed activity in or on the respective wetland or watercourse, regulation under this Section shall be exempted.



5.14 NATURAL FEATURES PROTECTION: WOODLANDS

The standards of this Section are intended to promote the preservation of important woodlands and large mature trees which contribute to the character, welfare and quality of life in Grand Blanc Township. These standards are intended to prevent the unnecessary removal of woodlands prior to, during and following construction on a site. The standards of this Section, in conjunction with the standards for site plan review, are mechanisms to promote goals of the Grand Blanc Community Master Plan.

1. Any property owner or his representative proposing to clear more than twenty-five percent (25%) of the trees of eight (8) inch caliper or greater on a site shall first notify the Township of the intent of such clearing and/or earth change and submit a proposed sketch plan describing the sites features for review and approval by the Planning Commission.
2. This Section shall not prevent tree clearing for approved building envelopes, swimming pools, decks, essential services, utility lines or construction drives; nor shall this ordinance prohibit site alterations for farming purposes. The Planning Commission may grant an exception from the caliper standard for select clearing of lower quality species including box elders, elms, poplars, willows and cottonwoods.

5.15 PARKING AND LOADING-UNLOADING STANDARDS

1. **Intent.** The purpose of this Section is to ensure sufficient automobile off-street parking space with adequate access to all spaces at the time of erection, enlargement or change in use, of any principal building or structure. Off-street parking and loading areas are to be designed, maintained and operated in a manner that will ensure their efficient use, promote public safety, improve aesthetics and, where appropriate, protect surrounding uses from undesirable impacts. The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.
2. **General Requirements.**
 - A. **Setbacks.** Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this

Ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback unless otherwise provided in this Ordinance.

- B. **Perimeter Landscaping.** Green belts along the street frontage and buffer zones along lot lines may also be required (see Sections 5.10.3 and 5.10.4. A minimum four (4) foot high wall is required where the parking lot abuts a residential district.
- C. **Internal landscaping.** Parking lot trees shall be provided in accordance with the standards of Section 5.10.5. Islands within the parking lot shall be designed to the standards listed in that Section.
- D. **Location.** Parking spaces shall be provided either on the same lot or within lots under the same ownership within three-hundred (300) feet of the building it is intended to serve, measured from the nearest public building entrance to the nearest parking space of the off-street parking lot. Ownership shall be shown on all lots or parcels intended or used as parking by the applicant.
- E. **Parking for single family residential uses.** For single family detached units on individual lots, off-street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve.
- F. **Parking for other uses.** Parking areas other than for single family detached homes or duplexes on individual lots shall be approved as part of a site plan. Minor changes to the parking layout, as determined by the Building Department, shall require submittal of a parking plan which indicates property lines, existing and proposed ground elevations at two (2) foot contour intervals, the number of spaces, calculations for meeting the minimum space requirements of this Section, dimensions of aisles, driveways and typical parking stalls, location of curbs and curb blocks, location and size of signs, existing and proposed landscaping, existing and proposed lighting and drainage facilities.
- G. **Limits on excessive parking.** In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to high rates of stormwater runoff, exceeding the minimum parking space requirements by greater than twenty-

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percent (20%) shall not be allowed, except as approved by the planning Commission. In granting such additional space, the planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

- H. **Shared parking.** Where two or more uses are present on the premises, parking requirements shall be calculated for each use individually. However, two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced by up to twenty percent (20%) if a signed agreement is provided by the property owners, and the Planning Commission determines that the peak usage will occur at different periods of the day.
 - I. **Limits on changes.** Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities meeting the standards of this Section are provided elsewhere, or the parking requirements of the site change. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
 - J. **Limits on storage.** The use of required parking areas for material storage, refuse storage stations/dumpsters, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance is expressly prohibited. The use of semi-trailers for storage purposes on the premises for five (5) or more consecutive days is prohibited.
 - K. **Parking lot deferment.** Where the property owner can demonstrate or the Planning Commission finds that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that area of sufficient size to meet the parking space requirements of this Section is retained as open space, and the owner agrees to construct the additional parking at the direction of the Planning Commission based on observed usage within six (6) months of being informed of such request

in writing by the Building Department. A written legal agreement, which has been approved by the Township Attorney, to construct the deferred parking shall be provided by the applicant. The Building Department may require posting of a performance bond to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary. The site plan shall note the area where parking is being deferred, including dimensions and dotted parking lot layout.

- L. **Snow removal.** All off-street parking and loading facilities required by this Section shall be maintained free of accumulated snow, standing water, debris or other materials which prevent full use and occupancy of such facilities in accordance with the intent of this Section, except for temporary periods of no more than five (5) days in the event of heavy rainfall or snowfall.
- M. **Carports and garages.** For multiple-family dwellings shall be calculated as parking spaces on a one to one basis. Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports shall be at least partially screened on the sides or front end facing any public or internal street or drive.
- N. **Use of garages.** Accessory garages shall only be used to store vehicles or equipment associated with a Permitted Use unless a private leasing garage or storage area is approved by the Planning Commission.
- O. **Construction parking.** During construction, off-street parking shall be provided on site for all construction vehicles and employees.
- P. **Lighting.** All Parking lots shall include lighting in compliance with Section 5.20, Site Lighting.
- Q. **Temporary use and special event parking.** refer the Section 7.4, Zoning Board of Appeals.



3. Parking Units of Measurement.

- A. Where floor area is the unit for determining the required number of off-street parking and loading spaces, said unit shall mean the gross floor area (GFA), unless otherwise noted.
Where the floor area measurement is specified as gross leasable floor area (GLA) or usable area, parking requirements shall apply to all internal building areas excluding the floor area used for storage, mechanical equipment rooms, heating/cooling systems and similar uses, and other areas nor intended for use by the general public. Where these areas are yet undefined, leasable floor area shall be considered to be eighty five percent (85%) of the gross floor area.
- B. In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating, shall be counted as one seat.
- C. Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.
- D. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
- E. For uses not specifically listed below, the required parking shall be in accordance with that of a similar use as determined by the Building Department or the Site Plan Committee based on documentation regarding the specific parking needs of the use. A factor of 1.5 x the average rate listed in the Institute of Transportation Engineers Parking Generation Manual may be used. The Planning Commission may adjust the parking requirement based on the anticipated volume of parking demand.
- F. Each required drive-through waiting or stacking space shall be twenty(20) feet long and nine (9) feet wide.

4. Parking Space Numerical Requirements. The minimum number of off-street parking spaces shall be determined by the type of use in accordance with the following schedule.

Parking Space Numerical Requirements	
Residential	
Single- and two-family residential	2.0 spaces per dwelling unit
Multiple-family dwellings	1.5 spaces per each efficiency or one bedroom dwelling unit, 2.0 spaces per each unit with two bedrooms 2.5 spaces for each unit with three or more bedrooms
Mobile/manufactured homes in a mobile home/manufactured housing park	2 spaces per each manufactured / mobile home unit or site (see Article 3)
Specialized Housing	
Senior apartments and elderly housing complexes	1.5 spaces per unit
Senior "interim care" and "intermediate care" units, retirement villages, etc.	1.0 space per each room or two beds, whichever is less, plus 1.0 space per each employee expected during the peak shift
Congregate care and dependent care (convalescent/nursing home units)	1.0 space per each three beds or two rooms, whichever is less, up to 120 beds, plus 3.0 spaces for each bed over 120; plus 1.0 space for each employee during peak shift



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Parking Space Numerical Requirements continued)	
Institutional	
Places of worship	1.0 space per each three seats or six feet of pews
Municipal office buildings	4.0 spaces per 1,000 sq. ft. gross floor area
Community centers (incl. senior centers and teenage centers)	1.0 space per 100 sq. ft. gross floor area
Public libraries	1.0 space per 350 sq. ft. gross floor area
Child care or day care centers	2.0 spaces plus 1.0 additional space for each eight children of licensed authorized capacity, plus adequate drop-off area
Group day care homes, adult foster care group homes, adult congregate care facilities	1.0 space per four clients plus 1.0 space per each employee plus designated drop-off spaces
Hospitals	1.75 spaces per inpatient bed plus 1.0 spaces per each 175 gross square feet of hospital related office, research and administrative space. Other uses shall be computed separately
Mixed health care related uses in the Health Care District	5.0 spaces per 1,000 sq. ft. gross floor area overall if parking facilities are shared, otherwise each use is computed separately
Primary schools (elementary and junior high schools)	1.0 space per each instructor, plus 1.0 space per each employee and administrator, plus drop-off areas for school buses, plus spaces required for any assembly hall, auditorium and/or outdoor arena
Secondary (high) schools, commercial schools, colleges	1.0 per each instructor, plus 2.0 per each employee and administrator, plus 5.0 spaces per each classroom, plus drop-off areas for school buses, plus parking required for any assembly hall, auditorium or outdoor arena
Auditorium, assembly halls and outdoor arenas	1.0 space per each three seats or six feet of bleachers
Public recreation centers	5.0 spaces per 1,000 sq. ft. of gross floor area
Dance and union halls, fraternal orders, civic clubs and similar uses	1.0 space per every two persons of capacity authorized by the Township Building Code
Office	
Medical/dental clinic/office	7.0 spaces per 1,000 sq. ft. gross floor area
Medical clinic: Outpatient center, 24 hour urgent care centers, etc.	2.0 spaces per exam or outpatient procedure/ operating room, plus care areas, 1.0 space per laboratory or recovery room, plus 1.0 space for each two rooms for employee parking
General office building	1.0 space per 300 sq. ft. gross floor area
Branch bank, credit union or savings and loan	1.0 space per 200 sq. ft. gross floor area, plus 2.0 spaces per each 24 hour teller, plus 4.0 stacking spaces per each drive through window



Parking Space Numerical Requirements (continued)	
Commercial / Retail/Office	
Appliance store	1.0 space per 250 sq. ft. gross leasable floor area
Auto service (gasoline) station	2.0 spaces per each service bay (pump island), plus 1.0 space per employee, plus 1.0 space per each tow truck, plus 1.0 space for each 500 sq. ft. devoted to sales of automotive goods or convenience items.
Automobile service center or auto repair center	3.0 spaces for employees, but not less than 2.0 for each lubrication stall, rack, pit, or similar service area, plus 2.0 waiting spaces for each service bay.
Automobile or vehicle dealership	2.5 spaces for each one thousand (1000) square feet of interior sales space plus one and one-half (1.5) spaces per one thousand (1000) square feet of exterior display, plus three (3) spaces per service bay.
Automobile wash	2.0 spaces, plus 1.0 designated space per each employee on peak shift, plus 12 stacking spaces per bay for a fully automatic car wash, 15 for a semi-automatic (motorist must leave auto) or 2.0 stacking spaces per bay for a self-serve car wash
Barber shop/beauty parlor	2.5 spaces per each barber or beautician chair/station
Bookstores	1.0 spaces per 125 sq. ft. gross leasable area.
Conference rooms, exhibit halls and similar uses	1.0 space per every two persons of capacity authorized by the Uniform Building Code, or 1.0 space per 100 sq. ft. gross floor area, whichever is greater
Convenience store, with or without gasoline service	1.0 space per 250 sq. ft. gross leasable floor area, plus spaces required for auto service station activities or gasoline sales
Dry cleaners	2.0 spaces per 1,000 sq. ft. gross leasable floor area
Funeral homes	1.0 space per 50 sq. ft. of service parlors, chapels and reception area, plus 1.0 space per each funeral vehicle stored on premises
Furniture/carpet store	1.5 spaces per 1,000 sq. ft. gross leasable floor area
General retail business	1.0 space per 200 sq. ft. gross leasable floor area
Home improvement centers (over 40,000 sq. ft.)	5.5 spaces per 1,000 sq. ft. gross leasable floor area
Laundromat	1.0 space per each two washing machines
Mini or self storage warehouse	Minimum of 6.0 spaces
Motel/hotel with lounge, restaurant and conference or banquet rooms	1.0 space per guest room, plus 1.0 space per 100 sq. ft. of lounge, restaurant, conference or banquet rooms or exhibit space
Motel with restaurant/lounge	1.0 space per guest room, plus 12.0 spaces per 1,000 sq. ft. of restaurant/lounge space
Motel without restaurant/lounge; bed and breakfast inn	1.0 space per guest room, plus 2 spaces

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Parking Space Numerical Requirements (continued)	
Commercial / Retail / Office (continued)	
Outdoor sales, display	1.0 space per 800 sq. ft. of such area
Recreational vehicle, boat, mobile home and similar sales	1.0 space per 800 sq. ft. gross leasable floor area, plus 2.0 spaces per each vehicle sales service bay
Restaurant - sit-down type with liquor license	22.0 spaces per 1,000 sq. ft. gross leasable floor area, or 0.6 spaces per seat, whichever is greater
Bars, lounges, taverns, nightclubs (majority of sales consist of alcoholic beverages)	25.0 spaces for each one thousand (1,000) square feet usable floor area
Restaurant - standard (a family-type restaurant without a bar or lounge area)	14.0 spaces per 1,000 sq. ft. gross leasable floor area or 0.5 space per seat, whichever is greater, plus any spaces required for any banquet or meeting rooms.
Restaurant - fast food with drive-through window	22.0 spaces per 1,000 sq. ft. of usable floor area, plus 5.0 spaces between the pick-up window and the order station, plus 10.0 stacking spaces which do not conflict with access to required parking spaces per order pick-up station, plus spaces for employees of a peak shift plus at least 2.0 longer spaces designated for recreational vehicles and semi-trucks if site is within ½ mile of expressway
Restaurant - carry-out or delicatessen with less than six tables and/or booths	6.0 spaces plus 1.0 space for each employee on peak shift
Shopping center	1.0 space per 200 sq. ft. gross leasable floor area, plus spaces required for supermarket or bookstore, if included
Supermarket	1.0 space per 175 sq. ft. gross leasable floor area
Video rental establishments	1.0 space per 100 sq. ft. leasable floor area, with a minimum of 8.0 spaces provided
Wholesale establishments	1.0 space per each 500 sq. ft. of gross floor area
Recreation / Entertainment	
Batting cages	3.0 spaces per cage
Bowling centers	5.0 spaces per lane plus 25% of the required parking for any lounge
Commercial outdoor recreation centers	1.0 space per 200 sq. ft. gross floor area
Golf course driving range	2.0 spaces per each 3 tees
Golf course, miniature	1.0 space per each course hole
Golf course, par three	3.0 spaces per each course hole
Golf course/country club	6.0 spaces per each course hole
Golf course banquet hall/lounge	0.5 space per seat, less spaces required for golf course
Health fitness centers without swimming pool	5.0 spaces per 1,000 sq. ft. gross leasable floor space
Ice/roller skating rink	6.0 spaces per 1,000 sq. ft. gross floor area



Parking Space Numerical Requirements (continued)	
Recreation / Entertainment (continued)	
Swimming pool	1.0 space per each three persons of capacity authorized by the Township Building Code
Theater, cinema	1.0 space per each four seats, plus 4.0 spaces per screen or stage
Racquetball/tennis centers	1.0 space per 1,000 sq. ft. gross floor area or 6.0 spaces per court, whichever is greater
Video arcades	1.0 space per 50 sq. ft. leasable floor area, with a minimum of 6.0 spaces required
Industrial	
Light industrial, manufacturing, testing labs, research and development centers	2.0 spaces per 1,000 sq. ft. gross floor area or 1.2 spaces per employee at peak shift, whichever is greater; plus 1.0 space for each corporate vehicle, plus parking required for any sales area or office.
Warehousing	1.0 space per each 1,500 sq. ft. gross floor area or 1.0 space per employee at peak shift, whichever is greater, plus 1.0 space for each corporate vehicle (separate standard provided for mini-storage)

5. **Barrier Free Parking Requirements.**

- A. Within each parking lot, signed and marked barrier free spaces measuring twelve (12) feet in width shall be provided at a convenient location, in accordance with the following table unless other dimensions are required by the state. Van space may be provided with an eleven (11) foot wide parking space and a six (6) foot wide loading area between spaces.
- B. Barrier Free Parking Space Requirements shall be in accordance with the following table unless other standards are published by the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division:

Barrier Free Parking Requirements			
Total Spaces	Number Required	Total Spaces	Number Required
1 - 25	1	151 - 200	6
26 - 50	2	201 - 300	8
51 - 75	3	301 - 400	12
76 - 100	4	Over 400	12 plus 2 for every 250 or fraction thereof over 400
101 - 150	5		

- C. Accessibility shall be in compliance with Township, State, and Federal regulations.

6. **Off-Street Parking Space Design Standards.** Where required, off-street parking facilities shall be designed, constructed and maintained according to the following standards and regulations:

- A. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots, with the exception of those serving detached single family homes, shall be hard-surfaced with concrete or asphalt and shall be graded or drained so as to dispose of stormwater runoff. Sheet drainage is discouraged. No surface water from a parking area shall be permitted to drain onto adjoining property unless a watershed easement has been obtained.



Discharge of drainage into a public right-of-way or municipal storm sewer shall require approval from the Township and the necessary permits from the agency or agencies with jurisdiction over the public drainage facilities. All such facilities are also subject to the Township's Driveway and Parking Lot Pavement Requirements.

- B. All spaces shall be provided adequate access by means of clearly defined driveways and maneuvering lanes. Maneuvering aisles and parking stalls shall meet the standards shown on the following page. Parking spaces shall be clearly identified and marked with durable striping.
- C. Curbing, wheel blocks or bumper blocks shall be provided where parking spaces abut landscaping, property lines, sidewalks or required setback areas to minimize pedestrian/vehicular conflicts.
- D. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Off-Street Parking Requirements			
Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
0°	12'	8'	23'
30° to 53°	12'	8'6"	20'
54° to 74°	17'	8'6"	20'
75° to 90°	24'	9'	18'

- E. All illumination of parking lots or display areas shall be designed, installed and/or shielded to prevent spillover onto adjacent properties per Section 5.20, and shall be arranged to prohibit adverse affect on motorist visibility on adjacent public roadways.
- F. Where a parking space abuts a sidewalk, the minimum parking space depth shall be measured from the edge of the curb, except a two foot credit for vehicle overhang shall be permitted where the sidewalk is at least eight (8) feet wide or at least two (2) additional feet of greenbelt are provided.

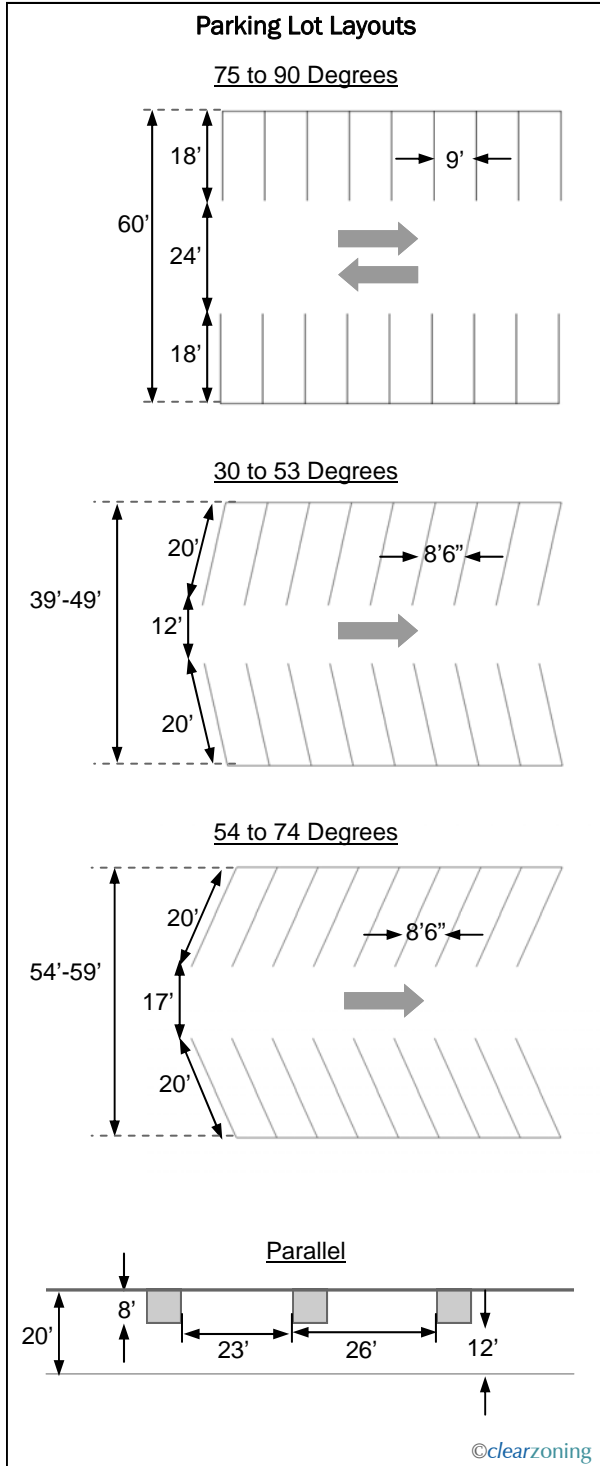
- G. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be least twenty-five (25) feet distant from adjacent property located in any single-family residential district.
- H. Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.
- I. Parking lots and related maneuvering aisles shall meet the minimum setbacks from adjacent street right-of-way as shown in the Schedule or Regulations. A greenbelt shall be provided within the front yard setback as specified in Section 5.10.3 and landscaping, walls or berms within the buffer yards described in Section 5.10.4.

7. Parking Lot Construction and Maintenance.

- A. Plans and specifications for parking areas shall be submitted to the Building Department prior to the issuance of a Site Permit. These plans shall be drawn consistent with the requirements for site plan review (see Section 6.2) and include the items listed below:
 - i. Existing and proposed grade;
 - ii. A demonstration that stormwater runoff shall be accommodated on-site through approved drainage facilities, including catch basins, runoff calculations, pipe sizes and connections to existing drainage structures; and,
 - iii. An indication of surface and base materials to be used during construction. The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be designed and constructed with asphalt or concrete paving in accordance with the Township's Driveway and Parking Lot Pavement Requirements.
- B. Required parking lots shall be installed and completed within six (6) months of receipt of a Building Permit and before issuance of an occupancy permit. The Building Department may grant a single extension for an additional six (6) months in the event of adverse weather conditions or unusual delays beyond the control of the property owner.



- C. Gravel parking may be permitted for temporary uses upon review and approval of the Zoning Board of Appeals.
- D. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.



- 8. **Off-Street Loading and Unloading Areas.** On premise space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods.
 - A. The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles, or traffic flow on public streets.
 - B. Where an alley exists at the rear of the building, the required loading area may be computed from the centerline of the alley.
 - C. Loading/unloading areas and docks shall not be provided in the front yard or on any building side facing and directly visible to a public street. A wall or berm shall be provided to screen the loading area from view as specified in Section 5.10.3 and 5.10.4.
 - D. Required loading areas shall not be included in calculations for off-street parking space requirements.
 - E. The size of all required loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five-hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. The loading area space requirements for office uses may be reduced by the Planning Commission based on the types and size of delivery vehicles and the specific type of office use.
 - F. Loading dock approaches shall be constructed of an asphalt or Portland cement binder with a base sufficient to accommodate expected vehicle weight.
 - G. The minimum number of loading spaces shall be provided in accordance with the following table:
 - i. Institutional and Commercial Uses
 - a. Up to 5,000 sq. ft. GFA: 1.0 space
 - b. 5,001–60,000 sq. ft. GFA: 1.0 space, plus 1.0 space per each 20,000 sq. ft. GFA
 - c. 60,001 sq. ft. GFA and over: 3.0 spaces, plus 1.0 space per each additional 50,000 sq. ft. GFA.
 - ii. Office Uses
 - a. Up to 15,000 sq. ft. GFA: 1.0 space*



b. Over 15,000 sq. ft. GFA: 2.0 spaces, plus 1.0 space per each additional 30,000 sq. ft. GFA*

* Required loading spaces may be a designated loading area for vans and small trucks located adjacent to a building entrance if semi-truck deliveries are not expected.

- iii. Industrial Uses
 - a. Up to 1,400 sq. ft. GFA: 0
 - b. 1,401–20,000 sq. ft. GFA: 1.0 space
 - c. 20,001–100,000 sq. ft. GFA: 1.0 space, plus 1.0 space per each 20,000 sq ft. GFA in excess of 20,000 sq. ft.
 - d. 100,001 sq. ft. GFA and over: 5.0 spaces

5.16 PRINCIPAL BUILDING, STRUCTURE OR USE

No zoning lot may contain more than one (1) principal building, structure or use except: groups of multiple family dwellings under the same ownership, condominium developments, mobile or manufactured housing parks, unified shopping centers, auto dealerships, office complexes or a planned unit development.

5.17 PRIVATE ROADS AND ACCESS EASEMENTS STANDARDS

1. **Intent.** The intent of this Section is to ensure adequate access to public streets and help ensure adequate police and fire protection for roads not intended to be dedicated to the public. This Section includes standards on the design and maintenance of private roads to help meet this intent.
2. **Applicability.**
 - A. The procedures and standards of this Section shall apply to all private roads including those in developments regulated by the Condominium Act, Act 59 of 1978 and all private roads in the Township. For purposes of interpretation, private roads in a condominium development or multiple family development shall not include parking lot aisles or drives connecting parking lots to internal roads.
 - B. No private road providing access to two (2) or more units shall be constructed, extended, improved or relocated unless a

permit authorizing such activity has been issued by the Building Department.

3. **Required Notice and Maintenance Agreement.**

- A. Written notice shall be given to each prospective purchaser by the seller of the divided parcel containing a legal description of any and all private roads abutting, traversing, and/or adjacent to the original parcel prior to the division, said notice shall be attached to each transmitting instrument of interest in each successive division, and said legal description of the private road shall be recorded with the Genesee County Register of Deeds at the time of land division.
- B. A private road maintenance agreement shall be provided which states that the Charter Township of Grand Blanc bears no responsibility to maintain the road on the private easement including snow removal and dust control. The agreement shall further hold the abutting property owners are responsible for the maintenance of the road to prevent extreme bumpy conditions, potholes or conditions that would cause vehicles to be immobilized. The agreement shall further state that adequate access for emergency vehicles will be available year round. The agreement shall also provide, that in the event the road fails to meet the conditions prescribed above, that the Charter Township of Grand Blanc may order repairs to be made and may levy said costs on the annual tax bill for the collection with the Township property tax. The township may also collect said costs in any other manner approved by the Township Board.

4. **Submittal Requirements and Review Procedures.**

- A. **Submittal Requirements.** The following items shall be provided on a site plan, submitted either separately or combined with other required site plan submittal information, to the Building Department with an application for a private road construction permit:
 - i. Completed application form and fee;
 - ii. Parcel number and name of owner for all properties having legal interest in the private road;
 - iii. Proposed land divisions to be made from entire area including a preliminary boundary and parcel division plan showing approximate areas of the proposed parcels;



- iv. Plans, designed and sealed by a Civil Engineer registered in the State of Michigan showing location, dimension, and design of the private road and existing and proposed elevation contours within all areas to be disturbed or altered by construction of the private road;
 - v. Location of all public or private utilities located within the private road right-of-way or easement, or within a utility easement parallel and adjacent to the private road easement such as water, sewer, telephone, gas, electricity and television cable;
 - vi. Location of any lakes, streams, drainageways, 100 year floodplains or MDNR regulated wetlands within 100 feet of the proposed private road or easement;
 - vii. Sufficient topographical detail to indicate the road grades will be acceptable and proper drainage can be provided for the easement and road surfaces;
 - viii. The direction of drainage flow from the private road easement to a suitable storm water outlet shall be indicated by appropriate drainage direction arrows;
 - ix. The location of all existing and proposed drainage facilities and structures and any other structures and any other physical conditions existing adjacent to the subject private road;
 - x. A "Declaration of Restriction for Private Road Construction and Maintenance" in a format approved by the Township.
- B. **Review procedure.** The private road plans shall be submitted to the Building Department for review and approval by the Site Plan Review Committee or Planning Commission, as appropriate.
5. **Design Standards**
- A. All private road easements shall be a minimum of sixty-six (66) feet in width, except where an access easement of record of less width existed prior to January 1, 1987. The easement shall be shown on the land division records as a perpetual easement for roadway purposes leading to a public street.
 - B. Maximum gradient shall be six (6) percent, or a six (6) foot rise in one hundred (100) feet of horizontal distance. Minimum gradient shall be 0.4%. Vertical curves shall be used at all changes in grade. Gradient shall not exceed three (3) percent within 50 feet of any intersection of the private road with any other road.
 - C. Minimum horizontal curve radius shall be one hundred seventy-five (175) feet except a minimum of one hundred fifty (150) feet may be used where the road serves less than five (5) homes or where natural features would be preserved that would be lost if a wider radii were required.
 - D. The intersection of public and private roads shall be as near perpendicular (ninety (90) degrees) as practical, but in no case will be less than seventy five (75) degrees. A clear vision zone shall be provided, as described in Section 5.7, Clear Vision Zones.
 - E. Drainage course easements shall be provided, if required by the Township, based on the site's topography.
 - F. Centerline of construction shall coincide, insofar as practical, with centerline of the private road easement.
 - G. An adequate sub-grade shall be prepared by removing topsoil, muck or other surface material to a suitable sub-surface condition. The width of the stable sub-surface condition shall be a minimum cross-section of the thirty (30) feet including appropriate swaled ditching in the event drainage to a public drainage system is not available; otherwise a storm sewer is required. When a storm sewer system is included, the cross-section for sub-surface preparation need not exceed the width required for a sealed surface and drainage appurtenances.
 - H. The cross-section width of the impervious surface area, base materials, and curb or open ditch design shall be in accordance with the township standards and specifications.
 - I. Maximum length of a private road that provides sole access to properties shall be 1,500 feet unless otherwise approved by the Planning Commission following approval from the Fire Department. A turnaround shall be required in accordance with County Road Commission Standards.
 - J. A maximum of fifty (50) single family units may be served by a single private road

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access. The Planning Commission may increase this requirement up to one hundred (100) units upon a finding that there is no reasonable access alternative and the Fire Department approves the design. Any further increase in the number of units shall require a variance from the Zoning Board of Appeals.

- K. The improved surface of the private road shall be setback a minimum of fifteen (15) feet from any adjoining lot or parcel which does not derive access from the easement or private road.
- L. Minimum tangent distance (straight-away) between two curves shall be fifty (50) feet.
- M. Private road design plans shall document that minimum stopping and intersection sight distances meet the design criteria outlined in the most recent edition of the American Association of State Highway and Transportation Officials (AASHTO) Manual "A Policy on Geometric Design for Highways and Streets."
- N. All signs within the private road or access easement shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Street signs shall be provided at all intersections (see Section 5.17.5). These signs shall contrast in terms of color with public street signs, and shall indicate the road is private.
- O. Sidewalks or bikepaths may be required by the Planning Commission. Any such facilities shall be constructed to Township specifications.
- P. Street lights may be required by the Planning Commission, where determined to be beneficial for safety or security reasons, or considered to be an important element of the overall site design. Any light fixtures shall be in accordance with the standards of Section 5.20, Site Lighting.
- Q. Private roads and driveways (excluding driveways serving one or two dwelling units) within a development shall align directly across from other private roads or driveways or be offset at least one-hundred-fifty (150) feet measured centerline to centerline. If a private road is to intersect with an arterial roadway there shall be a

minimum offset of two-hundred-fifty (250) feet.

- R. All road design features and geometrics shall meet the standards and construction specifications of the Genesee County Road Commission, unless otherwise specified herein. A developer of a private road as herein defined is advised to use the Commission's standards in the event it is intended to request the Road Commission to assume responsibility for said road, or there is reasonable likelihood that the private road could become a public street in the future.
6. **Required Road Name.** All names shall be approved by the Township Supervisor with consultation by the County Road Commission. Road names shall not be permitted which might cause confusion with names of existing roads in or near Grand Blanc Township. Roads that will be continuations of existing roads shall be called by the same names of such existing road. There shall be provided road signs at every road intersection meeting the specifications of the Genesee County Road Commission and as approved by the Township Board. All cost of such signs shall be borne by the developer or property owner(s) of the lots to be served by the private road.
 7. **Construction Permits.** Construction permits shall be obtained from the Genesee County Road Commission before entrances are constructed into County road right-of-way. Private roads constructed under the provisions of this Ordinance shall not require the Township or the Genesee County Road Commission to accept said area for maintenance at any future date. The Township reserves the right to require construction to higher standards where warranted by special topographic or geographic conditions.
 8. **Road Commission Required Prior to Building Permit Issuance.** No building permit shall be issued by the Township fronting on any private road until said roadway is improved to the specifications contained in this Ordinance. The Township shall inspect and approve the private road improvements prior to issuing any building permits along said road. The Township Board shall establish a fee to cover the cost of such inspections, said fee to be paid by the developer.
 9. **Variations.** An appeal may be taken to the Zoning Board of Appeals pursuant to the terms and conditions of the Grand Blanc Township Zoning Ordinance.



10. **Existing Nonconforming Private Roads and Access Easements.** It is recognized that there exist private roads, service roads and access easements which were lawful prior to the adoption of this Section which are inconsistent with the standards herein. Such roads are declared by this Section to be legal nonconforming roads or easements. The intent of this Section is to permit legal nonconforming roads and easements to continue and undergo routine maintenance for safety purposes, as determined by the Building Department. This Section is also intended to allow new construction to occur on existing lots which front along such a road on the adoption date of this Section, if the roads are reasonably capable of providing sufficient access for the uses permitted in the zoning district and for provision of emergency service vehicles.

However, this Section is also intended to discourage the extension of nonconforming roads or increase the number of lots or building sites served by such a road, except in platted subdivisions, divisions of land or site condominium projects existing on the adoption date of this Section, unless provisions are made to upgrade such road to comply with the standards herein. Any reconstruction, widening or extension of a non-conforming private road or access easement shall be in conformity with this Section.

For purposes of determining whether a lot along a private road or access easement qualifies as an "existing lot" as used in this Section, at least one of the following conditions must have existed at the time this Section was adopted.

- A. The lot consists of a "condominium unit" for which a master deed had been recorded with the Genesee County Register of Deeds in accordance with the requirements of the Michigan Condominium Act and other applicable laws and ordinances.
- B. The lot consists of a parcel that was described by metes and bounds as recorded by a deed or as a land contract, and registered with the Genesee County Register of Deeds.
- C. The lot had been assigned a unique parcel number by the Genesee County Register of Deeds and was individually assessed and taxed on that basis.

5.18 ROOF-TOP APPURTENANCES

The following restrictions shall apply to all buildings and structures other than for single-family residences:

- 1. All roof top climate control equipment, elevator towers, transformer units and satellite dish antenna and similar items shall be screened from view so as not to be visible from any street, road or adjacent property. Material used to screen rooftop appurtenances shall be compatible with the overall design of the building to which it is attached. The planning commission may provide a waiver of this requirement as to satellite dishes where the requirement prevents the reception of satellite delivered signals or imposes costs on the user of such dish antenna that are excessive in light of the purchase and installation cost of the equipment. All wall mounted utility meters and utility outlets shall be enclosed and integrated into the design and color of the building, subject to safety and access requirements of respective utility companies.
- 2. Roof top appurtenances, including mechanical and electrical equipment, shall not exceed the maximum permitted building height limits, unless the following conditions are met. For every one (1) foot that a roof top appurtenance exceeds the maximum district building height, it shall be setback five (5) feet from any and all building faces. No roof top appurtenance shall exceed five (5) feet above the maximum district building height. In all instances, roof top appurtenances shall be screened and shall not be visible from any street, road or adjacent property per Section 5.18.1.

5.19 SIGN ORDINANCE

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5.20 SITE LIGHTING

1. Site Lighting

- A. **Intent.** The purpose of this Ordinance is to provide regulations for outdoor lighting that will:
 - i. Permit the use of outdoor lighting that meets the minimum levels specified in this Ordinance for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - ii. Minimize adverse offsite impacts of lighting such as light trespass, undesirable color cast, and obtrusive light.
 - iii. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
 - iv. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
 - v. Conserve energy and resources to the greatest extent possible.
 - vi. Promote traffic safety by minimizing glare and promoting the even distribution of lighting in parking lots

- vii. Promote the general health, safety, and welfare of the Township.

2. Site Lighting Requirements

- A. **Required Areas.** Exterior lighting requirements shall apply to non-single family residential detached zoned developments with parking spaces for more than five (5) cars.
- B. **Illumination Plan Submittal.** The Planning Commission requires the submission of a scaled photometric plan graphically illustrating the planned site lighting and illumination intensity (footcandles) for the proposed site. Compliance with the lighting design criteria shall be demonstrated by submitting the following for review.
 - i. Lighting plan showing light fixture locations, type designations and footcandle contour lines with the following intensities indicated: 0.05, 0.2, 0.6, 1.0 and 3.0 footcandles. Illuminance shall be maintained values, using a 0.70 light-loss factor.
 - ii. Installed lighting equipment specifications and data sheets.
 - iii. For properties adjacent to residential - Sections, calculations or other details indicating conformance to light trespass requirements.

3. Commercial Parking Requirements

The following requirements apply to all commercial parking areas:

- A. **Lighting Fixtures:** Site lighting in all zoning districts shall use “cut-off” luminaries that have 100% light output below the horizontal plane of the lowest part of the light source. No lights shall be allowed above the horizontal plane. This requirement may be waived, upon Planning Commission approval, for ornamental or decorative luminaries, but unshielded fixtures shall minimize glare. Decorative luminaries shall be provided with internal system to redirect light to grade. Luminaries shall be mounted on milled steel, painted aluminum or planed wooded poles, and shall not be attached to utility poles. Floodlight type fixtures shall be allowed provided they conform to all shielding and cut-off requirements. The use of sodium lamps shall be prohibited, unless color-correcting lamps providing a color rendition similar to metal halide daylight white are used.



- B. **Mounting height:** Luminaries (pole or building mounted) shall have a maximum mounting height of thirty-five (35) feet above grade.
- C. **Intensity.** Exterior open parking areas shall meet the minimum requirements as recommended by the Illuminating Engineering Society of North America as indicated below:

Level of Activity	Footcandles (Minimum at pavement)	Uniformity Ratio (Average: Minimum)
High	1.0	4:1
Medium	0.6	4:1
Low	0.2	4:1

Examples of Levels of Activity:

High:

- Major league athletic events
- Major cultural or civic events
- Regional shopping
- Fast food facilities

Medium

- Community shopping center
- Office parks
- Hospital parking areas
- Transportation parking
- Residential complex parking

Low

- Neighborhood shopping
- Industrial employee parking
- Educational facility parking
- Church parking

- D. **Building and Exterior Sign Illumination:** Lighting used for the external illumination of buildings or signs shall be placed and shielded to eliminate direct glare visible from the property line.
 - E. **Seasonal Lighting:** Seasonal lighting shall be installed no more than sixty (60) days prior to, and removed within fourteen (14) days following the holiday.
 - F. **Wiring:** No wiring shall be exposed.
4. **Lighting Adjacent to Residentially Zoned Property**

The following applies to commercial parking areas adjacent to residential zoned properties:

- A. All sight lighting requirements of commercial parking areas noted above apply unless revised below.
- B. **Light trespass:** The horizontal illumination at grade from a parking area shall be limited to 0.05 footcandle at a point beyond the property line equal to the required municipal building setback distance.
- C. **Glare restrictions:** Direct glare from a luminaire shall be prohibited. Shielding, pole height and pole placement shall be designed to eliminate direct glare on adjacent properties. The luminaire shall be provided with a cut-off optical system which eliminates the view of the source at a point beyond the property line equal to the required municipal building setback distance.
- D. **Mounting Height:** In general, luminaries (pole or building mounted) shall have a maximum mounting height of twenty-five (25) feet above grade. Pole mounted luminaries within twenty-five(25) feet of a residential property line shall have a maximum mounting height of fifteen (15) feet. The maximum mounting height includes the base and pole.



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Article 6.0 Development Procedures

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6.0 Development Procedures

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6.0 Development Procedures

6.1 WITHHOLDING OF APPROVAL

The Planning Commission, Zoning Board of Appeals or Township Board may withhold granting of approval of any use, special land use, site plan, planned unit development plan, variance or other approval required by this Ordinance pending approvals which may be required by state, county or federal agencies or departments.

6.2 SITE PLAN REVIEW STANDARDS - STATEMENT OF PURPOSE

1. **Statement of Purpose.** This Section is intended to establish procedures and standards for the review of Site Plan applications as here in prescribed. This Section is further intended to insure a thorough evaluation of a site and the potential impacts on public health, safety and welfare in relationship to the Township Master Plan, drainage, utilities, natural resources, traffic patterns, adjacent parcels, landscaping and signs.

The site plan review standards and procedures provide an opportunity for the Site Plan Review Committee and Planning Commission to review a proposed use in terms of site preparation and grading, building footprint, parking supply and design, service areas, easements, access points, vehicular and pedestrian traffic flow, landscape design, relationship to adjacent uses, adequacy of utilities, stormwater management, placement of signs and lighting fixtures, preservation of significant natural features and aesthetics. This Section is also intended to assist the Township in ensuring that buildings, structures, and uses are in conformity with the provisions of this zoning ordinance, other ordinances of the Township, and state or county or federal statutes.

2. **Site Plan Review Authority.**

A. **Planning and Zoning Department.** The Planning and Zoning Department shall ensure that all site plan submittals substantially contain the required submittal information prior to scheduling a review before the Site Plan Review Committee. The Planning and Zoning Department may waive particular site plan submittal items or accept a sketch plan in accordance with Section 6.2.6.B, Optional Conceptual Plan Review.

B. **Site Plan Review Committee.** The Site Plan Review Committee, comprised of three (3) members and one (1) alternate of the

Planning Commission appointed annually by the Planning Commission Chairperson, shall review the site plan, and take one of the actions noted in Section 6.2.6, Site Plan Review Procedures. The Site Plan Review Committee shall have the authority to approve site plans for all principal permitted uses, except site condominium projects and site plans within a Health Care District, which are subject to action by the Planning Commission; provided, however, that additions to previously approved site plans in the Health Care District that total 10,000 square feet or less shall be subject to approval by the Site Plan Review Committee. At the Committee's discretion or upon direction by the Planning Commission, any site plan may be referred to the Planning Commission for review and approval.

C. **Planning Commission.** In accordance with this Section and its Rules of Procedure, the Planning Commission shall have the authority to either approve, approve with conditions or deny site plans referred to the Planning Commission by the Site Plan Review Committee. Approval by the Planning Commission shall be required for all Special Land Uses, site condominium projects, and site plans within a Health Care District, except as provided in Section 6.2.2.B above.

D. **Mobile Home/Manufactured Housing Park Plans.** Approval of the Planning Commission shall be required for the preliminary plan of a mobile home/manufacturing housing park. The Michigan Department of Commerce shall have the authority to approve the final site plan and construction plans. See [Section 6.8](#).

E. **PUDs.** Planned Unit Development applications shall be reviewed and approved in accordance with [Section 3.1.19.D](#).

3. **Engagement of Consultants.** Grand Blanc Township may engage consultants to assist in reviewing the site plan and exhibits, with the cost for such consultant review borne by the applicant. For any unpaid costs and any uncollected fees, a lien shall be placed against the parcel that is the subject of the site plan.

4. **Uses Requiring Site Plan Review.** Site Plan Review shall be required for the following (see also Section 6.2.5, Exceptions):

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- A. Development of vacant property;
 - B. Any change of use in land or building to a different occupancy or type or to a more intensive use, as determined by the Planning and Zoning Department, that may involve substantial change in such features as parking, traffic flow, structural amenities, hours of operation, public services, effluent discharge, drainage provisions or that may entail substantial alteration of an important physical aspect of the site;
 - C. Prior to the issuance of any Special Land Use Permit;
 - D. Any building containing three or more dwelling units;
 - E. Remodeling or altering existing structure increases the building footprint or increases the interior or leaseable floor area by ten percent (10%) in any twenty-four (24) month period;
 - F. A change is made from a non-conforming use to a conforming use;
 - G. Establishment of any site condominium development;
 - H. Where the costs of remodeling and/or additions exceed fifty percent (50%) of the appraised value of the existing building(s) and said existing building(s) never previously received site plan approval;
 - I. Establishment of any new use requiring a new structure or requiring an off-street parking lot or other significant improvement as determined by the Planning and Zoning Department;
 - J. Where site plan review is otherwise required by this or other ordinances of the Township.
5. **Exceptions.** Site Plan review is not required for the following:
- A. Construction, reconstruction, erection or expansion of a single-family or two-family dwelling on a single lot or parcel;
 - B. Placement of a mobile home within an approved mobile home/manufactured housing park;
 - C. Construction of permitted farm buildings or structures;
 - D. Permitted accessory buildings and structures accessory to a single family or two-family dwelling in any zoning district;

- E. Family day care homes, foster family homes and foster family group homes in any zoning district;
- F. Adult foster care family homes;
- G. Construction solely on the building interior that does not increase usable floor area or parking and loading requirements; and,
- H. Construction or erection of signs, retaining walls, fences, buffer walls, refuse storage stations, sidewalks, antennae, lights, poles, cooling/heating or other mechanical equipment, when located on a building or structure which conforms to the standards of this Ordinance.

6. **Site Plan Review Procedures**

- A. The site plan review process follows a three-step process including preliminary plan review, engineering drawing review and final site plan review. Once a final site plan has been approved. An applicant may proceed with the construction review and approval process.
- B. **Optional Conceptual Plan Review.** The applicant may request review of a Conceptual Plan by the Site Plan Review Committee prior to submittal of a complete Preliminary Site Plan. The purpose of a Conceptual Plan is to permit the applicant to obtain reaction on the potential location of buildings, points of egress and ingress to the site, and an indication of other likely improvements necessary to facilitate the preparation of the preliminary I plan. Generally the submittal should include the building footprint, general parking lot layout, location of driveways, conceptual grading, conceptual landscaping and similar items. The direction given to an applicant during a Conceptual Plan Review is non-binding and shall be void after six (6) months from the time the advice is given.
- C. **Application.** Any person with legal interest or a representative in a lot or parcel may apply for review of a site plan by filing completed application forms and eighteen (18) copies of required site plan contents with the Planning and Zoning Department.
- D. **Initial Staff Review of Preliminary Site Plan.** The Planning and Zoning Department (Department) or its consultant designee shall review the application and preliminary site plan submittal to determine if the preliminary site plan application is complete. If the Department determines



that the applications and exhibits are inadequate, its representative shall advise the applicant in writing of the revisions needed to comply with the requirements of this Section and the Administrative Rules.

E. Submittal to Township Departments, Consultants and Site Plan Review Committee.

Once a preliminary site plan submittal is found to be complete, the Department shall submit a copy to the following:

i. **Township Staff and Consultants.** A complete application shall be submitted for review by Township Staff and Consultants. Any written comments shall be forwarded with the application to the Site Plan Review Committee and/or Planning Commission. The applicant shall receive a copy of all reviews.

ii. **Department of Public Works.** A complete application will be forwarded to the Department of Public Works for a utilities capacity review, as follows:

- a. The Department of Public Works shall determine whether or not there is water and sewer capacity for the proposed project.
- b. If the Department of Public Works determines that capacity is available for the proposed project, it shall send a memorandum stating such availability to the Township Planner.
- c. If the Department of Public Works determines that capacity is not available for the proposed project, the applicant may request that the project be placed on the agenda of the Township Board for an infrastructure review.
- d. The Township Board shall make a final determination of capacity. If the Township Board finds that there is not adequate utility capacity, the applicant must revise the project to conform with available capacity or terminate the site plan review process.

iii. **Site Plan Review Committee Members.** Each Site Plan Review Committee member shall receive a complete application and all written comments from Township Departments and consultants.

F. Preliminary Site Plan Review by Site Plan Review Committee.

- i. Preliminary site plans are valid for one (1) year from the date of approval. One extension of up to six (6) months may be granted by the Planning Commission.
- ii. The Site Plan Review Committee shall review the preliminary site plan for compliance with the standards of this ordinance and other appropriate ordinances and statutes, and take one of the following actions:
 - a. Table action and request that the applicant revise the site plan or provide additional documentation or information; or
 - b. Approve the site plan, by a majority vote of the full membership, upon finding that applicable ordinance standards are met and the impact upon surrounding areas and Township Master Plan is considered negligible; or
 - c. Approve the site plan with conditions which the Committee determines are reasonable and necessary to achieve conformance with applicable ordinances and laws with such conditions listed on the motion and noted on the site plan (see Sub-Section 6.2.6.G below); or
 - d. Refer the site plan to the Planning Commission for consideration if the Subcommittee does not reach a full majority vote or the use is considered to potentially have a significant impact on the character of the area; or
 - e. Make a recommendation to the Planning Commission (for all Special Land Uses, Site Condominiums or projects within the Health Care District, except as noted herein); or
 - f. Deny the site plan upon a determination the site plan does not meet the standards, spirit and intent of this zoning ordinance and other appropriate ordinances and statutes. The applicant must then revise the plans and resubmit the revised site plan if she/he is still

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interested in pursuing the project. Should the applicant dispute the decision of the Site Plan Committee, a written request may be submitted to the Planning and Zoning Department to forward the preliminary site plan to the Planning Commission for review. The Site Plan Review Committee shall receive public comment at the beginning of each meeting.

G. Preliminary Site Plan Review by Planning Commission. For preliminary site plans reviewed by the Planning Commission, the Commission shall review the preliminary site plan for compliance with the standards of this ordinance and other appropriate ordinances and statutes, and take one of the following actions:

- i. Table action and request the applicant revise the site plan or provide additional documentation or information; or
 - ii. Approve the preliminary site plan upon a finding that applicable ordinance standards are met; or
 - iii. Approve the preliminary site plan with conditions which the Planning Commission determines are reasonable and necessary to ensure conformance with applicable ordinances and statutes; or
 - iv. Make a recommendation to the Township Board (for projects within a Planned Unit Development); or
 - v. Deny the preliminary site plan upon a determination the site plan does not meet the standards, spirit and intent of this zoning ordinance and other appropriate ordinances and statutes. The applicant must then revise the plans and resubmit the revised site plan if she/he is still interested in pursuing the project.
- H. Engineering Drawing Review.** Once preliminary site plan approval has been received, the applicant can proceed with review and approval of their engineering drawings. Refer to “The Charter Township of Grand Blanc Public Improvements Construction Procedures Manual.”
- I. Final Site Plan Approval.** The Department shall review the final site plan application and submittal to determine if the application is complete.
- i. The final site plan shall be submitted to the Site Plan Review Committee, unless the site plan is required to be submitted to the Planning Commission.
 - ii. If the final site plan is submitted to the Site Plan Review Committee, the Site Plan Review Committee shall take one of the following actions:
 - a. Table action and request the applicant revise the site plan or provide additional documentation or information; or
 - b. Approve the site plan, by a majority vote of the full membership, upon finding that applicable ordinance standards are met and the impact upon surrounding areas and Township Master Plan is considered negligible; or
 - c. Approve the site plan with conditions which the Committee determines are reasonable and necessary to achieve conformance with applicable ordinances and laws with such conditions listed on the motion and noted on the site plan; or
 - d. Deny the site plan upon a determination the site plan does not meet the standards, spirit and intent of this zoning ordinance and other appropriate ordinances and statutes. The applicant must then revise the plans and resubmit the revised site plan if she/he is still interested in pursuing the project.
 - iii. If the final site plan is submitted to the Planning Commission, the Planning Commission shall take one of the following actions:
 - a. Table action and request the applicant revise the site plan or provide additional documentation or information; or
 - b. Approve the site plan, by a majority vote of the full membership, upon finding that applicable ordinance standards are met and the impact upon surrounding areas and Township Master Plan is considered negligible; or



- c. Approve the site plan with conditions which the Planning Commission determines are reasonable and necessary to achieve conformance with applicable ordinances and laws with such conditions listed on the motion and noted on the site plan; or
 - d. Deny the site plan upon a determination the site plan does not meet the standards, spirit and intent of this zoning ordinance and other appropriate ordinances and statutes.
- J. Implementation and conditions of final site plan approval.**
- i. The Site Plan Review Committee or Planning Commission Chairperson, as appropriate, shall provide the applicant with a signed and dated copy of the approved final site plan, specifying any conditions of approval. One (1) copy shall be filed with the Planning and Zoning Department to ensure compliance. Where a final site plan is approved with conditions, the conditions shall be listed in the motion and noted on the site plan, with the signature of the Chairperson of the Site Plan Review Committee or the Planning Commission, as appropriate, and so noted. The applicant shall submit a revised site plan to the Planning and Zoning Department within one (1) year of conditional approval being granted that incorporates the conditions imposed by the Site Plan Review Committee or Planning Commission prior to the issuance of any building permits.
 - ii. The revised site plan must be in compliance with any Zoning Ordinance amendments or adoptions that had been enacted between the time of conditional approval and the submission of the revised site plan.
 - iii. The Planning Director shall have the authority to sign the site plan as the final approved site plan upon determination that the conditions and requirements have been met.
- iv. For all condominium projects, in addition to the above, all master deeds and bylaws must be reviewed by the Township Attorney prior to obtaining final site plan approval. Any amendments to the master deed shall be approved by the Township Attorney prior to recording with the County Register of Deeds.
- K. Issuance of building permits.**
- i. Upon approval of a final site plan by the Site Plan Review Committee or the Planning Commission, the Planning and Zoning Department will notify the Building Department in writing that they may proceed with review and approval of Building Permit and Construction Drawing Applications.
 - ii. If the Site Plan Review Committee or the Planning Commission deny a change or amendment to a site plan, any building permits issued pursuant to, or conditioned on that change or amendment to a site plan, shall be revoked until such time as the requirements for approval of the site plan by the Site Plan Review Committee or the Planning Commission have been met.
- L. Site inspection.** The Planning and Zoning Department and/or the Building Department may make periodic investigations of developments with approved site plans. Non-compliance with required conditions shall allow the Planning and Zoning Department and/or the Building Department to take necessary enforcement actions.
- M. Exception for mobile home/manufactured housing park.** The Planning Commission shall take action on a site (preliminary) plan for a mobile home/manufactured housing park within sixty (60) days or the preliminary plan is automatically approved. The Michigan Department of Commerce has the authority to approve the final site plan and issue construction permits; a township Building Permit is not required.
- 7. Required Site Plan Contents for Preliminary and Final Site Plans.** No site plan shall be considered until reviewed for completeness by the Planning and Zoning Department or its consultant designee. The following information shall be included in the preliminary site plan submittal packet:

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- A. **Application form and fee.** A completed application form and payment of a non-refundable application fee. A separate escrow deposit may be required for administrative charges to review the site plan submittal.
- B. **Applicant information.** The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
- C. **Copies.** At least eighteen (18) copies of the site plan packet shall be submitted to the Planning and Zoning Department, which will distribute one copy to each of the Planning Commissioners, one copy to the professional consultant (if required) with one copy to be retained for the Planning and Zoning Department's official records. At least three (3) copies of all other exhibits shall be submitted to the Planning and Zoning Department.
- D. **Scale.** The site plan shall be drawn on sheets measuring not less than 24 x 36 inches and not more than 30 x 42 inches at: a scale adequate to determine compliance with all standards contained in this Ordinance with a minimum scale not to exceed one inch on the site plan for every fifty feet (1" = 50') on the ground.
- E. **Cover Sheet containing:**
- i. The name and address of the project;
 - ii. The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan;
 - iii. A complete and current legal description and size of property in acres and square feet. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description;
 - iv. A small location sketch of sufficient size and scale to locate the property within the Township; and
 - v. Title block with north arrow, date of preparation and the date(s) of any revisions.
- F. **Existing Conditions Sheet(s) illustrating:**
- i. All existing lot lines and dimensions, including setback lines and existing or proposed easements;
 - ii. Existing topography (minimum contour interval of two feet) on the site parcels and within fifty (50) feet beyond the site boundaries;
 - iii. Existing natural features such as streams, marshes, ponds, drainage patterns, 100 year floodplain boundary and the limits of any wetland regulated by the Michigan Department of Environmental Quality (MDEQ), including attachment of a wetland determination by a qualified individual such as an environmental scientist. The applicant or the applicant's agent shall supply a written description of the natural feature (s) and the name, address, telephone number, a resume and list of experience of the applicant's agent, firm or individual preparing the determination. Also note if the site is within 500 feet of a lake, river, stream, drainage course, or other waterway;
 - iv. Existing woodlands shall be shown as required by the Tree Protection Ordinance;
 - v. Soil characteristics of the parcel, if not served by sanitary sewer, showing at minimum the detail as provided by the Soil Conservation Service Soil Survey of Genesee County;
 - vi. Zoning and current land use(s) of applicant's property and all abutting properties including properties across any public or private street;
 - vii. Buildings, structures, existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, and parking areas within the subject site and within one hundred (100) feet of the property lines. Notes shall be provided indicating those that will remain and those which are to be removed or modified; and
 - viii. Driveways, street names, and streets within the subject site and within two hundred fifty (250) feet of the property



lines (including driveways and streets on the opposite side of any street). Notes shall be provided indicating those that will remain and those that are to be removed or modified.

G. Proposed Project Information:

- i. **Base information.** The location of all existing features to remain or be modified on the site including buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred (100) feet of the subject property.
- ii. **Building information.** Footprints, dimensions, setbacks and typical floor plans and a sketch of any rooftop or ground mounted equipment to scale. Any accessory buildings or structures (garages, sheds, decks, fences, walls) shall be illustrated.
- iii. **Building elevations.** Elevation drawings shall be submitted illustrating the building design, building materials and colors, and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides. Rendered elevations illustrating the proposed materials and colors must also be provided for all sides of a building. Building material samples may also be required. These elevations and material samples shall be considered part of the approved site plan.
- iv. **Building and lot coverage.** Percentage of building coverage and impervious surface ratio (all paved areas and buildings v. total lot area) compared to the percentages specified in Article 3.

For residential developments: number of residential units for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase.

For commercial and office uses: The gross floor area and useable floor area

- v. **Sidewalks and pathways.** The alignment, width, pavement type, detail cross-section, and distance from the street for any proposed sidewalks or pathways.
- vi. **Streets and private roads.** The layout and dimensions of proposed streets, drives and private roads including: grades, existing or proposed right-of-way or easement and pavement width, number of lanes, typical cross-section showing surface and subbase materials and dimensions. The centerline radius of all public and private streets shall be clearly delineated. A clear vision zone shall be provided, as required in Section 5.7. All private roads shall meet the standards of Section 5.17. All roads must be clearly identified as either public or private.
- vii. **Access points, driveways and circulation.** The location and design of access points including width, radii, provision for any deceleration or passing lanes, distance from adjacent driveways or street intersection. The number, location and spacing of access points shall be consistent with the standards of Section 5.1 of this Zoning Ordinance and subject to approval of the Genesee County Road Commission. Written verification shall be provided for any shared access agreements or for driveway curb returns extending beyond the property line.
- viii. **Traffic impact study.** A traffic impact study in accordance with Section 6.6 shall be required when the proposed development would be expected to generate over fifty (50) directional trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day. This requirement applies to new phases or changes to a development where a traffic study is more than two (2) years old and roadway conditions have changed significantly (volumes

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increasing more than 2 percent annually) or a change in use or expansion at an existing site.

- ix. **Utilities.** Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers; all necessary public or private easements for constructing, operating, inspection, maintaining, repairing, altering, replacing and/or removing pipelines, mains, conduits and other installations of a similar character; notes shall be provided clearly indicating which existing services will remain and which will be removed.
- x. **Grading and drainage.** A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of fifty (50) feet beyond the site in all directions, and further, where required to indicate stormwater runoff into an approved drain or detention/retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan and clearly identify whether such system will be public or private. All proposed stormwater management systems shall be reviewed by the Township Engineer. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used; the applicant shall provide status of MDEQ permit

application or copy of permit with attached conditions.

- xi. **Parking.** Parking, storage and loading/unloading areas, including the dimensions of a typical space, aisle, and angle of spaces in accordance with Section 5.15. The total number of parking and loading/unloading spaces to be provided and the method by which the required parking was calculated shall be noted. Elevations of all four (4) corners of the barrier free parking spaces and an elevation at the primary entrance(s) that complies with Michigan and Federal Barrier Free laws shall be shown.
- xii. **Landscape and screening.** A landscape plan in accordance with Section 5.10 which indicates proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees to be preserved, a detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. The location, type and height of proposed fences shall be described.
- xiii. **Waste receptacles.** Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions, in accordance with Section 5.4.
- xiv. **Lighting.** Details of exterior lighting including location, height, photometric grid, and method of shielding and style of fixtures. Parking lot lighting shall not be mounted on the building. All lighting shall be in accordance with the standards of Section 5.20.
- xv. **Signs.** Locations of all signs including location, size, area, type, height and method of lighting. Signs shall meet the standards of the Grand Blanc Charter Township Sign Ordinance. All regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).
- xvi. **Tree Protection.** Refer to the requirements of the Tree Protection Ordinance.



- xvii. **Wetlands.** The boundaries of any state-regulated wetland shall be shown.
Documentation of a wetland determination by a qualified wetland specialist may be required. A buffer (setback) from the wetland boundary shall be provided in accordance with Section 5.13.
 - xviii. **Impact Assessments.** The Planning Commission may require the applicant to prepare and submit an environmental impact assessment in accordance with Section 6.5 upon a finding that the site contains sensitive environmental features which may be impacted by the proposed development.
 - xix. **Hill Road Corridor Standards.** Any project within the Hill Road corridor shall also comply with the adopted "Hill Road Corridor Site Design Standards." These published standards are available from the Planning and Zoning Department.
 - xx. **Special Provisions.** General description of any deed restrictions, protective covenants, master deed or association bylaws shall be listed. Final deed restrictions, protective covenants, master deed or association bylaws shall be reviewed and approved by the Township Attorney with the final site plan.
 - xxi. **Exception for Mobile Home/Manufactured Housing Parks.** The site plan submittal information for a mobile home/manufactured housing park shall be as described in Section 11 of the Mobile Home Act.
 - xxii. **Holly/Baldwin/Saginaw Road Corridor Standards.** Any project within the Holly/Baldwin/Saginaw corridor shall also comply with the adopted "Holly/Baldwin/Saginaw Corridor Site Development Guidelines." These published standards are available from the Planning and Zoning Department.
- H. **Final Site Plan.** Final site plans shall include the following information:
- i. All information required for preliminary plan review and approved engineering drawings. Plans may not be modified from the preliminary site plan unless required by the Township or county agencies;
 - ii. All necessary agency approvals;
 - iii. For Condominium Projects the following is required:
 - a. A maintenance agreement for all private roads;
 - b. A description of the common elements of the project as will be contained in the MasterDeed;
 - c. Use and occupancy restrictions contained in the Master Deed;
 - d. Documents regarding the maintenance of any commonly owned private facilities, in accordance with Section 6.4;
 - e. Any updated information until a Certificate(s) of Occupancy has been issued;
 - f. A copy of the Master Deed as proposed for filing with Genesee County Register of Deeds for recording, and a copy of any Restrictive Covenants or Condominium Association Bylaws that demonstrate all provisions and conditions of the condominium plans, as approved by the Township. Once approved by the Township attorney and filed with the County, a copy of the duly filed documents shall be provided to the Township Planning and Zoning Department within ten (10) days after such filing with the County;
 - g. Two copies of an "as-built" survey. The as-built survey shall be reviewed by the Township Engineer for compliance with Township Ordinances. Fees for this review shall be established by the Township Board;
 - h. One (1) copy of the site plan on a mylar sheet of at least thirteen by sixteen (13 x 16) inches with an image not to exceed ten and one half by fourteen (10 ½ x 14) inches;
 - i. One copy of the AutoCAD files on CD or DVD, if the plans were drawn using AutoCAD or a compatible program.
8. **Waiver from Required Site Plan Submittal Items.** The Planning and Zoning Department (or Site Plan Review Subcommittee) may grant an exception from particular site plan submittal item



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(s) upon determining that a complete site plan is not required for review of the project for compliance with this ordinance, or such a requirement would be unreasonable. A *statement explaining the waiver shall be provided to the Planning Commission.* In particular, the comprehensive list of submittal items may not be required under the following circumstances:

- A. The project involves a minor revision or improvement to an existing site, such as a parking lot improvement.
 - B. The project involves a temporary building or structure to be approved by the Zoning Board of Appeals.
 - C. The project involves one of the following uses in residential districts: utility/telephone exchange buildings, swimming pools, keeping of animals or family day care homes.
 - D. The project involves a change in use within an existing building when the use will be similar or less intense than the past use in terms of parking, traffic generation, drainage, utility needs, noise, aesthetics and other external impacts. The Planning and Zoning Department will notify the Site Plan Review Committee of any requests for waivers pursuant to this Section.
9. **Standards for Reviewing Site Plans.** The standards for a Site Plan Review shall be the conditions imposed pursuant to this Zoning Ordinance, the Township Building Code, the Sign Ordinance, the Township Subdivision Ordinance, Planning Commission's regulations, other Township Ordinances, County Regulations and Federal and State statutes.
- A. **Building relationships.** Buildings and structures will meet or exceed setback standards, height and other dimensional standards, and be placed to preserve environmentally sensitive areas. Maximum building and lot coverage (impervious surface ratios) are consistent with the standards listed in Article 3. Any accessory buildings or structures (garages, decks, fences, etc.), except those in an approved mobile home /manufactured housing park, will meet the standards of Sections 4.2, 4.57, 4.71, 5.2, 5.3, 5.4 and 5.5.
 - B. **Impact on surrounding land uses and zoning.** The proposed site plan will be harmonious with, and not harmful, injurious, or unreasonably objectionable to, existing and planned future uses in the

immediate area. The proposed development will be coordinated with improvements serving the subject property and with the other developments in the vicinity. Buffers required in Sections 5.10.3 and 5.10.4 are provided.

- C. **Views and building elevations.** Placement and height of buildings, structures and parking shall preserve existing views of lakes, woodlands and other significant visual resources to the greatest extent reasonable. Proposed architecture shall complement the character of the surrounding area.
- D. **Preservation of wetlands.** Regulated and non-regulated wetlands, and organic soils are preserved or modified in an acceptable manner. A wetland setback from the boundary of any wetland regulated by the U.S. Army Corps of Engineers or Michigan Department of Environmental Quality will be provided, in accordance with Section 5.13.
- E. **Floodplain Standards.** Any uses proposed in a 100 year floodplain will meet the standards of Section 5.9.
- F. **Stormwater management and soil erosion control.** The development will not substantially reduce the natural retention storage capacity of any watercourse, thereby increasing potential for flooding. Provisions have been made to accommodate stormwater, which complements the natural drainage patterns and wetlands, prevents erosion and the formation of dust. On-site storage or sedimentation ponds may be required to reduce or filter stormwater runoff. Stormwater runoff on paved areas will be collected at intervals, but will not obstruct the flow of vehicular or pedestrian traffic, create standing water or cause unnecessary erosion of soil or other material. The development shall meet the requirements of Chapter 14, Articles II and III of the Grand Blanc Charter Township Code.
- G. **Preservation of topography.** The site plan and impact assessment demonstrate judicious effort to preserve the integrity of the land, existing topography and natural drainage patterns. Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.



- H. **Preservation of woodlands and trees.** The site plan will be designed to preserve existing woodlands in accordance with the Tree Protection Ordinance. Woodlands, trees and natural areas to be preserved will be protected during construction by fencing or other barrier obvious to construction personnel. If any trees are proposed for transplant, transplant methods shall be adequately described. The development shall meet the requirements of Chapter 14, Article IV of the Grand Blanc Charter Township Code.
- I. **Greenbelts, landscaping and screening.** Greenbelts along public street frontage as described in Section 5.10.2 and required trees within parking lots (Section 5.10.5) are provided. The amount, type and minimum size of landscaping meets ordinance standards and are properly labeled and identified in a plant list. Trees and shrubs native to Michigan should be used where appropriate.
- J. **Traffic impacts and mitigation.** Traffic impacts are addressed in the Impact Study, if required. Improvements such as bypass lanes, deceleration lanes or a traffic signal are planned, where warranted.
- K. **Access and circulation.** Proposed driveways meet the design and spacing standards of Section 5.1.4. Streets and parking lots are designed to promote safe, convenient, uncongested and well defined vehicular and pedestrian circulation. Access to the site is designed to minimize conflicts between vehicles and pedestrians, and with traffic using adjacent streets and driveways. Shared access or service/frontage drives are used where appropriate.
- L. **Emergency vehicle access.** Adequate access will be provided for emergency vehicles to the site and all buildings or groups of buildings, and has been approved by the Fire Department. Secondary access may be required by the Township upon recommendation by the Fire Department and/or Planning Consultant.
- M. **Parking and Loading Spaces.** The number and dimensions of off-street parking and loading/ unloading spaces, the design and setbacks of parking and loading areas and the number of barrier free spaces, meets the standards of Section 5.15.
- N. **Waste receptacles.** Waste receptacles (dumpsters, compactors and individual recycle stations) meet the standards of Section 5.4.
- O. **Site lighting.** Site lighting fixtures are designed to direct lighting within the site. The height and intensity of fixtures meets the standards of Section 5.20.
- P. **Signs.** Proposed signs meet the standards of the Sign Ordinance and are generally complementary with surrounding signs and traffic operations.
- Q. **Storage of potentially hazardous materials or waste.** Information has been provided to help insure compliance with the Special Land Uses standards for hazardous waste storage and handling, Section 4.4, to minimize adverse affects on adjacent properties, the lakes, wetlands, and drinking water. Uses utilizing, storing or handling hazardous material have provided secondary containment facilities and provide documentation of compliance with state and federal regulations, as required.
- R. **Utilities.** The development provides adequate sanitary sewer, either through on-site septic systems, connections to public or publicly approved sewer facilities, or by providing separate sewer facilities. All new utility distribution lines will be placed underground. The proposed utilities have been approved by the Township Engineer. (Note: For mobile home/manufactured housing parks, refer to Article 3.)
- S. **Special Uses.** If the proposed project involves one or more Special Land Uses, any site related standards of Article 4 are met.
- T. **Phasing.** Any phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.
- U. **Agency Coordination.** The applicant has demonstrated the site plan meets the standards of other government agencies, where applicable.
- V. **Site Condominium Infrastructure.** Infrastructure for site condominium projects shall be designed and constructed of materials and standards at least equal to construction requirements for subdivisions. This requirement applies to elements such as sanitary sewer, public water lines, road, lights, signs, storm sewer and other site improvements.

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10. **Validity of Approved Final Site Plan.**

- A. Approval of the final site plan is valid for a period of twelve (12) months; however, approval of a site plan for a mobile home/manufactured housing park is valid for five (5) years. If actual physical construction of a substantial nature of the improvements included in the approved site plan has not commenced and proceeded meaningfully toward completion during that period, and if a written request for extension of the approval has not been submitted by the applicant, the approval of the preliminary or final site plan shall be deemed null and void.
- B. Upon written application, filed prior to the termination of the twelve (12) month review period, the Planning Commission may authorize a single extension of the time limit for approval of a final site plan for a further period of not more than one (1) year. Such extension shall only be granted based on written evidence from the applicant that construction of the project has been delayed by factors beyond the reasonable control of the applicant and that construction of the project is likely to proceed within the extension period.

11. **Fees and Costs.**

- A. The Township may establish site plan review fees to be paid by the applicant to the Planning and Zoning Department.
- B. **Bonding Requirements.** The Planning Commission or Township Board may require the deposit of a performance bond in the form and amount of cash, certified check, irrevocable letter of credit, or surety bond determined by the Planning and Zoning Department, to assure the timely, qualitative and quantitative completion of any public improvements shown on the site plan, particularly when they are to be performed by a date certain. The Planning and Zoning Department shall make rebates against such bond, in appropriate amounts, as specified stages of development are completed.

Any rebates shall be subject to the withholding of ten percent (10%) of the amounts by the Township. Such ten percent (10%) retainage shall be released by the Planning and Zoning Department upon the applicant's final satisfactory completion of all bonded conditions.

Failure of the applicant to complete the stated improvements by the relevant date (s) certain shall require the forfeit of surety up to the amount determined by the Planning and Zoning Department as necessary for the Township to complete the required improvements. Upon the applicant's completing the required conditions of approval and paying for such required improvements, and the Township being reimbursed for all such costs, if there are any remaining funds, or credit, in the performance bond, said remaining surety/bond/funds/etc. shall be remitted to the applicant.

- 12. **Deviations from Approved Site Plan.** For all major or minor site plan amendments, any homeowner's or condominium association registered with the Township Clerk shall be notified of any site plan amendment(s) proposed to occur within the boundaries of the association of said development, whether it encompasses a subdivision, planned unit development, condominium or site condominium development.

Minor changes to the approved final site plan may be approved by the Planning and Zoning Department without requiring a resubmittal to the Site Plan Review Committee, Planning Commission or Township Board, as applicable, provided that the applicant or property owner notifies the Planning and Zoning Department of any proposed amendment to such approved site plan prior to making said change on the site and the Planning and Zoning Department determines the proposed revision does not alter the basic design, compliance with the standards of approval, nor any specified conditions of the approved site plan. For purposes of interpretation, the following shall be considered minor changes:

- A. The size of approved principal or accessory structures may be reduced, or increased by up to five percent (5%) provided the overall density of units does not increase. One accessory structure may be added, provided that it is no greater than 864 sq. ft. in area.
- B. Movement of a building or buildings by no more than ten (10) feet which does not significantly alter other aspects of the site.
- C. Plantings approved in the landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on a one-to-one or greater basis.



- D. Improvements to site access or circulation, such as deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
- E. Changes of building materials to another of higher quality, as determined by the Planning and Zoning Department.
- F. Changes in floor plans which do not alter the character of the use.
- G. Slight modification of sign placement or reduction of size.
- H. Changes required or requested by the Township, county, state or federal agency for safety reasons.
- I. Situations similar to the above.

13. **Property Maintenance After Approval.** It shall be the responsibility of the owner of a property for which final site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site plan approval was based, or until a new site design is approved. Any property owner who fails to so maintain an approved site design shall be deemed in violation of the use provisions of this Ordinance and shall be subject to the same penalties appropriate for a use violation.

With respect to condominium projects, the Master Deed shall contain provisions describing the responsibilities of the condominium association, condominium owners, and public entities, with regard to maintenance of the property in accordance with the approved site plan on a continuing basis. The Master Deed shall further establish the means of permanent financing for required maintenance and improvement activities which are the responsibility of the condominium association. Failure to maintain an approved final site plan shall be deemed in violation of the use provisions of this Ordinance and shall be subject to the same penalties appropriate for a use violation (see also Section 6.4).

14. **Appeals of Final Site Plan.** Any person aggrieved by the decision of the Planning Commission or Township Board in granting or denial of a site plan approval shall have the right to appeal the decision to the Zoning Board of Appeals.

- A. The appeal shall be filed with the Township Clerk within five business days of the final decision by the Planning Commission or Township Board. The appeal shall state the aggrieved parties' grounds for appeal.
- B. The filing of an appeal of a decision of the Planning Commission concerning a site plan shall act to stay any building permit issued for improvements on the property, which is the subject of the appeal.
- C. On hearing such appeal, the Zoning Board of Appeals shall review the record before the Planning Commission or Township Board and shall determine whether or not there was support on the record for the original decision. The appellant shall not have the right to present new evidence. The Zoning Board of Appeals shall approve the site plan if the requirements of this zoning ordinance, other applicable Township ordinances and applicable state and federal statutes are met, and prepare written findings on its decision on the appeal.
- D. An appeal of a Zoning Board of Appeals decision concerning a site plan shall be to the Circuit Court of Genesee County.

15. **Revocation.** Approval of a final site plan may be revoked by the Planning Commission if construction is not in conformance with the approved plans. In such case, the site plan shall be placed on the agenda of the Planning Commission for consideration and written notice shall be sent to the applicant at least ten (10) days prior to the meeting. The Planning and Zoning Administrator, Building Official, applicant and any other interested persons shall be given the opportunity to present information to the Planning Commission and answer questions. If the Planning Commission finds that a violation exists and has not been remedied prior to the hearing, then it shall revoke the approval of the final site plan.

6.3 SPECIAL LAND USES

1. **Intent.** This Section is intended to provide regulations for Special Land Uses as authorized under the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.). Special Land Uses are those which may be compatible with uses in some, but not all, locations within a particular zoning district. The Special Land Use standards of this Section are intended to accomplish the following:



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- A. Provide a mechanism for public input on decisions involving more intense land uses;
- B. Establish criteria for both new development and redevelopment consistent with the Township's land use goals and objectives as stated in the Township Master Plan;
- C. Regulate the use of land on the basis of impact to the Township overall, and adjacent properties in particular;
- D. Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner;
- E. Ensure uses can be accommodated by the environmental capability of specific sites;
- F. Provide site design standards to diminish negative impacts of potentially conflicting land uses; and
- G. Provide greater flexibility to integrate land uses within the Township.

This Section provides general standards for all Special Land Uses and specific site or operational standards for particular Special Land Uses. The process for a Special Land Use involves a public hearing at the Planning Commission prior to their decision. Approval of any Special Land Use requires a Special Land Use Permit.

2. Application, Review and Approval Procedures.
The procedure for Special Land Use review shall be as follows:

- A. Submit completed application form to the Township Building Department for a Special Land Use and fee to cover administrative cost and review by consultants.
- B. The application shall contain the following:
 - i. Name of proposed development;
 - ii. Common description of the property, complete legal description and address, if available;
 - iii. Dimensions of land including; width, length, acreage and frontage;
 - iv. Existing zoning classification and zoning of all adjacent properties;
 - v. Proposed use of land;
 - vi. Name, address, and phone number of:
 - a. firm or individual who prepared the application,
 - b. legal owner of the property,

- c. applicant (including basis of representation);
 - vii. Signature of the legal owner and the applicant;
 - viii. A site plan, prepared in accordance with the provisions of Section 6.2 of this Ordinance; and
 - ix. Copies of an impact assessment (see Section 6.5) or traffic impact study (see Section 6.6) if required herein or determined to be necessary by the Planning Commission to adequately evaluate the appropriateness of a use at a given location.
- C. The Building Department shall give notice of a proposed Special Land Use in a newspaper of general circulation in the township and to all property owners and occupants of any structure within three hundred (300) feet of the property being considered for the Special Land Use. The notice shall be given not less than five (5) nor more than fifteen (15) days before the public hearing date, in accordance with the Township Rural Zoning Act (P.A. 184 of 1943, as amended). The notice shall state the nature of the special land uses, the property location, when and where the Special Land Use request will be considered, state where written comments will be received and the date, time and place of the public hearing.
- D. The Planning Commission shall conduct the required public hearing.
 - E. The Planning Commission shall review the application for compliance with the requirements of the Special Land Use General (Section 6.3.3) and any Specific Standards of this Section (Section 3.1.19.H).
 - F. The Planning Commission shall either approve, approve with conditions (as described below in Section 3.1.19.E) or deny the Special Land Use. The decision on a Special Land Use shall be incorporated in a statement of findings and conclusions relative to the Special Land Use which specifies the basis for the decision and any conditions imposed. For Special Land Uses which are temporary in nature, such as carnivals, the Planning Commission shall specify an expiration date for the permit.



- G. The Planning Commission may approve the site plan as submitted or with conditions, or the Planning Commission may refer the site plan to the Site Plan Review Committee for final action, as described in Section 6.2.
 - H. Upon approval of an application for a Special Land Use permit, the Building Department shall issue the permit. The Building Department shall be responsible for ensuring any conditions attached to the approval of the Special Land Use permit are implemented.
- 3. General Review Standards for All Special Land Uses.** Prior to approving a Special Land Use application, the Planning Commission shall require the following general standards to be satisfied for the use at the proposed location. In addition to specific standards for Individual Special Land Uses listed in Article 4, the Planning Commission shall determine if all of the following are met:
- A. The Special Land Use will be consistent with the goals, objectives and future land use map described in the Master Plan.
 - B. The Special Land Use will be consistent with the stated intent of the zoning district.
 - C. The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity. In consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.
 - D. The Special Land Use can be served adequately by public facilities and services such as sufficient roadway capacity, police and fire protection, drainage structures, water and sewage facilities and refuse disposal.
- 4. Conditions of Approval**
- A. Prior to granting any Special Land Use permit, the Planning Commission may impose any additional conditions or limitations deemed necessary for protection of the public health, safety and welfare. Such conditions shall ensure compliance with the standards in this zoning ordinance, other township ordinances and applicable state or federal regulations.
- B. Approval of a Special Land Use, including conditions made part of the approval, shall run with the property described in the application and not to the owner of such property.
 - C. A record of conditions imposed shall be made a part of the Planning Commission minutes and maintained by the Building Department. The conditions shall remain unchanged unless an amendment to the Special Land Use permit is approved by the body which approved the original Special Land Use permit.
 - D. The Building Department shall make periodic investigations of developments authorized by Special Land Use permit to determine continued compliance with all requirements imposed by the Planning Commission and this Ordinance. Non-compliance with the requirements and conditions approved for the Special Land Use shall constitute grounds to terminate as described in Section 6.3.7, Revocation.
- 5. Validity of Permit**
- A. Where actual physical construction of a substantial nature of structures authorized by a Special Land Use permit has not commenced within one (1) year of issuance, and a written application for extension of the approval has not been filed as provided below, the permit shall become null and void and all rights thereunder shall terminate. (note: It is the responsibility of the applicant to request such an extension.)
 - B. Upon written application, by the original or successor developer, filed prior to the termination of the one (1) year period as provided above, the Planning Commission may authorize a single extension of the time limit for a further period of not more than one (1) year. Such extension shall be granted only based on evidence from the applicant that the development has a reasonable likelihood of to commence construction during the one (1) year extension period.
 - C. Any Special Land Use which was approved or which existed prior to the effective date of this Ordinance shall be deemed a use permitted in the district in which it is located and is not to be considered a non-conforming use.



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- D. Any use for which a Special Land Use permit has been granted and which ceases to continuously operate for one (1) year period shall be considered abandoned, and the Special Land Use permit shall become null and void.
- 6. **Special Land Use Permits—Amendments, Expansions, Resubmittals.**
 - A. **Amendments.** Any person or agency who has been granted a Special Land Use permit shall notify the Building Department of any proposed amendment to the approved site plan of the Special Land Use permit. The Building Department shall determine whether the proposed amendment constitutes a minor or major amendment based on the determination standards for site plans, as described in Section 6.2. A major amendment to a Special Land Use permit shall comply with the application and review procedures contained in this Section.
 - B. **Expansions or change in use.** The expansion, change in activity, reuse or redevelopment of any use requiring a Special Land Use Permit shall require resubmittal in the manner described in this Section. A separate Special Land Use Permit shall be required for each use requiring Special Land Use review on a lot, or for any expansions of a special land use which has not previously received a Special Land Use Permit.
 - C. **Restrictions on resubmittal of a special land use request.** No application for a Special Land Use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Planning Commission. A resubmitted application shall be considered a new application.
- 7. **Revocation.** Revocation of a Special Land Use may occur if its recipient fails to continuously abide by its terms and conditions.
 - A. The revocation procedure is as follows:
 - i. The Planning Commission through its designated administrators, shall notify the recipient in writing of any violations of Township codes or provisions of the Special Land Use.

- ii. The recipient shall have thirty (30) days to correct all deficiencies to the satisfaction of the Planning Commission, or its designated administrators.
- iii. If after thirty (30) days any deficiencies remain, the Planning Commission shall conduct a public hearing following the same notification procedures in Section 6.3.2. Following the public hearing, the Planning Commission may then revoke the Special Land Use, or if the conditions warrant, allow a specified amount of additional time for the use to be brought into compliance.
- B. A repeat violation shall be grounds for immediate revocation of the Special Land Use by the Planning Commission following a public hearing.
- C. The Building Department has the authority to issue a cease and desist order, until such time as a public hearing can be conducted, upon finding that the violation constitutes a serious threat to public health, safety, and welfare.

6.4 MAINTENANCE OF COMMONLY-OWNED PRIVATE FACILITIES

The purpose of this Section is to insure the quality, construction, maintenance and replacement of commonly owned private facilities and land whether improved or unimproved. These facilities include, but are not limited to detention ponds, retention basins, lighting, open space, wetlands, signs, landscaping, fences, screen walls, drains, trails and sidewalks to which more than two owners of lots or condominiums have rights of use or access or enjoyment; or which are owned in common by an association of owners. Prior to approving such commonly owned private facilities, the applicable township approving body shall approve legal documents which assure the continuing maintenance and periodic replacement of any commonly-owned private facilities.

The documents shall address the items listed below:

- 1. Define what is owned and by whom, including the specific location and parameters of the individual units and the ownership interest in the commonly owned private facilities of owners or an association;



2. Establish a system of interlocking relationships binding each owner to all other owners for the purpose of maintaining and preserving commonly owned private facilities;
3. Establish protective standards or restrictions designed to establish limits and assure that a certain level of appearance is maintained;
4. Create an administrative vehicle, or owners' association, to manage those elements shared in common and to enforce standards;
5. Provide for the operation and financing of an association or administrative vehicle;
6. If applicable, specify the process involved in effecting the transfer responsibility for the commonly-owned private facilities from the developer to the unit or lot owners collectively or to an agency of Genesee County;
7. Set forth proper access and utility easements for the owners or an association;
8. Commonly owned private facilities shall be defined in the legal descriptions consistent with approved plans or engineering drawings;
9. For new developments, membership in an association shall be mandatory and owners shall have an obligation to share responsibility for expenses incurred in meeting responsibilities for maintaining commonly-owned private facilities;
10. Restrictions and reservations are to be permanent, and all owners are to be granted perpetual easements or rights of use of such commonly-owned private facilities;
11. Responsibilities of the association shall include obtaining appropriate property, casualty and liability insurance covering the commonly-owned private facilities and association activities, as well as responsibility for meeting the obligation of payment of local taxes;
12. The establishment of a sinking fund or reserve fund for the purpose of capital repair and replacement of commonly-owned private facilities and equipment;
13. Provisions that the township has the right to maintain and operate the common areas and to assess the owners the cost of this service or seek court action to protect the public, under certain extreme circumstances, where in the sole judgement of the township, health, welfare, and safety are threatened, and the association does not perform its responsibilities;

14. Provisions for the transfer of ownership or the responsibility for administration, maintenance and replacement of commonly-owned private facilities to the Genesee County Drain Commission, Genesee County Road Commission or to Grand Blanc Township and satisfactory evidence that the applicable governmental entities will accept responsibility or ownership, as applicable; and
15. If the Township Board determines that the public health, safety or welfare is threatened because of non-performance by owners or an association whose commonly-owned private facilities were approved under this ordinance, the Township Board shall, after holding a public hearing with due notice to owners of affected property, undertake any of the following:
 - A. Actions necessary to eliminate the threat to public health, safety or welfare, and assessment of the benefitted owners, in an equitable fashion, for the costs of such actions, including maintenance, or replacement, administrative and engineering costs;
 - B. Appointment by an appropriate court of a trustee to administer the affairs of the owners of commonly-owned private facilities or an association; and
 - C. Obtain an order from an appropriate court enforcing the owners' or association's covenants or responsibilities.

6.5 REQUIREMENTS FOR IMPACT ASSESSMENT

For certain land uses considered to have a significant potential impact on the environment, traffic, infrastructure, demands for public services and/or significant impacts on surrounding properties due to scale, the applicant shall be required to provide an impact assessment during the initial submittal for either a rezoning or site plan approval. The applicant may request a meeting with township staff, consultants and key agency staff prior to developing the Impact Study. Fifteen (15) copies of the impact assessment shall be submitted. The township reserves the right to hire experienced professionals to evaluate the Impact Study and, if necessary, prepare additional analyses, with the cost borne by the applicant.



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The minimum contents of this impact assessment shall be:

1. **Qualifications of Preparer.** Name(s) and address(es) of person(s) or firm(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.
2. **Site description.** An area plan or aerial photograph illustrating the entire site and nearby properties.
3. **Overall site conditions.** narrative and illustration describing adjacent uses, zoning, public roadways, utilities, significant woodlands, soil types, 100 year floodplains, drainageways and general topography. The area described shall be within one-quarter mile for sites up to one hundred (100) acres, and within one (1) mile radius for larger sites. Aerial photographs are recommended to assist in describing the general vicinity.
4. **Wetlands.** Documentation by a qualified wetland specialist shall be required wherever the township determines there is a potential state or federally regulated wetland which may be impacted by the proposed project.
5. **Conceptual site plan.** Illustration of the very general layout of proposed uses upon which preliminary impact analysis is based, and any proposed phasing. For Planned Unit Developments, the required PUD concept plan shall meet this requirement.
6. **Land use impacts.** Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use(s) conforms or conflicts with existing and Master Planned development patterns. A description shall be provided of any increases in light, noise or air pollution which could negatively impact adjacent properties, particularly associated with smoke or truck routing.
7. **Environmental impact.** Description of any general impacts expected to wildlife areas, lakes, streams, ponds and regulated wetlands. Conceptual mitigation or replacement measures under consideration shall be described. The study shall also describe general measures to control soil erosion and sedimentation during and after construction.

8. **Impact on public facilities and services.** Describe the number of expected employees, visitors or residents and the anticipated impact on police and fire protection. In particular, describe the relationship of the use to municipal fire stations and the need for any new facilities or equipment. Letters from the appropriate agencies should be provided.
9. **Utility impacts.** Describe proposed water and sanitary sewer facilities, including any improvements or off-site extensions needed to serve the long range development on the site. For sites served with sanitary sewer and public water, general calculations for water flows and water demands shall be provided in comparison with sewer line capacity.
10. **Drainage.** Describe conceptual plans to control drainage and any significant changes from existing drainage patterns. If wetlands are to be used as stormwater basins, methods to control fertilizers and filter runoff shall be identified. Correspondence for the Genesee County Drain Commissioner shall be attached indicating their concerns and suggestions.
11. **Storage and handling of waste and hazardous materials.** Methods of on- and off-site disposal of solid waste shall be identified. The information shall describe the type of hazardous substances expected to be used, sorted or disposed of on the site; general location within the site; and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.
12. **Traffic impacts.** A traffic study in accordance with Section 6.6 below shall be included in the Impact Assessment.

6.6 TRAFFIC IMPACT STUDIES

1. **Intent.** Grand Blanc Charter Township recognizes the direct correlation between land use decisions and traffic operations. Traffic impact studies assist in coordinating land use and transportation planning by forecasting the potential generation of new vehicular traffic; evaluating proposed access plans and identifying driveway-related road improvements at the site plan review stage; and identifying off-site road improvements needed to accommodate future traffic patterns. The intent of this Section is to establish warrants for determining when traffic impact studies should be done, as well as minimum standards for the conduct and reporting of such studies.



2. **Required Study by Type.** Traffic impact studies generally consist of three types, a Rezoning Traffic Study (RTS), Traffic Impact Assessment (TIA), or Traffic Impact Statement (TIS). The content of each study type is broadly described below, along with the warranting conditions.

A. **Rezoning Traffic Study.** An RTS describes relevant existing traffic conditions and compares the potential trip generation of a site's use under existing and proposed zoning classifications. An RTS is required for any proposed change to the zoning map that is either (1) inconsistent with the Township's Master Plan, or (2) involves other than residential down-zoning.

B. **Traffic Impact Assessment.** A TIA describes existing and likely future traffic conditions both with and without a site developed in specific proposed manner. The evaluation of traffic impacts is limited to overall trip generation and the operation of the proposed site access drive(s). A TIA is required if the proposed use(s) would generate (1) 500-749 driveway trips per day or (2) 50-99 peak-hour, peak-direction driveway trips.

C. **Traffic Impact Statement.** A TIS is similar to a TIA but includes off-site intersections and other critical road features more impacted due to a proposed use's greater amount of trip generation. It may also be appropriate to evaluate impacts at an off-site location due to ongoing congestion or safety problems, or because a road redesign is pending and should account for potential land use changes in the area. A TIS is required if the proposed use(s) would generate (1) 750 or more driveway trips per day or (2) 100 or more peak-hour, peak-direction driveway trips.

D. **Determination of Need.** The Township's Planning Director or designated consultant will certify the type of traffic impact study required (if any), by signing a Determination of Need form completed by the Applicant or Applicant's traffic consultant. The form to be used for this purpose will be approved by the Township Board.

3. **Preparation and Submittal.** All traffic impact studies must be planned and conducted in close cooperation with Township staff and/or designated Township consultants.

A. **Qualifications of Preparer and Reviewer.** The person responsible for preparing a traffic impact study shall (1) have at least three years of recent experience preparing such studies, where that work has comprised a major portion of the Preparer's professional experience; (2) be an Associate (or higher) member of the Institute of Transportation Engineers; and (3) be a registered Professional Engineer (P.E.) in Michigan, certified Professional Traffic Operations Engineer (PTOE), and/or certified community planner (AICP or PCP). The person designated by the Township to review a submitted study shall have the same qualifications.

B. **Approval of Scope.** Using a form approved by the Township Board, the Preparer shall complete and submit to the Planning Director or designated consultant a Traffic Impact Study Worksheet. This worksheet will (1) detail the trip generation forecast used to determine the need for the study; (2) identify candidate off-site intersections (if any) based, in part, on projected site traffic constituting 5% or more of existing traffic; (3) propose specific growth rates and other developments to be considered in forecasting future background traffic (if any); (4) describe the method to be used in distributing site-generated traffic; and (5) confirm an awareness of other study methodology requirements. The Preparer should verify that the completed worksheet is satisfactory prior to continuing work on the study. Studies submitted without such verification will be not be reviewed in detail or approved.

C. **Submittal of Report.** Unless waived by the Planning Director or designated consultant, traffic impact studies must be submitted to the Township at least 30 days prior to the associated rezoning or development proposal appearing on the agenda for a Site Plan Committee or public meeting. This lead time is needed to ensure the distribution of the report to the Reviewer; study review and the preparation of review comments; and the distribution of the review comments to appropriate Township officials. The Planning Director will inform the Applicant when the traffic impact study has been approved, at which time the Applicant or Applicant's traffic consultant shall also submit the approved study to the Genesee County Road Commission and/or Michigan Department of Transportation



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(MDOT), as appropriate (based on agency jurisdiction over the road(s) abutting the subject site). If revisions or additions to the initial report are required, they shall be made and approved before the report is accepted by the Township and forwarded to the responsible road agency(ies).

4. **Traffic Impact Study Contents.** All studies should be consistent with the state of the practice, as outlined in such publications as *Evaluating Traffic Impact Studies - A Recommended Practice for Michigan Communities* (ETIS, sponsored by MDOT, et al.). Required content by study type is indicated in the table below. The composition of individual content items is detailed in paragraphs A through N.

- A. **Describe Requested Rezoning or Proposed Use(s).** When rezoning is requested, the study shall identify a range of feasible permitted uses under existing zoning as well as a range of feasible permitted uses under the proposed new zoning; justify the use sizes assumed within each range; and ensure that the sized uses represent a reasonably robust range of potential trip generation. When a site plan or plat is proposed as opposed to a rezoning, the study shall include (where feasible) the conceptual site plan or plat assumed as the basis for the study, along with the anticipated phasing and build-out year(s) for the development.
- B. **Describe Site, Surroundings, and Study Area.** At a minimum, existing abutting land use(s) and roadway conditions shall be described. If off-site intersections have been identified and approved via the TIS Worksheet (Section 6.3.3.B), the study area inferred by those intersection locations shall be similarly described. Special attention should be paid to features potentially affecting the required provision of safe and efficient site access, such as road alignment and sight distance limitations; speed limits; surface type; lane configuration and traffic control devices; existing or approved intersections and driveways within 300 ft of the proposed site access points (on both sides of abutting road(s)); and compliance or non-compliance with established access-management standards (Section 5.1 of this Ordinance).

- C. **Obtain and Evaluate Current Traffic Data.** For all three traffic study types, the Preparer shall obtain the latest available daily traffic counts for area roads, and determine (where possible) the proportion of traffic within the AM and PM peak hours (the K-factor). For Impact Assessments and Impact Statements, new peak-period manual counts shall be made at all selected off-site intersections, including those opposite proposed site access points, unless waived by the Planning Director or designated consultant. Any new counts shall be made on a Tuesday, Wednesday, or Thursday of a non-holiday week unless the nature of the proposed use requires otherwise (such as Saturday for a major shopping center). To the extent feasible, counts should be made during average or higher-than-average volume conditions. In rare situations, seasonal adjustments may be permitted to ensure that an adequately representative volume condition is addressed. The locations, days, and time periods selected for the manual volume counts will be predetermined and documented on the TIS Worksheet. If any special counts (e.g., of trucks, gaps, speeds, crashes, etc.) are proposed or required, such will be indicated in a separate letter.
- D. **Describe Anticipated Future Changes to Area Land Uses and Roads.** All traffic studies shall document pending changes, other than the proposed site development, that might influence future traffic conditions. These changes should include but not necessarily be limited to (1) other developments that could increase traffic at the selected off-site intersections by 5% or more, and (2) planned road improvements in the study area, with those actually approved and funded clearly distinguished from other improvements merely discussed or recommended.
- E. **Forecast Future Background Traffic Volumes.** To provide an appropriate basis for expressing the traffic impacts of a proposed development, current traffic volumes shall always be projected to the earliest subsequent year in which it would be reasonable to expect full occupancy of the development. This creates a so-called background traffic scenario, wherein recent traffic trends have continued or new expected trends have evolved, but the subject site hypothetically remains



undeveloped. The TIS Worksheet must be used to predetermine and document the general growth rate and specific background developments to be considered in established the background traffic scenario.

- F. **Forecast Driveway Trip Generation in Manner Recommended by Institute of Transportation Engineers.** Unless waived by the Planning Director or designated consultant, forecasts of driveway trip generation must be based on data and methodology found in the latest editions of the following two ITE publications: Trip Generation (rate data) and Trip Generation Handbook – An ITE Recommended Practice (methodology and pass-by percentages; hereafter referred to as the Handbook). The Handbook’s recommended procedure for choosing between Trip Generation’s average rates and regression equations should be followed, with the exception that no regression with a correlation coefficient (R2) of less than 0.75 shall be used, regardless of sample size. Regardless of which statistical approach is taken (average rates or equations), it is critical that (1) the size of the development under analysis be within the range of ITE’s sample data (especially important when the illustrated regression equation is non-linear); (2) the line representing the weighted average rate or regression equation lie within the cluster of data points near the size of the development site; and (3) a regression equation with a non-zero intercept not be applied for small developments (to avoid illogical results). The Preparer should contact the Planning Director or designated consultant if questions arise regarding the best forecasting method or what to do when ITE data appear unsuitable.
- G. **Discount Driveway Trips as Appropriate.** For some land uses, such as those involving shopping or dining, it may be appropriate to reduce (1) the above-predicted number of trips at site access points, due to transit usage or so-called “internal or downtown capture” (i.e., walking trips), or (2) the number of new driveway trips assumed to pass through off-site intersections, due to “pass-by or diverted” traffic (drivers already using area roads en route to primary destinations elsewhere). Driveway trips less pass-by

and diverted trips are known as “new” or “primary” trips. The percentages of total driveway trips assumed in each of the above categories (if any) will be predetermined and documented via the TIS Worksheet. To be conservative, the pass-by percentages recommended in ETIS should be used as applicable; in no cases shall percentages larger than the averages found in the Handbook be used.

- H. **Forecast and Compare Trip Generation by Uses Permitted within Existing and Proposed Zoning Districts.** This item is to be completed only for Rezoning Traffic Studies. Where site development under existing zoning could involve more than a single density or development size, at least two uses representing a range of potential trip generation must be identified and evaluated. For the proposed new zoning, at least one assumed development must be forecasted to generate a quantity of trips near the higher end of what might be generated by all feasible uses permitted under that new zoning (the use envisioned by the rezoning Applicant may or may not meet this requirement). The report must explain in some detail the planning and traffic engineering bases of the assumed development scenarios. The trip generation comparison must address the total number of driveway trips generated by the site, and if applicable, the number of new (or primary) trips passing through all off-site intersections (if less than total driveway trips).
- I. **Develop Reasonable Trip Distribution Model(s).** The method(s) used to distribute site-generated traffic among specific movements at the site drives and various off-site intersections evaluated should be explained in some detail. For instance, it is insufficient to simply state that the trip distribution modeling is “based on existing traffic patterns”; the superficial application of this concept may result in all trips being modeled as if they were pass-by trips. Generally, new (primary) trips should be modeled separately from pass-by trips, since the former return to their origin (by definition), as opposed to exiting in the direction they were traveling prior to entering. Refer to the Handbook chapter entitled “Pass-by, Primary, and Diverted Linked Trips” for more explanation. Finally, the traffic impact study should illustrate the assumed trip percentages throughout



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Content Requirements by Traffic Study Type			
Content Item	Required for		
	Rezoning Traffic Study	Traffic Impact Assessment	Traffic Impact Statement
Describe Requested Rezoning or Proposed Use(s)	x	x	x
Describe Site, Surroundings, and Study Area	x	x	x
Obtain and Evaluate Current Traffic Data: Daily Traffic Volumes (latest available) Hourly Traffic Volumes (generally new counts) Other Data if Indicated in Letter to Applicant	x	x x x	x x x
Describe Anticipated Future Changes to Area Land Uses and Roads	x	x	x
Forecast Future Background Traffic Volumes		x	x
Forecast Driveway Trip Generation in Manner Recommended by Institute of Transportation Engineers	x	x	x
Discount Driveway Trips as Appropriate	x	x	x
Forecast and Compare Trip Generation by Uses Permitted within Existing and Proposed Zoning Districts	x		
Develop Reasonable Trip Distribution Model(s)		x	x
Assign Generated Trips and Forecast Future Total Traffic		x	x
Determine Minimum Warranted Access Improvements		x	x
Evaluate Peak-Hour Traffic Impacts		x	x
Identify and Evaluate Any Needed Capacity Mitigation		x	x
Recommend Road Improvements At Access Point(s) (including Driveway Lanes) At Off-Site Intersection(s) (as required)		x	x x



the study area (including at site drives, to facilitate a reasonableness review).

- J. **Assign Site-Generated Trips and Forecast Future Total Traffic.** Assign the total site-generated peak-hour trips forecasted in items 4-F and 4-G according to the model (s) developed in item 4-I. Add the resulting site traffic to the future background traffic (forecasted in item 4-E) to forecast future total peak-hour traffic. The future daily traffic on the abutting road(s) must also be forecasted for the site's anticipated build-out year, generally by dividing the projected future total peak-hour traffic volume by a K-factor (either the value(s) determined in item 4-C, or by value(s) based on professional experience and judgment). Any deviation from this approach must be approved in advance by the Planning Director or designated consultant.
- K. **Determine Minimum Warranted Access Improvements.** Prior to evaluating future levels of service at site access points and off-site intersections (as applicable), the safety-based need for left- and right-turn lanes at the proposed access points must be determined. Warrants published by the Michigan Department of Transportation shall be evaluated and used as the basis for road improvement recommendations, on multi-lane as well as two-lane roads. The evaluation of these warrants will examine both peak-hour and daily volumes at site build-out, as applicable.
- L. **Evaluate Peak-Hour Traffic Impacts.** The study must evaluate peak-hour levels of service at all off-site intersections under current, future background, and future total (background-plus-site) traffic conditions, as well as at all site access points under future total traffic conditions. Unless waived by the Planning Director or designated consultant, all locations and hours counted (per item 4-C) must be evaluated using methodology consistent with latest edition of the Highway Capacity Manual, published by the Transportation Research Board. Capacity analyses must evaluate future background and future total traffic without as well as with any recommended mitigation, unless funding of timely mitigation is assured or this requirement is waived by the Planning Director or designated consultant. Finally, the study must (1) indicate the peak-hour factors used in the capacity analyses; (2)

summarize in the body of the report (at a minimum) the level of service for any movements rated E or F as well as the level of service by intersection approach (as applicable); and (3) comment on the average delay per vehicle for any intersections, approaches, or movements rated F.

- M. **Identify and Evaluate Any Needed Capacity Mitigation.** Unless waived by the Planning Director or designated consultant, the traffic impact study must determine what (if anything) would have to be done to ensure a future background and/or future total level of service of at least D overall at every signalized intersection evaluated. A reasonable effort should also be made to identify mitigation for any approaches or movements expected to experience a level of service of E or F, whether at signalized or unsignalized intersections (including driveway approaches to major roads). Level of service analyses must be done and fully documented for all identified capacity mitigation.
 - N. **Recommend Appropriate Access Design and Off-Site Road Improvements.** Based on the study's findings and conclusions, the final report shall recommend, at a minimum: (1) an appropriate lane configuration at each proposed access point, including turn lane lengths based on storage and/or deceleration requirements; (2) specific clear-vision triangles commensurate with prevailing standards and speeds; and (3) needed capacity mitigation at the off-site intersections evaluated. Off-site mitigation to accommodate new traffic generated by the proposed development shall be clearly distinguished from the mitigation needed to accommodate future background traffic growth unrelated to the development.
5. **Possible Waiver of Study Requirement.** The requirement for submittal of a traffic impact study may be waived by the Planning Director or Planning Commission in certain cases where recent studies of a similar nature have been completed and no further benefit would be achieved by completing an additional study. Requests to waive traffic study requirements will be evaluated on a case-by-case basis.



6.7 CAMPUS MASTER PLANNING AND IMPACT ANALYSIS

Given the traffic, infrastructure, service demands and land use impacts associated with this scale of use, the applicant shall be required to provide an impact study for review and approval by the Planning Commission during the submittal for either a rezoning or site plan approval. The applicant may request a meeting with township staff, consultants and key agency staff prior to developing the Impact Study. Twenty (20) copies of the study shall be submitted.

The minimum contents of this impact study shall be:

1. **Name(s) and address(es)** of person(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.
2. **An area plan** illustrating all properties to be included in the Health Care District.
3. **Site analysis** narrative and illustration describing existing uses within a one (1) mile radius, adjacent zoning, public roadways, utilities, significant woodlands, soils types, 100 year floodplains, drainageways and general topography. Documentation by a qualified wetland specialist shall be required wherever the Township determines there is a potential state or federally regulated wetland. An aerial photograph or drawing may be used to delineate these areas.
4. **Conceptual site plan** illustrating very general layout of proposed uses upon which preliminary impact analysis is based, and any proposed phasing.
5. **Land use impacts.** Description of the types of proposed uses and other manmade facilities, including any project phasing, and an indication of how the proposed uses conforms or conflicts with existing and Master Planned development patterns. A description shall be provided of any increases in light, noise or air pollution which could negatively impact adjacent properties, particularly associated with any heliports, ambulance areas and truck routing.
6. **Environmental impacts.** Description of any general impacts expected to regulated wetlands and conceptual mitigation or replacement measures under consideration. The study shall also describe general measures to control soil erosion and sedimentation during and after construction. Expected noise levels and methods of noise abatement shall be evaluated.

7. **Impact on public facilities and services.** Describe the number of expected employees, visitors or residents and the anticipated impact on police and fire protection. In particular, describe the relationship of the use to municipal fire stations and the need for any new facilities or equipment. Letters from the appropriate agencies should be provided.
8. **Utility impacts.** Describe proposed water and sanitary sewer facilities, including any improvements or off-site extensions needed to serve the long range development on the site. For sites served with sanitary sewer and public water, general calculations for sewage flows and water demands shall be provided in comparison with sewer line capacity. An estimate of costs for utility improvements shall be included.
9. **Drainage.** Describe conceptual plans to control drainage and any significant changes from existing drainage patterns. If wetlands are to be used as stormwater basins, methods to control fertilizers and filter runoff shall be identified. Correspondence from the Genesee County Drain Commissioner shall be attached indicating their concerns and suggestions.
10. **Storage and handling of waste and hazardous materials.** Methods of on- and off-site disposal of solid waste shall be identified. The information shall describe the type of hazardous substances expected to be used, stored or disposed of on the site; general location within the site; and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.
11. **Traffic impacts.** A traffic impact study shall be provided in accordance with Section 6.6.

6.8 MOBILE HOME / MANUFACTURED HOUSING PARK

Mobile home parks shall be subject to the review and approval of a site plan by the Planning Commission. The site plan shall consist of a mobile home park preliminary plan, as described in the Section 11, of the Mobile Home Act, Act No. 96 of Public Acts of 1987, as amended. Such review of the site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and furthermore to find proper relationships in the development features as they relate to traffic safety, service roads, driveways, parking areas; accessory buildings and uses and open space. A clear vision zone shall be provided as required in Section 5.7.



The Planning Commission shall consider the following when reviewing a site plan application for a manufactured housing park:

1. Whether the proposed development meets the design standards of this Ordinance and the Rules of the Michigan Mobile Home Commission;
2. Whether the proposed development is adequately served by public infrastructure systems if available, for sanitary sewer, and drinking water. If public systems are not available, a private system shall be provided meeting the requirements of the Michigan Department of Public Health's Mobile Home Park Rules.
3. Whether the access points(s) to the public street system can accommodate peak hour traffic patterns generated by the proposed project within acceptable level of service (that is level of service D or better). This standard may require the submission of a Traffic Impact Study, if the expected traffic would meet the thresholds described in Section 6.6.

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- 7.5 Buildings to be Moved
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7.0 Administration and Enforcement

7.1 ADMINISTRATION AND ENFORCEMENT

1. **Enforcement.** The provisions of this Ordinance shall be administered and enforced by the Building Department.
2. **Duties of Building Department.** The Building Department shall have the power to grant Zoning Compliance and Occupancy Permits, to make inspections of building or premises necessary to carry out the duties of the Building Department in the enforcement of this Ordinance. It shall be unlawful for the Building Department to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with this Ordinance.

The Building Department shall record all nonconforming uses existing at the effective date of this Ordinance for the purpose of carrying out the provisions of Section 7.2.3, Nonconforming Uses of Land. Under no circumstances is the Building Department permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out the duties of the Building Department. The Building Department shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may occur upon the granting of said permit.

The Building Department shall order discontinuance of illegal uses of land, buildings or structures, removal of illegal buildings or structures, discontinuance of any illegal construction, or shall take any other lawful action authorized by this Ordinance to ensure compliance with, or prevent violations of its provisions.

3. **Plot Plan.** The Building Department shall require that all applications for Building Permits shall be accompanied by plans and specifications including a Plot Plan, in triplicate, drawn to scale, which illustrate the following:
 - A. The actual shape, location and dimensions of the lot;
 - B. The shape, size and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot;
 - C. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number

of dwelling units the building is intended to accommodate; and

- D. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.
4. **Permits.** The following shall apply in the issuance of any permit:
 - A. **Special land use permits.** A special land use permit shall not be issued by the Building Department until the use has been approved by the Planning Commission and a site plan which illustrates compliance with any conditions has been approved. No building or occupancy permit shall be issued for a use which requires a special land use permit until the special land use permit has been approved.
 - B. **Permits not to be issued.** No Building Permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.
 - C. **Permits for new use of land.** No land heretofore vacant shall hereafter be used or an existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
 - D. **Permits for new use of buildings.** No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
 - E. **Permits required.** No building or structure, or part thereof, shall be hereafter erected, altered, moved or repaired unless a Building Permit has been issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes regulated by the Township of Grand Blanc, Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.
5. **Certificates.** No land, building, or part thereof, shall be occupied or used unless and until a certificate of occupancy shall have been issued

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for such use. The following shall apply in the issuance of any certificate:

- A. **Certificates not to be issued.** No certificates of occupancy shall be issued for any building, structure or part thereof, or for the use of any land, which is not in accordance with all the provisions of this Ordinance.
- B. **Certificates required.** No building or structure, or part thereof, which is hereafter erected or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.
- C. **Certificates including zoning.** Certificates of occupancy as required by the Township Building Code for new buildings or structures, or parts thereof, or for alterations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.
- D. **Certificates for existing buildings.** Certificates of occupancy shall be issued for existing buildings, structures or parts thereof, or existing use of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.
- E. **Record of certificates.** A record of all certificates issued shall be kept on file in the office of the Building Department, and copies shall be furnished upon request to any person having a propriety or tenancy interest in the property involved.
- F. **Certificates for existing buildings.** Buildings or structures accessory to dwelling shall not require separate certificates of occupancy but may be included in the certificate of occupancy for the dwelling when shown on the Plot Plan and when completed at the same time as such dwellings.
- G. **Application for certificates.** Application for certificates of occupancy shall be made in writing to the Building Department on forms furnished by that department. Such certificates shall be issued within five (5) days after receipt of such application if it is found that the building or structure, or part thereof, or the use of land is in accordance with the provisions of this Ordinance. If such certificate is refused for cause, the

applicant therefore shall be notified of such refusal and cause thereof, within the aforesaid five (5) day period.

- 6. **Final Inspection.** The holder of every Building Permit for the construction, erection, alteration, repair, or moving of any building, structure or part thereof, shall notify the Building Department immediately upon the completion of the work authorized by such permit, for a final inspection.
- 7. **Fees.** Fees for inspection and the issuance of permits or certificates or copies thereof required or issued under the provisions of this Ordinance may be collected by the Building Department in advance of issuance. The amount of such fees shall be established by resolution of the Township Board and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.
- 8. **Violations and Penalties.**
 - A. **Violation a Nuisance.** Any building erected, altered, moved, razed, or converted, or any use of land or premises carried on in violation of any provision of this Ordinance is declared to be a nuisance per se, and may be abated by order of any court of competent jurisdiction.
 - B. **Inspection of Violation.** The Building Department shall inspect each alleged violation and shall order correction, in writing, of all conditions found to be in violation of this Ordinance. The order to correct a violation shall be issued by serving personally, or by sending, by registered mail, return receipt requested, such order to the last known address of the owner of the property upon which the violation occurs, or when applicable, the violator. A party who has failed to accept such registered mail shall be deemed to have been served.
 - C. **Correction Period.** All violations shall be corrected within a period of ten (10) days after the order to correct is served unless, in the opinion of the Building Department, a lesser time period is required because of imminent danger to the health, safety or welfare of the inhabitants of the Township. A violation not corrected within the required time period shall be reported to the Township Attorney, who shall initiate prosecution procedures. Legal proceedings may be stayed during any period that such violation is pending review by the Township Zoning Board of Appeals pursuant to Section 7.4.



9. **Penalties.** Every person, corporation or firm who violates, disobeys, omits, neglects or refuses to comply with any provision of this Ordinance or any permit, license or exception granted here under, or any lawful order of the Building Department, Board of Appeals or Township Board issued in pursuance of this Ordinance shall be responsible for a municipal civil infraction. The owner of record or tenant of any building, structure premises, or part thereof, and any architect, builder, contractor, agent or person who commits, participates in, assists in, or responsibly maintains such violation may each be found of a separate offense. Each day during which a violation continues shall be deemed to be a separate offense. The imposition of any fine, shall not exempt the violator from compliance with the provisions of this Ordinance.

10. **Remedies.**

- A. **Responsibility.** The Building Department, the Township Board, the Planning Commission, the Board of Zoning Appeals or the Township Attorney, or any interested party, may institute injunction, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove any unlawful erection, alteration, maintenance or use. The rights and remedies herein provided are civil in nature and in addition to criminal remedies.
- B. **Scope of Remedies.** The rights and remedies provided in this Ordinance are cumulative and are in addition to all other remedies provided by law. All monies received from penalties assessed shall be paid into the Township treasury on or before the first Monday of the month next following receipt thereof by the court of jurisdiction. All fines collected shall belong to the township and shall be deposited in the general fund.

7.2 STANDARDS FOR NONCONFORMING SITUATIONS

Nonconforming lots, nonconforming uses of land, nonconforming structures, and nonconforming uses of structures and premises.

1. **Intent.**

- A. **Legal nonconformities.** Certain existing lots, buildings, structures and uses of land were lawful prior to adoption of the zoning ordinance, but have become nonconforming under the terms of this Ordinance and its amendments. Such nonconformities, particularly nonconforming uses which are more intense than the uses permitted within the zoning district, are declared by this Ordinance to be incompatible with permitted uses and in conflict with the purposes of this Ordinance. An intent of this Ordinance is to permit such legal nonconforming lots, buildings, structures or uses to remain until they are discontinued or removed, but not to encourage their survival, or where discontinuance or removal is not considered feasible, to gradually upgrade such nonconformities to a more conforming status. A nonconforming use, building, structure or combination thereof, shall not be extended, enlarged, expanded or replaced, except as provided herein, and shall not be used as grounds for adding other nonconforming uses, buildings or structures.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.



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- B. **Illegal nonconformities.** Any lot, use, building, structure or any combination thereof that was not lawful at the date of adoption of this Ordinance or any amendments shall be classified as a illegal nonconformity and shall not receive any of the rights, privileges or protection conferred by this Section (7.2). Such illegal nonconformity shall be in violation of this Ordinance and shall be terminated and removed.
2. **Nonconforming Lots of Record.** A permitted principal building and uses, and permitted accessory structures and uses, may be erected or placed on a lot of record which existed at the date of adoption or amendment of this Ordinance, provided such lot shall have been in separate ownership and not contiguous with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area, or width, or both, that are applicable in the district, provided that minimum setback dimensions and other requirements shall conform to the regulations for the district. A reduction of minimum setback requirements shall only be permitted upon granting of a variance by the Zoning Board of Appeals, based on the standards of Section 7.4.5, Variances.
 3. **Nonconforming Uses of Land.** Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:
 - A. The nonconforming use shall not be enlarged, expanded or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
 - B. No accessory use, building or structure shall be established;
 - C. The nonconforming use shall not be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance;
 - D. If such nonconforming use of land ceases for any reason for a period of more than three hundred sixty five (365) days, such use shall not be re-established. Subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.
 4. **Nonconforming Buildings and Structures.** Where a lawful building or structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, landscape buffer, off-street parking, loading space, minimum setback, or other characteristics of the structure or its location on the lot, such building or structure may be continued provided it remains otherwise lawful, subject to the following provisions:
 - A. **Permitted expansions.** No such structure may be enlarged or altered in a way which increases its nonconformity, unless a variance is granted by the Zoning Board of Appeals. Nonconforming buildings and structures may be enlarged or altered in a way which decreases its nonconformity or which does not increase its nonconformity provided the costs of alteration or expansion does not exceed fifty percent (50%) of the replacement cost of the building at the time of alteration or expansion. (Example, if the side yard setback is nonconforming, the building may be extended on the other side, rear or front yard provided that those setbacks remain conforming).
 - B. **Repair or Replacement of nonconforming single family dwellings.** A nonconforming single family dwelling and its accessory structures may be continued, replaced, repaired or remodeled if damaged by flood, fire, tornado or other natural events, accidents or vandalism, subject to approval of a permit issued by the Building Department. Such approval requires a finding that the resulting building footprint will be the same size or larger than that of the building before such change. Replacement of such nonconforming single family building shall commence within one (1) year of the date of damage and work shall be diligently pursued toward completion. Failure to complete replacement or diligently work toward completion shall result in the loss of legal, nonconforming status unless good cause for the delay is accepted at a hearing before the Zoning Board of Appeals.
 - C. **Damaged nonconforming, buildings and structures.** Except as noted in item 2 above, a nonconforming building or



structure, which is damaged by flood, fire, tornado or other natural events, accidents or vandalism to an extent of more than sixty percent (60%) of its replacement costs, exclusive of the foundation, shall be reconstructed only in conformity with the provisions of this Ordinance, unless the lot is a nonconforming lot of record, in which case the provisions of Section 7.2.2, Nonconforming Lots of Record, also apply. Such nonconforming building may be replaced provided replacement is commenced within one (1) year of the date of damage and is being diligently pursued toward completion. Failure to complete replacement shall result in the loss of legal, nonconforming status unless good cause for the delay is accepted at a hearing before the Zoning Board of Appeals.

- D. **Relocation of a nonconforming building or structure.** Should any nonconforming building or structure be relocated or moved for any reason for any distance, it shall thereafter conform to the regulations for the district in which it is located after it is relocated or moved.
- 5. **Nonconforming Uses of Structures and Land.** If a lawful use of a structure, or of structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be permitted in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
 - A. In a commercial or industrial district a nonconforming single family residential building may be expanded to occupy the floor area necessary for living purposes subject to approval by the Zoning Board of Appeals. In addition, an accessory structure to a nonconforming residential use may be constructed or expanded in a non-residential zoning district subject to approval by the Zoning Board of Appeals.
 - B. Replacements or repair of a nonconforming residential use and building in a nonresidential district damaged by flood, fire or vandalism shall be permitted upon approval by the Zoning Board of Appeals, in accordance with Section 7.2.4, Nonconforming Buildings and Structures.
 - C. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located, except single family

dwellings as permitted above, shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

- D. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- E. If no structural alterations are made, any nonconforming use of a structure, or structure and land in combination, may be changed to another nonconforming use of the same or a more restricted classification provided that the Zoning Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Zoning Board of Appeals may require conditions and safeguards in accord with the purpose and intent of this Ordinance. Where a nonconforming use of a structure, land, or structure and land in combination is hereafter changed to a more conforming use, it shall not thereafter be changed to a less conforming use.
- F. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use shall not thereafter be resumed.
- G. When a nonconforming use of a structure, or structures and land in combination, is discontinued or ceases to exist for twelve (12) consecutive months or for eighteen (18) months during any three (3) year period, the structure, or structure and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision.
- H. Where nonconformity use status applies to a structure and land in combination, removal, demolition or destruction of the structure shall eliminate the nonconforming status of the land.

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6. Repairs and Maintenance

- A. On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased (see also Section 7.2.4, Nonconforming Building and Structures).
 - B. A nonconforming structure or any structure containing a nonconforming use that has structurally deteriorated to an extent that it has been condemned by a duly authorized official, and the cost of repair to meet standards for occupancy exceeds fifty (50%) percent of the structure's replacement cost, shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.
 - C. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.
7. **Uses Under Exception Provision Not Nonconforming Uses.** Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such district.
8. **Change of Tenancy or Ownership.** There may be a change of tenancy, ownership, or management of any existing nonconforming uses of land, structures and land in combination.

7.3 ORDINANCE AMENDMENTS

1. **Initiation of Amendments.** The Township Board may, from time to time, amend, modify, supplement or revise the zoning district boundaries shown on the Official Zoning Map or the provisions of this Ordinance. Amendments to the provisions of this Ordinance may be initiated by the Township Board, the Planning Commission or by petition from one or more residents or property owners of the Township. An amendment to the zoning district boundaries contained on the Official Zoning Map may be initiated by the Township Board, the Planning Commission, or by the owner or owners of property which is the subject of the proposed amendment. An owner of land may voluntarily offer in writing and the Township may approve, certain use and development of land as a condition to the approval of a rezoning consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) All proposed amendments to the provisions of this Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.
2. **Application Procedure.** An amendment to this Ordinance or the Official Zoning Map, except those initiated by the Township Board or Planning Commission, shall be initiated by submission of a completed application on a form supplied by the Township, including an application fee, which shall be established from time to time by resolution of the Township Board.

In the case of an amendment to this Ordinance, other than an amendment to the Official Zoning Map, a general description of the proposed amendment shall accompany the application form.

In the case of an amendment to the Official Zoning Map, the following information shall accompany the application form:

 - A. Completed application form and fee to cover administrative cost and review by consultants.
 - B. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
 - C. The name and address of the owner of the subject property, and a statement of the



applicant's interest in the subject property if not the owner in fee simple title.

- D. The existing and proposed zoning district designation of the subject property.
- E. A written description of how the requested rezoning meets Section 7.3.5, Criteria for Amendment of the Official Zoning Map.
- F. Conditional rezoning requests shall include the applicant's proposed offer of conditions. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
- G. A rezoning traffic study, as described in Section 6.6, Traffic Impact Study, if required based on Section 7.3.5.F, Criteria for Amendment to the Official Zoning Map.
- H. If requested by the Planning Commission or the Township Board, an impact statement in accordance with Section 6.5 shall be submitted.

3. Amendment Procedure; Public Hearing and Notice.

- A. A mandatory Pre-application conference with Township staff, consultants and Planning Commission officials is required prior to the formal submission of a request for a conditional rezoning. The conference provides an opportunity to informally discuss the rezoning and voluntary conditions proposed as well as other applicable Township development procedures such as site plan review, special land use review and variances. The pre-application conference will allow the applicant and the Township to identify key issues associated with the request at the earliest possible stage.
- B. Upon initiation of an amendment, a work session and public hearing to consider the proposed amendment shall be scheduled before the Planning Commission. Notice of the hearing shall be given by one (1) publication in a newspaper of general circulation in the Township. Notice shall also be given by mail to each electric, gas, and pipeline public utility company, each telecommunication service provider, and each railroad operating within the district affected, that registers its name and mailing address with the Township Clerk

for the purpose of receiving such public notice. The notice shall be given not less than fifteen (15) days before the public hearing date, in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) and shall describe the nature of the proposed amendment, state the time and place of the public hearing, and indicate when and where written comments will be received. For rezoning requests of an individual property or of ten (10) or fewer adjacent properties, notice shall also be given by mail or personal delivery to the owners of property for which approval is being considered, to all persons whom real property is assessed within 300 feet of the subject property, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or occupant is located within Grand Blanc Township. The notice shall indicate the property that is subject of the request including a listing of all existing street addresses within the subject property.

- C. Whenever an application for rezoning is made, it shall be the responsibility of the applicant to prepare and erect a sign announcing the rezoning request. The sign shall comply with the following regulations:
 - i. One (1) sign shall be placed on the property proposed for rezoning and in full public view along all abutting street or road frontages. The sign(s) must be located along, not in, the right-of-way nearest to the midpoint of the property width, without obstructing the vision of motorists or pedestrians.
 - ii. If the property proposed for rezoning does not abut a street, the sign(s) shall be placed on any contiguous land owned by the petitioner(s) or owner(s) which does abut a street.
 - iii. If no contiguous property abutting a street is owned by the petitioner(s) or owner(s) of the property proposed for rezoning, the sign(s) shall be placed in such location(s) on the property that the Zoning Administrator deems will best inform the public of the proposed rezoning. If the Zoning Administrator determines that there is no location where a sign could be placed that would be visible to the public, the Zoning Administrator may waive the requirement of posting.

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- iv. The rezoning sign(s) shall be placed on the property proposed for rezoning at least fifteen (15) days, but not more than thirty (30) days, prior to the Planning Commission's public hearing on the rezoning request.
 - v. It shall be the responsibility of the applicant to maintain the sign(s) and remove it within thirty (30) days of final action by the Township Board, or seven (7) days after withdrawing the rezoning application.
 - vi. The rezoning sign(s) must comply with the specifications adopted by resolution of the Township Board.
 - vii. Upon installation of the sign(s) and at least fifteen (15) days prior to the public hearing, the applicant must submit to the Planning Department a photograph of the erected sign(s) and a plot plan of the subject property that indicates the location of rezoning signs.
 - viii. Following the public hearing, the Planning Commission shall identify and evaluate all factors relevant to the petition and shall report its findings and recommendation to the Township Board. In the case of an amendment to the Official Zoning Map, the Planning Commission shall consider the criteria contained in Section 7.3.5 below, in making its finding and recommendation.
- D. Following receipt of the findings and recommendation of the Planning Commission, the Township Board shall consider the proposed amendment. In the case of an amendment to the text of this Ordinance, the Township Board may modify or revise the proposed amendment prior to enactment. In the case of an amendment to the Official Zoning Map, the Township Board shall approve or deny the amendment, based on its consideration of the criteria contained in Section 7.3.5 below.
- E. In the case of a conditional rezoning petition, the applicant may voluntarily amend the conditions during the process of rezoning consideration. An owner may withdraw all or part of its offer of conditions at anytime prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation. The applicant may offer to add more restrictive conditions at the Township Board without requiring a new public hearing.
4. **Amendments Required to Conform to Court Decree.** Any amendment for the purpose of conforming to a decree of a court of competent jurisdiction shall be adopted by the Township Board and published, without necessity of a public hearing or referral thereof to any other board or agency.
5. **Criteria for Amendment to the Official Zoning Map.** In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision. The decision on a proposed amendment shall include a statement of findings and conclusions which specifies the basis for the decision.
- A. Consistency with the goals, policies and future land use map of the Grand Blanc Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
 - B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
 - C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.
 - D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
 - E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.



- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study prepared in accordance with the requirements of Section 6.6 shall be required for any proposed change to the zoning that is either (1) inconsistent with the Township’s Master Plan, or (2) involves a request other than residential down-zoning.
 - G. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned and available to accommodate the demand.
 - H. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
 - I. If a rezoning is appropriate, the requested zoning district considered to be more appropriate from the township’s perspective than another zoning district.
 - J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?
 - K. The requested rezoning will not create an isolated and unplanned spot zone.
 - L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
 - M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.
 - N. Other factors deemed appropriate by the Planning Commission and Township Board.
6. **Criteria for Amendments to Zoning Ordinance Text.** The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner’s request to amend the ordinance text. The decision on a proposed amendment shall

include a statement of findings and conclusions which specifies the basis for the decision.

- A. The proposed amendment would correct an error in the Ordinance.
 - B. The proposed amendment would clarify the intent of the Ordinance.
 - C. Documentation has been provided from Township Staff or the Zoning Board of Appeals indicating problems and conflicts in implementation or interpretation of specific Sections of the Ordinance.
 - D. The proposed amendment would address changes to the state legislation.
 - E. The proposed amendment would address potential legal issues or administrative problems with the Zoning Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
 - F. The proposed amendment would promote compliance with changes in other Township Ordinances and County State or federal regulations.
 - G. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
 - H. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, promote implementation of the goals and policies of the Master Plan and Sub-Area Plans, and enhance the overall quality of life in Grand Blanc Charter Township.
7. **Approval of Zoning Amendments.** Approved amendments shall require the following:
- A. Publication of a notice of adoption in a newspaper of general circulation in the Township within fifteen (15) days of adoption in accordance with the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.). The notice shall include either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment. The notice shall also include the effective date of the amendment and

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the place and time when a copy of the amendment may be purchased or inspected.

- B. The Zoning Text and or Map shall be amended to reflect the new zoning classification or language. Map amendments for conditional rezonings should include a designation identifying that the property is subject to a Statement of Conditions.
- C. Conditional rezonings shall require the submittal of a formal written Statement of Conditions which shall be incorporated by attachment as an inseparable part of the ordinance adopted by the Township Board. The Statement of Conditions shall:
 - i. Be in a form recordable with the Genesee County Register of Deeds and include a statement acknowledging that it is recorded.
 - ii. Contain a legal description of the land to which it pertains.
 - iii. Acknowledge that upon the rezoning taking effect, the use and development of the land shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by the Statement of Conditions.
 - iv. Contain a provision acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land. Any person who establishes a development or commences a use upon such land shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions.
 - v. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.
 - vi. Specify that failure to comply with any of the conditions set forth in the Statement of Conditions shall constitute a violation of this Zoning

Ordinance and shall be punishable accordingly.

- vii. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the document.
- D. The approved Statement of Conditions shall be filed by the Township Clerk with the Genesee County Register of Deeds. The Township Board shall have the ability to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Township or to any subsequent owner of the land.
- 8. **Effect of Conditional Rezoning.** The following provisions shall apply to approved conditional rezonings:
 - A. **Time Period for Establishing Development or Use.** Unless another time period is specified in the Ordinance rezoning the subject land, the approved development and / or use of land pursuant to building and other required permits must be commenced upon the land within 18 months after the rezoning took effect and thereafter proceed diligently to completion. This time limitation may upon written request be extended by the Township Board if (1) it is demonstrated to the Township Board's reasonable satisfaction that there is a strong likelihood that the development and or use of will commence within the period of extension and proceed diligently thereafter to completion and (2) the Township Board finds that there has not been a change in circumstances that would render the current zoning with Statement of Conditions incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.
 - B. **Reversion of Zoning.** If approved development and / or use of the rezoned land does not occur within the time frame specified under Section 7.3.8.A above, then the land shall revert to its former zoning classification as set forth in Section 405(2) of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended. The reversion process shall be initiated by the



Township Board requesting that the Planning Commission proceed with consideration of the rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall thereafter be the same as applies to all other zoning requests.

- C. **Subsequent Rezoning of Land.** When land that is rezoned with a Statement of Conditions is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no Statement of Conditions, whether as a result of a reversion of zoning pursuant to Section 7.3.8.B above or otherwise, the Statement of Conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the Township Clerk shall record with the Genesee County Register of Deeds a notice that the Statement of Conditions is no longer in effect.
- D. **Amendment of Conditions.**
 - i. During the time period for commencement of an approved development or use specified pursuant to Section 7.3.8.A above or during any extension thereof granted by the Township Board, the Township shall not add to or alter the conditions in the Statement of Conditions.
 - ii. The Statement of Conditions may be amended thereafter in the same manner as set forth in Section 7.3.3.E of this Ordinance.
- E. **Township Right to Rezone.** Nothing in the Statement of Conditions nor in the provisions of this Section shall be deemed to prohibit the Township from rezoning all or any portion of land that is subject to a Statement of Conditions to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.).

7.4 ZONING BOARD OF APPEALS

1. **Creation and Membership.** There is hereby established a Zoning Board of Appeals, hereinafter in this Section (7.4) called the "Board", which shall perform its duties and exercise its powers as provided in the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.), and in such a way that the objectives of this Ordinance shall be observed, public safety and welfare secured and substantial justice done. The Board shall be composed of five members as follows:
 - A. The first member shall be a member of the Township Planning Commission. If this member's participation on the Planning Commission ends, a new member from the Planning Commission shall be appointed by the Township Board.
 - B. The second member shall be a member of the Township Board appointed by the Township Board for a period of his or her office. This member shall serve only while serving as a member of the Township Board, and shall not serve as Chairperson of the Zoning Board of Appeals.
 - C. The remaining members shall be appointed by the Township Board from among the electors residing in the township. The initial term for the third member shall be three (3) years, the initial term for the fourth and fifth members shall be two (2) years. The terms of these members shall be for three (3) years upon reappointment. For members serving at the time this Ordinance was adopted in 1994, the terms of office established under the prior Zoning Ordinance shall remain valid. If a member's term expires, that member shall continue to serve, unless replaced by an alternate, until a new member is appointed by the Township Board. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.
 - D. The Township Board may appoint one (1) or two (2) alternates to the Zoning Board of Appeals to serve during the absence of a regular member; in the interim, if a member resigns; or when a regular member is excused from an item due to an announced "conflict of interest." The alternates shall serve for a three (3) year term.

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- E. An employee or contractor employed by the Township Board shall not serve as a member of the Zoning Board of Appeals.
- F. Members of the Zoning Board of Appeals shall be removable by the Township Board for misfeasance, malfeasance, or nonfeasance in office, upon filing of written charges and after public hearing before the Township Board. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

2. Organization and Procedures.

- A. **Rules of procedure.** The Zoning Board of Appeals shall adopt, and may amend, its own rules of procedures or bylaws as may be necessary to conduct its meetings properly.
- B. **Meetings.** All meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson or written request of at least two (2) members of the Board, and at such times as the Board may determine. The Zoning Board of Appeals shall not conduct business unless three (3) members of the Zoning Board of Appeals are present. All hearings conducted by said Board shall be open to the public. The Board shall have the power to subpoena and require the attendance of witnesses, administer oaths, compile testimony and the production of books, papers, files and other evidence pertinent to the matters before it.
- C. **Records.** Minutes shall be recorded of all proceedings showing the vote of each member upon each question, or if absent, or failing to vote, indicating such fact; and shall also keep records of its hearings and other official action.
- D. **Majority vote.** The concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Building Department or the Planning Commission; or to approve any variance; or for any other approval.
- E. **Public Hearing.** Upon a written request seeking an interpretation of the Zoning Ordinance, an appeal of an administrative decision, or a variance, the Zoning Board of Appeals shall select a reasonable time and

place for a hearing of the request. Notice of the hearing shall be given by one (1) publication in a newspaper of general circulation in the Township. The notice shall be given not less than fifteen (15) days before the public hearing date, in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.). For requests for a variance or an interpretation or appeal of an administrative decision which involves a specific parcel, written notice shall also be given by mail or personal delivery to the applicant and owners of the subject property, to all persons whom real property is assessed within 300 feet of the subject property, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or occupant is located within Grand Blanc Township. The notice shall describe the nature of the proposed request, state the time and place of the public hearing, indicate when and where written comments will be received, and indicate the property that is subject of the request including a listing of all existing street addresses within the subject property.

3. Authority.

- A. **Authority.** The Zoning Board of Appeals shall have the power to act on those matters listed in the following Sections including appeals of administrative decisions, interpretation of the zoning ordinance or map, exception or special approval permits and to authorize dimensional variances as permitted under the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.). Any approval shall be subject to such conditions as the Board may require to preserve and promote the character of the zoning district in question and otherwise promote the purpose of this Ordinance and the Township Master Plan.
- B. **Limits on authority.** The Zoning Board of Appeals shall not have the power to reverse the denial or approval of a Special Land Use, alter or change the zoning district classification of any property, approve a use variance, approve a variance within a Planned Unit Development, approve a Special Land Use, consider appeals on conditions on a Special Land Use or Planned Unit



Development, nor make any change in the terms of this Ordinance. The Zoning Board of Appeals may grant a variance to the site design standards for a Special Land Use as specified in Article 4, provided such variance shall be approved prior to any decision by the Planning Commission on the Special Land Use.

4. Appeals of Administrative Decisions

- A. **Eligibility to file an appeal.** An appeal, within the limits of authority described in Section 7.4.3 above, may be taken to the Zoning Board of Appeals by any person, firm, corporation, department or other party aggrieved by a decision, permit, requirement, possible error or refusal to act by the Building Department, other administrative officials or the Planning Commission.
 - B. **Filing an appeal.** All applications for appeal shall be filed with the Building Department. The application shall include the grounds for such appeal and any required administrative fee to cover the necessary notification and investigation expenses incurred by the township. The Zoning Board of Appeals shall consider appeals filed within forty-five (45) business days of the applicants receipt of official notice of the decision which is being applied.
 - C. **Stay of proceedings.** An appeal shall stay all proceedings in furtherance of the action appealed unless the Building Department certifies to the Zoning Board of Appeals that, for reasons stated in the certificate, a stay would cause imminent peril to life or property, in which case the proceeding shall not be stayed other than by a restraining order, which may be granted by the Zoning Board of Appeals or a court of record.
 - D. **Processing the appeal materials.** The Building Department shall transmit to the Zoning Board of Appeals all of the papers constituting the record upon which the action appealed from was taken. The Zoning Board of Appeals shall render a decision using the materials which were part of the record available to the administrative person or body when the decision being appealed was made; no new information shall be provided by the applicant.
 - E. **Public hearing.** The Zoning Board of Appeals shall select a reasonable time and place for a hearing of the appeal without unreasonable delay. Notice of the public hearing shall be given as required in Section 7.4.2.E.
 - F. **Representative at hearing.** Any person may appear and testify at the hearing, either in person or by duly authorized agent or representative.
 - G. **Decisions on appeals.** The Zoning Board of Appeals may reverse, affirm or modify the order or requirement, decision or determination appealed, in whole or in part. Decisions involving a variance from a standard of this Ordinance shall be in accordance with Section 7.4.5. In reaching such decisions, the Zoning Board of Appeals shall have all powers of the Building Department or other administrative body from whom the appeal is taken.
 - H. **Effective date.** Decisions and orders of the Zoning Board of Appeals shall become effective five (5) days after the decision is reached, unless the Zoning Board of Appeals shall find immediate effect is necessary to preserve a substantial property right and shall so certify in the record.
 - I. **Final authority.** Decisions of the Zoning Board of Appeals shall be final. Appeals of a Zoning Board of Appeals decision shall be to a court of law.
5. **Variances** (See also Section 7.4.6, "Recording of Variance and Appeal Decisions")
- A. **General variances.** The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "a - e" or condition f applies.
 - i. **Practical difficulty.** A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty

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shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.

- ii. **Unique situation.** The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
 - iii. **Not self created.** The applicants problem is not self created.
 - iv. **Substantial justice.** The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
 - v. **Minimum variance necessary.** The variance shall be the minimum necessary to grant relief created by the practical difficulty.
 - vi. **Compliance with other laws.** The variance is the minimum necessary to comply with state or federal laws, such as farming activities protected by the "Right to Farm Act" or accessory facilities to meet the needs of handicapped individuals protected under the Americans with Disabilities Act.
- B. **Variance from access management and private road standards.** The Zoning Board of Appeals may grant a variance only when the applicant demonstrates all of the following conditions exist.

- i. There are exceptional or extraordinary circumstances or conditions to the property different than typical properties in the same zoning district such as topographic features, quality mature trees, limited sight distance or wetlands.
- ii. Strict compliance with this Ordinance standards would unreasonably prevent the owner from using of their property for a permitted use or would result in unnecessary loss of important natural features.
- iii. Granting the variance would benefit the public in terms of traffic operations and safety.

C. **Variance from wetland setback.** The Zoning Board of Appeals may permit a variance from the required ten (10) feet setback from a wetland regulated by the Michigan Department of Natural Resources if the applicant demonstrates all of the following conditions exist.

- i. The setback is not necessary to preserve the ecological and aesthetic value of the wetland.
- ii. The natural drainage pattern to the wetland will not be significantly affected.
- iii. The variance will not increase the potential for erosion, either during or after construction.
- iv. No feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; or MDNR permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

D. **Variance for reception antennae.** The Zoning Board of Appeals may permit a variance from the standards for accessory reception antenna listed in Section 4.57 in consideration of the following factors:

- i. The applicant demonstrates that a practical difficulty exists on the subject site and strict compliance with the standards of this Ordinance would not provide "reasonable" reception. "Reasonable reception," as used in this section does not mean perfect reception from each satellite of the many satellites in space.



- ii. The safety of the property owner and the surrounding property owners would not be compromised through granting a variance.
 - iii. Visibility of the antenna facility from adjacent properties or streets will not be significant in relation to other facilities.
 - iv. The variance shall be the minimum necessary to afford relief to the applicant and provide reasonable reception.
- E. Variance from floodplain regulations: see Section 5.9.6.
6. **Recording of Variance and Appeal Decisions.** The Zoning Board of Appeals shall record into the record its decision, as described below.
- A. The decision made, including the vote count.
 - B. In granting an appeal or variance, the Board shall provide a statement indicating satisfaction of all of the required standards of Section 7.4.5, Variances. The Board may attach conditions to the decision regarding the location, character, landscaping, materials, and other features deemed reasonable by the Board to further the spirit and intent of this Ordinance.
 - C. In denying an appeal or variance, the reasons for the denial shall be stated.
7. **Validity, Expiration, and Resubmittal.**
- A. Granting of a variance runs with the land, not with the property owner.
 - B. No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a Building Permit for such erection of alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit. A variance granted for a new building or structure shall automatically be extended if the Planning Commission grants an extension of the site plan approval.
 - C. No application for a variance which has been denied in whole or in part shall be resubmitted for a period of one (1) year from the date of the last denial, except on the ground of newly discovered evidence or proof that conditions have significantly changed.

8. **Ordinance Interpretation.** The Zoning Board of Appeals shall be responsible to interpret the provisions or meaning of standards of this Ordinance in such a way as to carry out the stated intent and the goals of the Township Master Plan; and to interpret boundaries of the Zoning Map where the actual alignment of streets or natural features used to separate zoning districts varies from the alignment shown on the Zoning Map, or where the zoning district boundary does not follow exact property lines (see Section 3.4).
9. **Temporary Uses, Buildings, and Structures**
- A. **Temporary buildings and structures.** The Township may permit temporary buildings and structures, including trailers incidental to construction work on a lot for periods not to exceed one (1) year in undeveloped areas of the Township and for a period not to exceed six (6) months in developed areas, subject to the restrictions below:
- i. Temporary buildings and structures may only be used for storage of construction materials, tools, supplies and equipment, for construction management and supervision offices, and for temporary on-site sanitation, solid waste or fuel facilities, related to construction activity on the same lot. No temporary building or structure shall be used as a dwelling unit, unless specifically approved by the Zoning Board of Appeals.
 - ii. A building permit for such building or structure shall be issued by the Building Department prior to installation.
 - iii. Temporary buildings and structures shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Building Department for the permanent structure on such lot, or within fifteen (15) days after the expiration of a building permit issued for construction on such lot.
 - iv. The determination of "undeveloped" and "developed" shall be made by the Township in consideration of the uses on adjacent properties, the amount of vacant land in the general area, and the expected rate of development.
- B. **Temporary uses without buildings or structures.** The Zoning Board of Appeals



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may permit temporary uses which do not require the erection of any capital improvement of a structural nature, and not otherwise permitted in any district (excluding garage sales, moving sales, estate sales and auctions for less than seven calendar days during any year), for up to twelve (12) months with the granting of twelve (12) month extension up to a maximum of three (3) total years being permissible, under the following conditions:

- i. The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
- ii. The use shall be in harmony with the general character of the district.
- iii. The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit. A performance bond may be required by the Building Department to cover costs of site clean-up upon termination of use.
- iv. All setbacks, land coverage, off-street parking, lighting, signs and other requirements of this Ordinance shall be met, unless the Zoning Board of Appeals specifically modifies a requirement in consideration of protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the township.
- v. In classifying uses as not requiring capital improvement, the Zoning Board of Appeals shall determine that they are either demountable structures related to the permitted use of the land; or structures which do not require foundations, heating systems or sanitary connections.
- vi. Notice shall be given to owners of adjacent property, within three (300) hundred feet, of the time and place of a public hearing to be held as further provided for in this Ordinance prior to approval of any temporary use permit.

- C. **Temporary parking.** The ZBA may approve temporary parking areas. Temporary parking shall meet the standards of Section 7.4.9.B above with the exception of 7.4.9.B.iv.
- D. **Christmas tree sales lots.** The Zoning Board of Appeals may permit temporary display and sale of Christmas trees in the Neighborhood Commercial District (NC) and General Commercial District (GC) during November and December, when meeting the following standards.
 - i. All Christmas trees as well as any poles, lights, wires, signs, or other items incidental to this use shall be removed from the premises by December 31st.
 - ii. One parking space shall be provided for each eight hundred (800) square feet of gross lot area used for display and sales, plus additional parking space for any structure utilized for retail sales computed in accordance with the requirements for outdoor sales.
 - iii. The proprietor of the Christmas tree sales business shall deposit a cash bond or similar type of performance guarantee, at an amount established by the Township Board, to cover the cost of returning the property to its state prior to commencement of the business. This fund shall be refunded to the proprietor by the Planning & Zoning Department if he or she complies with the requirements of this Ordinance.
- E. **Dwellings outside principal buildings.** The Zoning Board of Appeals may permit the construction and use of a second accessory dwelling on certain lots or an accessory dwelling in office, commercial, industrial districts under the following conditions (refer also to Section 4.3, Regulations on Accessory Dwellings):
 - i. The housing is within a permitted permanent structure meeting the standards of this Zoning Ordinance, the Township Building Code, and any other appropriate regulation;
 - ii. A plot plan is provided illustrating the location of the dwelling; and,



- iii. The dwelling is intended for the exclusive use by security or custodial personnel; a caretaker, or employee working on property for farming, raising of livestock, or training horses.

F. Roadside Stands. Accessory Roadside Stands (Temporary Uses And Buildings Are Reviewed By the Zoning Board of Appeals)

Accessory seasonal roadside stands and commercial sales shall meet the following standards:

- i. The site is located in an R-1, R-2 or R-3 zoning district and is accessory to a permitted agricultural use;
- ii. Each farm may have a maximum of one (1) seasonal roadside stand;
- iii. All produce or products for sale are grown on the premises or are made from produce grown on the premises;
- iv. The structure shall not have more than one (1) story;
- v. The floor plan of the structure shall not be larger than twenty by twenty (20 x 20) feet;
- vi. The stand shall be located no closer than fifty (50) feet from the right-of-way if parking is in the front.; Parking maneuvering shall not conflict with traffic flow on the street;
- vii. The area between the stand and the traveled surface shall be reserved exclusively for gravel or paved parking;
- viii. The stand shall be of portable construction, permitting it to be removed from its roadside location during the seasons when it is not in use;
- ix. Signs used in connection with the roadside stand shall be temporary, and shall be removed when the stand is not in use. No sign shall be placed within a public right-of-way; and,
- x. The applicant shall submit a sketch plan for approval by the Planning Commission or Site Plan Review Committee. This sketch plan shall illustrate location of the building, parking areas, driveways, signs and other structures.

G. Mobile Food Vending. The ZBA may approve mobile food vending, subject to the following conditions:

- i. **Location.** Mobile food vending is permitted in the General Commercial district on private property. Such uses shall be located at least 500 ft from established restaurants. The vendor must provide approval of the property owners. Mobile food vending units shall be located and maintained on a dust-free surface and shall not be placed on existing landscaped areas.
- ii. **Duration.** Mobile food vending may be allowed to park at an approved location for up to 150 days.
- iii. **Goods available.** Mobile food vending units may only sell food and non-alcoholic beverages. Sales of alcoholic beverages are prohibited. No others goods or services may be sold from a mobile food vending unit.
- iv. **Trash and upkeep.** Mobile food vending units and the area upon which they are temporarily located shall be kept in good repair and free of refuse and debris. A trash receptacle shall be provided and emptied daily.
- v. **Hours of operation.** Mobile food vending units shall not be in operation between the hours of 10 p.m. and 7 a.m. The Zoning Board of Appeals may extend operating hours upon finding that such extension will not negatively impact adjacent uses.
- vi. **Parking.** Mobile food vending units shall not occupy any parking spaces required for the existing use of the property. There shall be at least three parking spaces for the mobile food vending unit provided and maintained on a dust-free surface.
- vii. **Site amenities permitted.** Mobile food vending units may provide seating for up to twelve customers within 30 ft of the mobile food vending unit. Such seating shall not occupy any required parking spaces and shall be kept in good repair. One additional parking space shall be provided for every two seats.
- viii. **Signage.** Mobile food vending units may be painted with signage but shall not have any signs mounted or otherwise hanging off the unit. No additional site signage is permitted.
- ix. **Sound.** Sound amplifying equipment is prohibited.

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- x. **Lighting.** Mobile food vending units shall be lit with available site lighting. No additional exterior lighting is permitted unless permitted by the zoning board of appeals upon finding that proposed exterior lighting mounted to the mobile vending unit will not spill over on to adjacent residential uses as measured at the property line.
 - xi. **Permits.** Approval from the Zoning Board of Appeals is valid for the duration of the mobile food vending, but in no case greater than 150 days at one location per one calendar year. The mobile food vendor shall comply with all additional required permits as applicable.
10. **Exceptions and Other Special Approvals.** The Zoning Board of Appeals shall review and take action on exceptions and special approvals listed below:
- A. Permit the erection and use of a building or use of premises for public utility purposes, upon recommendation of the Planning Commission;
 - B. Permit reconstruction of a nonconforming single family home and its accessory structures in any zoning district as permitted in Sections 7.2.4 and 7.2.5. The Zoning Board of Appeals may establish setbacks based on the relationship of the subject site to surrounding uses and buildings;
 - C. Permit construction accessory buildings larger than otherwise permitted when such building will be used for farming or raising of livestock as described in Section 4.2; and,
 - D. Permit parking of commercial vehicles over one (1) ton in the front yard when meeting the requirements outlined in Section 4.59.
 - E. Permit an extension of approved plans affected by amendments to this Ordinance for up to one (1) year, as described in Section 1.6.
11. **Fees.** The Township Board may, from time to time, prescribe and amend by resolution a reasonable schedule of fees to be charged to applicants for appeals to the Zoning Board of Appeals. At the time the notice for appeal is filed, said fee shall be paid to the Building Department.

7.5 BUILDINGS TO BE MOVED

Any building or structure which has been wholly or partially erected on any premises within or outside the Charter Township of Grand Blanc shall not be moved to and/or placed upon any premises in the Township unless a building permit for such a building or structure shall have been secured. Any such building or structure shall fully conform to all the provisions of this Ordinance in the same manner as a new building or structure.

7.6 CERTIFICATION AND EFFECTIVE DATE

1. **Certification and Effective Date.** A public hearing having been held by the Planning Commission hereon, the provisions of this Ordinance are hereby adopted pursuant to the provisions of the Michigan Zoning Enabling Act, as amended.

Motion to approve by Bush, supported by Moss, and unanimously approved and adopted by the Township Board of the Charter Township of Grand Blanc, Genesee County, Michigan on September 11, 2008. This Zoning Ordinance shall take effect on September 25, 2008.
2. **Effective Date of Amendment.** Amendments to this Ordinance shall become effective seven (7) days from the date of publication.



**SIGN ORDINANCE
GRAND BLANC TOWNSHIP**

2.2 DEFINITIONS

Sign: The following definitions shall apply in the interpretation of Section 5.19 of this Ordinance.

1. Add-on Sign is a secondary sign that is attached to another sign, including a building sign, or to a sign support for another sign.
2. Ancillary Sign is a sign that is secondary to the use of the building or business.
3. Alteration is a change in size or shape of an existing sign. Copy or color change of an existing sign in conformance with the regulations in this ordinance is not an alteration. Changing or replacing a sign face or panel in conformance with the regulations in this ordinance is not an alteration.
4. Animated Sign is a sign that uses movement or change of lighting, including a flashing sign, to depict action or create effect of scene. Such a sign does not include changeable copy signs (see “Flashing Sign” and “Changeable Copy Sign”).
5. Area of a Sign is the advertising display surface of a sign. The area of a sign shall be calculated by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, logo or other display, regardless of opacity,, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, except that lower case letters with ascenders and descenders that extend beyond the limits of the sign height by a maximum of 12 inches, will not be calculated into the total sign area (See graphic). In the case of a multiple-faced sign, the area of all faces shall be considered as one surface. (See figure on page 2-29).
6. Banner is a sign that is produced on a non-rigid surface on which copy or graphics may be displayed.
7. Beacon Light is any light with one or more beams, capable of being directed in any direction.
8. Billboard (see “Off-Premise Sign”).
9. Building Frontage is the portion of the side of a building occupied by a single business where the main entrance of the business is located. Only one entry can be considered the main entrance for the business.
10. Building Façade is the portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.
11. Business Center is a group of two (2) or more stores or businesses that share a parking lot.
12. Candela is the basic unit of measurement (cd) of light in metric units.
13. Clear Vision Zone (see Section 5.7).
14. Changeable Copy Sign is a sign with a changeable message.
15. Cladding is a non-structural covering designed to conceal the actual structural supports of a sign.
16. Commercial Development is a tract of land that has been planned, developed and operated as an integrated facility for more than one detached commercial building, including offices, and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics and compatibility.
17. Copy is the words, letters, numerals, figures, designs, symbols, insignia, trademarks, and background on a sign surface in either permanent or changeable form.

18. Copy Area is the area of a sign that contains the copy, excluding any framing.
19. Double-Face Sign is a sign with two (2) faces.
20. Electric Message Sign is a sign with a fixed or changeable display or message composed of a series of lights that may be changed through electronic means.
21. Erect is to build, construct, attach, hang, place, suspend, or affix, including the painting of walls.
22. Façade see Building Façade.
23. Festoon is a string of ribbons, tinsel or small flags.
24. Flashing Sign is a sign that contains an intermittent or sequential flashing light source, but does not include signs which through reflection or other means, create an illusion of flashing or intermittent light (see "Animated Sign").
25. Freestanding Sign is a sign principally supported by one or more columns, poles, or braces placed in or upon the ground. Includes ground or monument signs.
26. Frontage is the length of the property line(s) of any single premise along a street.
27. Frontage (building) is the length of an exterior building wall or structure of a single premise along a street.
28. Height of Sign is the vertical distance as measured from the bottom of the sign base to the highest point of the sign including its framing structure.
29. Illuminated Sign is a sign with an artificial light source incorporated internally or externally.
30. Inflatable Sign is a temporary sign consisting of a bag or balloon inflated with gas or air.
31. Maintenance is the cleaning, painting, repairing or replacing of defective parts of a sign in a manner that does not alter the copy, design, or structure of the sign.
32. Marquee Sign is a sign hanging from, or written on, a canopy or similar structure supported by and extending from the façade of a building.
33. Monument Sign is a sign with a slab base that is not attached to a building but relates to the business located in the building.
34. Moving Sign is a sign in which the sign itself or any portion of the sign moves.
35. Nit is a photometric unit of measurement referring to luminance. One nit is equal to one cd/m².
36. Neon Sign (see "Outline Tubing Sign").
37. Non-conforming Sign is a sign that was erected legally, but which does not comply with subsequently enacted sign ordinance or amendment.
38. Obsolete Sign is a sign that identifies or advertises a product that is no longer made, a service that is no longer offered, a business that is no longer in operation, or an activity or event that has already occurred.
39. Off Premise Sign is a sign structure, including a billboard, advertising an establishment, business, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished on the property on which said sign is located.
40. Outline Tubing Sign is a sign consisting of glass tubing filled with neon or other material, which glows when electric current is passed through it.
41. Painted Wall Sign is any sign that is applied with paint or similar substance on the wall of a building.

42. Parapet is the extension of a building wall above a roofline.
43. Pennant is a small flag, either unadorned or with graphic or verbal material, displayed from a pole, rope, or other support.
44. Pole Sign is a sign with one or more poles as its support or base that is not attached to a building.
45. Projecting Sign is a sign, other than a flat wall sign, which is attached to and projects from, a building wall or other structure not specifically designed to support the sign.
46. Projection is the distance by which a sign extends beyond a building.
47. Public Sign is a sign erected by or on behalf of a government entity.
48. Responsible Person is the owner and/or lessee of real property upon which a sign is located or any person with an ownership, license or contractual interest in the sign itself.
49. Roof Sign is any sign erected over or on the roof of a building.
50. Sign is a structure and material that displays letters, words, numerals, figures, designs, symbols, trademarks or illumination devices or insignia.
51. Sign Base is a structure that supports a sign and is constructed of solid material, such as brick, concrete, stone or treated lumber, or a pole(s) that is enclosed in a structure covered with durable materials.
52. Snipe Sign is a sign affixed to a tree, fence, utility pole, light pole or similar structure, or a ground sign with a wire support or base.
53. Temporary or Movable Sign is a sign not attached to a permanent supporting structure on the real estate on which the sign is located.
54. Temporary Vehicle Sign is a sign not attached permanently to an automobile, truck, trailer, or other vehicle.
55. Under-Canopy Sign is a sign suspended beneath a canopy, ceiling, roof or marquee.
56. Wall Sign is a sign that is attached to the wall of a building.
57. Window Sign is a sign installed on a window.

SECTION 5.19 SIGN ORDINANCE

1. **Intent.** These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by township, county, state or federal government agencies are not regulated by this chapter. The execution of these regulations recognizes that the purpose of this chapter is to protect the dual interest of the public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication, and advertising. In order that such purposes can be achieved, the following objectives shall be applied for this chapter and any future additions, deletions and amendments:
 - A. **General.** Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare;
 - B. **Public Safety.** Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites;

- C. **Protect Aesthetic Quality of Districts and Neighborhoods.** Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views; preventing intrusion of commercial messages into non-commercial areas; and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass, and skyglow through selection of fixture type and location, lighting technology, and control of light levels;
- D. **Free Speech.** Ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication;
- E. **Reduce Conflict.** Reduce conflict among signs and light and between public and private information systems;
- F. **Business Identification.** Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law;
- G. **Foster Economic Development.** Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the Township; and,
- H. **Recognize Unique Areas.** Acknowledge the unique character of certain districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas.

2. Permitted Sign Types by District. The following signs are allowed with a permit and must adhere to the restrictions set forth in this ordinance.

5.19.2 Sign Types Permitted by District				
A. Residential Districts (RE, R-1, R-2, R-3, R-4, LDM, MDM, HDM and MHP). Permits required, unless otherwise noted				
Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Residential Use Monument Sign See Section 5.19.3.A.	At entrance road for subdivision development within boulevard median or 10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	One two-sided sign per subdivision development entrance when located in the boulevard median; Two one-sided signs are permitted when placed on either side of the entrance street, parallel to the subdivision frontage road.
Permitted Non-Residential Use Monument Sign See Section 5.19.3.A.	10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	1 per lot in lieu of "L" - shaped Post Sign (see below)
Permitted Non-Residential Use "L"-shaped Post Sign	10 ft from street right-of-way line	9 sq ft per side	6 ft from ground level to top of sign	1 per lot in lieu of monument sign

5.19.2 Sign Types Permitted by District

B. Office Districts (PO, OS, **Tech Park**, and RD). Permits required, unless otherwise noted

Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided.	10% of façade frontage, up to the following maximums: Setback from lot line from 0 to 100 ft: 32 sq ft Setback more than 100 ft: 64 sq ft	Not to exceed height of building	1 per business
Rear or side façade wall sign	On rear or side façade of building rear façade faces a freeway.	1 sq ft of each lineal foot of building frontage up to 64 sq ft	Not to exceed height of building	1 per business
Ancillary wall sign	At a building entrance	10 sq ft, however the total of principal and ancillary wall signs shall not exceed the area provided for in principal wall signs.	Not to exceed height of building	1 per business having at least 1 exterior building entrance
Monument sign See Section 5.19.3.A.	At the property entrance, setback 10 ft from street right-of-way line	32 sq ft per side	5 ft from ground level to top of sign	1 per parcel

Other signs See Section 5.19.3.C

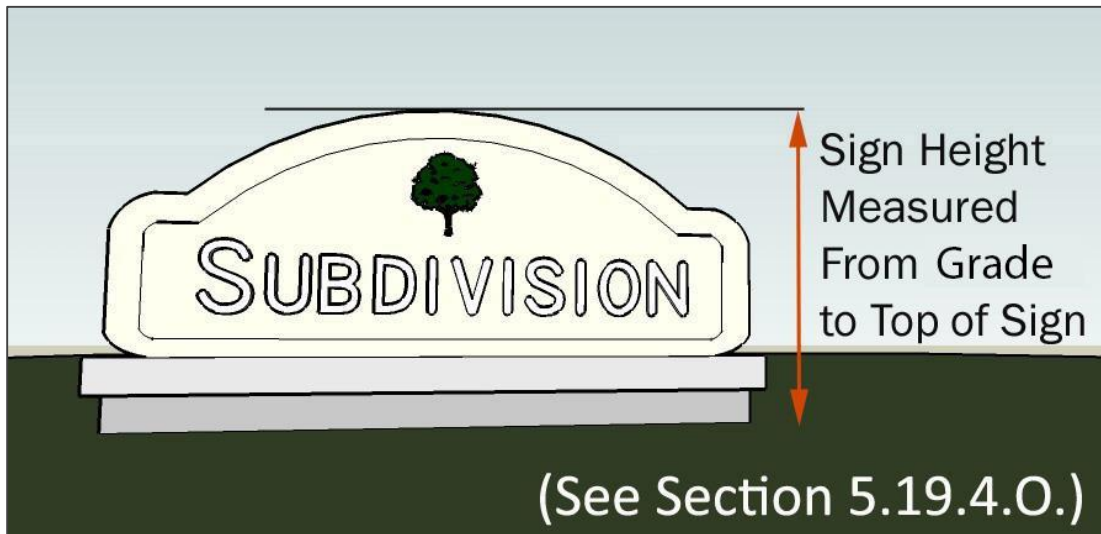
5.19.2 Sign Types Permitted by District

C. Commercial & Industrial Districts (HCD, NC, **Tech Village**, GC, I-1, and I-2). Permits required, unless otherwise noted

Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided.	0-100 ft setback: 10% of wall area up to a maximum of 32 sq ft 101-300 ft setback: 10% of wall area up to a maximum of 64 sq ft Over 300 ft: 10% of wall area up to a maximum of 100 sq ft.*	Not to exceed height of building	1 per street level business with principal building frontage. Corner buildings shall be permitted 1 on each frontage
Rear façade wall sign	On rear façade of building when parking provided in rear yard or when rear façade faces a street.	24 sq ft	Not to exceed height of building	1 per building
Ancillary wall sign	At a building entrance	10 sq ft, however the total of principal and ancillary wall signs shall not exceed the area provided for in principal wall signs.	Not to exceed height of building	1 per business having at least 1 exterior building entrance
Monument sign See Section 5.19.3.A.	10 ft . from street right-of-way line	0.5 sq ft per linear foot of street frontage, with a minimum size of 15 sq ft up to a maximum of 75 sq ft.	6 ft from ground level to top of sign	One per parcel, except a Business Center or Commercial Development with 250 ft or more contiguous frontage on one street and more than one point of access may have two signs, separated by 100 ft. minimum
Projecting signs (Tech Village District Only) and Hanging Signs	i. At least 8 ft. above ground level ii. No closer than 20 ft to another such sign on the same floor iii. No higher than the 2nd floor of a multi-story building	16 sq. ft. total	1.5 ft. minimum and 4 ft. maximum from bottom edge of sign. In no case shall the length of the sign exceed the height of the sign by a ratio of 4:1	1 per occupant at street level
Other signs	See Section 5.19.3.C.			

* Setbacks measured from street right-of-way line.

Sign Height



Projecting and Hanging Signs



In the above example, both signs have the minimum 8 feet of clearance from sidewalk and are at least 20 feet apart. The projecting sign is 4 ft. X 4 ft. (16 square foot maximum) and the hanging sign is 1.5 ft. high x 6 ft. long (the maximum length to height ratio of 4:1)

3. Additional Requirements for Sign Types that Require a Permit.

A. Monument Signs.

- i. The total area, including the sign and all supporting structure components for monument signs, shall be limited to no more than four times the size of the sign surface display area of the sign.
- ii. Unless a monument sign is mounted on a natural feature, such as a boulder, the monument sign shall have a minimum twelve (12) inch high base, constructed of clay brick or integrally colored concrete brick, stone, marble, decorative metal or other similar masonry materials.
- iii. The street number must be affixed on the sign face or on the supporting structure of monument signs and must be kept visible from the adjacent street. Street numbers must use

minimum eight (8)-inch tall letters or characters. The street number does not count toward the total sign display area. Street numbers shall contrast with the background so they are clearly legible.

- iv. The minimum height of all letters and numbers on a monument sign shall be eight inches. This shall be reduced to six inches minimum on a road with a posted speed of 40 mph or less.

Monument Signs



Monument Signs - the total sign area shall be no more than four times the sign surface display area. In this example, a 32 square foot sign surface display (area in black with white letters) is shown on a 128 square foot sign (5' x 25.6').

- v. Signs in non-residential districts that are within 300 ft of I-75 are permitted to have a maximum height of eight feet. The maximum sign area permitted shall not exceed 1000 square feet.
- vi. Landscaping materials around a ground sign shall be designed and maintained so as all of the sign, including the street numbers, are always visible.
- vii. Electronic Messages may be allowed, pursuant to the following:
 - a. The sign must be a minimum of one hundred (100) feet from a residential district.
 - b. Any portion of the message must have a minimum duration of five minutes and must be a static display. No portion of the message may flash, scroll, twirl, change color, and fade in or out, or in any manner imitating movement. The change from message to message shall be instantaneous.
 - c. Audio speakers, any form of pyrotechnics, and emission of odors are prohibited.
 - d. Brightness. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn as measured from within six inches of the sign's face at maximum brightness.
 - e. Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
 - f. In case of malfunction, the sign must go dark.

- g. Properties with electronic message signs are not eligible to have a temporary movable sign.
- h. The electronic display area shall serve as one component of the total sign. At a minimum, the upper or lower 20 percent of the sign shall be a traditional, non-electronic element.

B. Wall Signs.

- i. Wall Signs shall be flush-mounted, shall not be mounted on the roof of any building and shall not project above the roofline. Wall Signs shall not cover any portion of a wall opening. Wall Signs shall not project beyond the top or ends of the wall to which they are attached; however, letters may extend beyond the top and in front of the advertising structure. Wall Signs shall not protrude more than twelve (12) inches measured from the wall to which it is attached.
- ii. Wall Signs shall be safely and securely attached to structural members of a building by means of metal anchors, bolts, or expansion screws. All wall sign anchoring devices shall meet the standards of the Township Building Code. No nails, tacks, or wires shall be permitted to protrude from the front of any sign.
- iii. Wall Signs shall not exceed a length of more than two-thirds of the subject frontage.
- iv. Any building or sign damage created due to the removal or replacement of a wall sign must be repaired.
- v. Wall Signs are not allowed on property used for single-family or duplex residential purposes

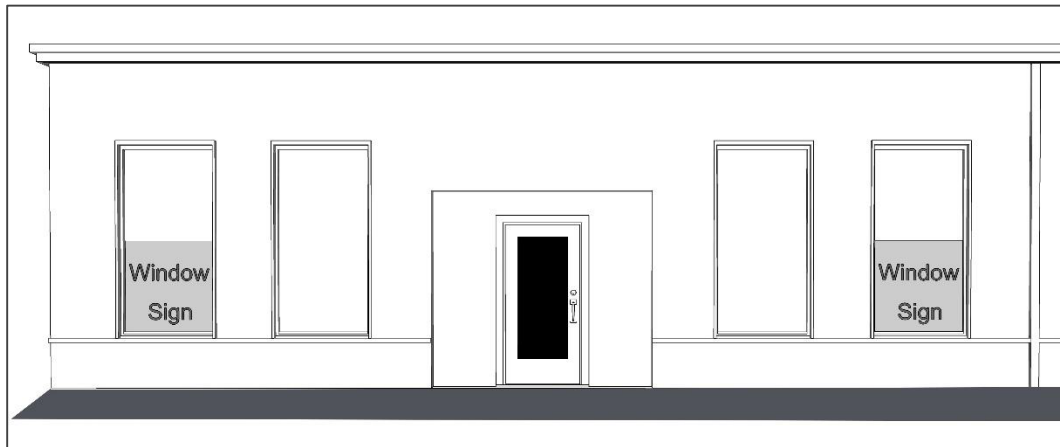
C. Other Signs.

- i. Outline Tubing Sign: Outline tubing signs are limited to two square feet and one per business.

D. Signs Not Requiring a Permit.

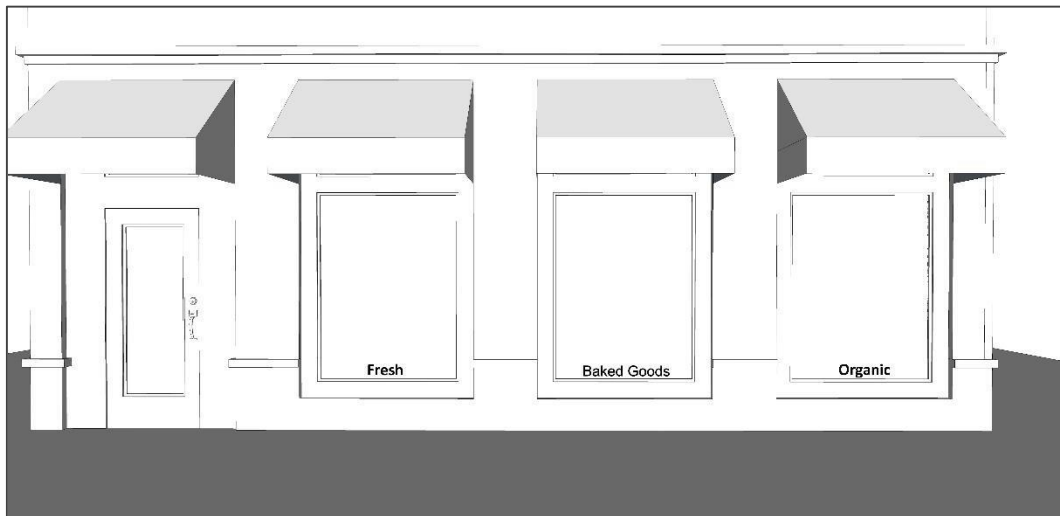
- i. Traffic control signs on private property, such as "Stop," "Yield," restricted parking, and similar signs, the face and size of which meet traffic engineering standards.
- ii. Temporary and Permanent Window Signs
 - a. Window signs shall be permitted in all non-residential districts.
 - b. The total area of all windows signs, including both permanent and temporary signs, shall not exceed 25 % of the total window glazed area of any given façade and no more than 50% of any one window pane.
 - c. Etched or applied lettering or designs that are within the lower eight inches of any ground floor window shall be permitted and shall not be considered part of the total area of window or wall signs provided they do not exceed eighty (80) percent of the width of any ground floor window to or on which they are placed. Additionally, the total area of etched or applied lettering shall not exceed .5 square feet per lineal foot of building frontage.
 - d. Window signs shall contain a static message and shall not flash, scroll or otherwise give the appearance of movement or intermittent change.

Window Signs (Temporary and Permanent)



In the above example, the total area of window signs does not exceed 25% of the total glazed area on the front façade.

Etched or Applied Lettering or Designs



In the above example, the total width of lettering does not exceed 80 % of each window width and is within the lower 8 inches of the window.

- iii. **Flags:** Flags of any country, state, municipality or similar entity shall be displayed on a flagpole or similar support, setback a minimum of 5 ft from any property line. The maximum height shall not exceed 30 feet. The total number of flags on any lot shall not exceed four (4).
- iv. The following operations shall not require a sign permit:
 - a. Changing advertising copy or message on an approved sign
 - b. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure.

4. Specific Regulations for All Temporary Freestanding and Temporary Wall Signs.

A. Temporary signs shall be permitted as follows:

5.19.4.A Maximum Size, Maximum Height, and Permitted Type of Temporary Signs				
Use	Permitted Types	Maximum Area of All Temporary Signs	Maximum Area of Any Individual Sign	Maximum Height (Freestanding)
Single Family Attached or Detached Residential	Freestanding	10 square feet	6 square feet	4 feet
	Wall	6 square feet	6 square feet	
Multiple Family Residential	Freestanding	32 square feet	16 square feet	6 feet
Non-Residential Uses in Residential districts	Freestanding	4 square feet	20 square feet	6 feet
	Wall	20 square feet	20 square feet	
Non-Residential Uses in all other districts	Freestanding	64 square feet	20 square feet	6 feet
	Wall	64 square feet	32 square feet	

- B. In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of sixty (60) days prior to until three (3) days after a Township-designated election day on which there is at least one ballot item: the maximum allowable area of temporary signs shall be increased to sixty-four (64) square feet in all districts. The Maximum area of an individual sign remains as stated in the table above during this period.
- C. Display of temporary banners and temporary signs mounted on building walls (temporary wall signs) shall be limited to a total of twenty-eight (28) days per calendar year. Such signs shall not be displayed for any continuous period greater than fourteen (14) days.
- D. Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
- E. Temporary signs shall be subject to the maintenance standards of this section.
- F. The maximum display time of freestanding temporary signs is 64 days unless additional time is granted under subsection G. below. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of the same temporary sign on the same zoning lot.
- G. When all or a portion of a building or land area on a zoning lot is listed for lease, the maximum display time of freestanding temporary signs and temporary signs mounted on buildings shall be ninety (90) days. When all or a portion of a building or land area on a zoning lot is listed for sale, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses shall be the duration the building, building unit or land is listed for sale. In all cases, the sign area limits in Table 5.19.4 apply.

5. General Requirements

A. A clear vision zone shall be free of all signs except public safety signs.

- B. No sign shall interfere with, obstruct the view of, or cause confusion with any authorized public sign, signal or device.
 - C. All signs shall comply with the requirements of the Grand Blanc Township Building Code. All letters, figures, characters, insignia or representations upon any sign shall be safely and securely attached.
 - D. Letters, words, numerals, figures, designs, symbols, trademarks and insignia and other identifying marks on an otherwise conforming sign shall be removed within 30 days of the date that a product is no longer made, a service is no longer offered, a business is no longer in operation, or an activity or event has already occurred. If the letters cannot be removed from their surface, the panel(s) must be replaced with a new panel(s) that is blank on both sides. Alternatively, a non-commercial message or off-premise sign may replace an on-premise sign.
 - E. If a property line, easement or right-of-way line is altered in a manner that affects the setbacks required by this Ordinance, a new sign permit or variance must be obtained.
 - F. A sign requiring a permit may be relocated on the same premises provided that a new sign permit is obtained and all requirements are met.
 - G. No sign shall be located in or project into a public right-of-way or private road or dedicated easement, except governmental signs and signs installed by the applicable road agency or utility company.
 - H. Paper sheets shall not be applied in any manner to any sign or any building, except any allowed window signs as otherwise permitted in this Ordinance.
 - I. Nothing in this ordinance shall be construed to prohibit non-commercial messages on signs that are otherwise allowed herein.
 - J. All signs shall be maintained in good condition.
 - K. The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of Section 5.20 of the Zoning Ordinance.
 - L. Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color.
 - M. Illuminating devices for signs shall comply with the Grand Blanc Township Electrical Code.
 - N. When a temporary, special event or other similar sign is removed, all supporting frames and structures shall also be removed from the subject property.
 - O. The height of a sign affixed to the ground, including but not limited to monument signs, temporary signs, and event signs, shall be computed as the distance from normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
- 6. Permitting - Sign Permit Application Requirements.**
- A. Sign permits shall be issued by the Planning and Zoning Administrator or his/her designee upon approval of a written application. Where electrical permits are required, they shall be obtained at the same time as the sign permit.
 - B. The permit application shall identify the following:
 - i. Name and address of the sign owner and the property owner
 - ii. Name and address of the person who will erect the sign
 - iii. Location of the sign
 - iv. Drawing in color showing design, size, height, materials

- v. Topography of land in the parcel
- vi. Any other pertinent information the Administrator may require to insure compliance with the ordinances of the Township.
- vii. Fees for sign permits shall be set by the Township Board.
- viii. A sign permit shall expire if the sign for which the permit was issued has not been erected within six (6) months of issuance of the permit.

7. **Prohibited Signs.** The following signs are prohibited:

- A. Add-on Signs
- B. Animated Signs
- C. Beacon Lights
- D. Signs designed to flutter or move with the wind or any other means, including feather, blade, and Flutter signs.
- E. Festoons
- F. Inflatable Signs
- G. Mirrors
- H. Moving Signs
- I. Obsolete Signs
- J. Painted Wall Signs
- K. Pennants
- L. Pole Signs
- M. Posters
- N. Roof Signs
- O. Sandwich Board and A-Frame signs
- P. Snipe Signs
- Q. Under-canopy Signs

8. **Non-conforming Signs**

- A. A non-conforming sign may remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare and is not an obsolete sign.
- B. If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within 30 days of the property becoming abandoned.
- C. A non-conforming sign shall not:
 - i. Be relocated, expanded or changed, except as to periodic message changes.
 - ii. Be structurally altered so as to prolong the life of the sign or to change the shape, size, type, placement or design of the sign.
 - iii. Be altered or repaired after being damaged if the repair or the re-erection of the sign would cost more than fifty percent (50%) of the cost of a similar sign.
- D. For the purpose of this Section of the Ordinance, the terms "altered", "repaired", "changed" and "expanded" shall not include normal maintenance, reducing the copy area, changing copy,

changing ornamental molding, frames or other such features or landscaping below the copy area, installing or changing electrical wiring.

- E. If a property line, easement or right-of-way line is altered that affects the setbacks required by this Ordinance, the owner of the sign, building or property shall either (1) remove the non-conforming sign, (2) conform with this Ordinance, or (3) apply for a variance.

9. Enforcement

- A. The Building Department, Police Department or agent(s) designated by the Township shall remove a sign immediately and without notice if the condition of the sign presents an immediate threat to public health, safety or welfare, with all costs to remove assessed against the responsible person.
- B. The Building Department, Police Department or agent(s) designated by the Township shall remove a temporary or movable sign if it violates the terms of this ordinance.
- C. In addition, the enforcement and penalty provisions of the Zoning Ordinance apply to signs.

10. Appeals & Variances

- A. Appeals. Any person aggrieved by any decision of the Planning and Zoning Administrator may appeal to the Township Board of Zoning Appeals by serving written notice to the Administrator. All provisions of the Zoning Ordinance regarding appeals shall govern sign appeals, provided that unsafe signs that present an immediate and serious danger to the public may be removed by the Township in accordance with Section 5.19.8 herein.
- B. Variances. An applicant may apply to the Board of Zoning Appeals for a variance. All provisions of the Zoning Ordinance regarding variances shall govern sign variances.

**Charter Township of Grand Blanc
Genesee County, Michigan
Zoning Ordinance No. 656
Solar Energy Systems Ordinance**

An ordinance to amend the Grand Blanc Charter Township Zoning Ordinance to provide for the regulation of solar energy systems.

GRAND BLANC CHARTER TOWNSHIP ORDAINS:

Part 1: Amend Section 2.2 to add the following definitions:

Solar Energy Systems: The following definitions shall apply in the interpretation of Section 4.77 of this Ordinance:

1. **Building-mounted solar energy collector:** A solar energy collector that is attached to a principal or accessory building.
2. **Commercial solar energy system:** A utility-scale facility of solar energy collectors with the primary purpose of providing energy to off-site uses or the wholesale or retail sales of generated electricity, commonly referred to as solar farms.
3. **Ground-mounted solar energy collector:** A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.
4. **On-site solar energy system:** A solar energy system with the primary purpose to help meet the electrical needs of the buildings and structures located on the site. The system shall not be used for any commercial sale of energy, except for the sale of surplus electrical energy back to the electrical grid.
5. **Solar energy:** Radiant energy (direct, diffuse, and reflected) received from the sun.
6. **Solar energy collector:** A device or combination of devices, structures or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

7. **Solar energy system:** A solar collector or other device or structural design feature of a structure that relies upon sunshine as an energy source and is capable of collecting, distributing, and storing (if appropriate to the technology) the sun's radiant energy for a beneficial use.
8. **Solar panel:** A panel consisting of an array of solar cells used to generate electricity directly from sunlight.
9. **Solar shingles:** A roofing product made by combining thin film solar technology (which converts sunlight to electricity) with a durable backing to provide a structural roof shingle comparable to traditional shingles.

Part 2: Add new Section 4.77 to Article 4.0 Use Standards: Solar Energy Ordinance

4.77 SOLAR ENERGY ORDINANCE

1. **Intent:** The intent of this ordinance is to promote the effective, efficient, and safe use of solar energy systems while ensuring orderly development of the community. Renewable energy sources such as solar offer many potential economic, environmental, and community benefits. Solar installations help preserve natural resources and reduce greenhouse gases and other harmful emissions. Solar energy expands energy options and can help maintain a power supply during power outages in the electric utility grid and create economic opportunities for regional and locally-based manufactures and suppliers. It is the intent of this ordinance to regulate the siting, design, and installation of solar energy systems to protect public health, safety, and welfare.

2. Requirements for All Solar Energy Systems

- A. The installation of any solar energy collector shall not negatively impact adjacent properties with additional or excessive storm water runoff and/or drainage.
- B. All solar energy collectors shall be adequately secured to the surface upon which they are mounted and the mounting structure shall be capable of supporting the panels.
- C. The exterior surfaces of solar energy collectors shall be substantially non-reflective of light.

- D. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI) and shall comply with all applicable state construction code and electrical code requirements and all other applicable federal, state, county and Township requirements, as may be amended from time to time.
- E. Each system shall comply with Township building permit requirements.
- F. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the building department prior to installation.

3. Requirements for On Site Solar Energy Systems

- A. On site solar energy systems shall be considered an accessory use and shall be permitted as a principal permitted use in all zoning districts.
- B. Building-mounted solar energy collectors for onsite solar energy systems shall be subject to the following requirements:
 - i. Solar energy collectors shall be of such weight as can be safely supported by the building.
 - ii. Solar energy collectors shall be considered part of the building to which they are attached and shall meet the required building setback requirements.
 - iii. Solar energy collectors shall not project more than 3 feet above the highest point of the roof and shall not exceed maximum building height limitations allowed in that zoning district by more than 2 feet.
 - iv. Solar energy collectors mounted on a roof shall not be installed within 3 feet of the edges of the roof, the peak, or eave or valley in order to maintain pathways of accessibility.
 - v. Solar energy collectors that are wall mounted shall not exceed the height of the building wall to which they are attached.
 - vi. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent street.
 - vii. A building permit is required for a building-mounted solar energy collector. The application shall be accompanied by a site permit.
- C. Ground-mounted solar energy collectors for onsite solar energy systems shall be

subject to the following requirements:

- i. Ground-mounted on site solar energy collectors shall be located only in the side or rear yard.
 - ii. Ground-mounted solar energy collectors shall be set back 10 feet from the rear and side property lines and shall be at least ten feet from any principal building or other accessory building.
 - iii. Ground-mounted solar energy collectors shall not exceed **12** feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.
 - iv. The system shall be set back a minimum of 10 feet from the boundary of a wetland or water course.
 - v. The total area of ground-mounted solar energy collectors shall be included in calculations to determine maximum lot coverage for the zoning district in which it is located.
 - vi. Ground mounted solar energy collectors shall be screened from adjoining properties by a fence or similar enclosure. Such fence or enclosure shall be approved by the Building Department in conformance with the Township Building Code.
 - vii. A building permit is required for all ground mounted on site solar energy systems. The application shall be accompanied by a sketch plan drawn to scale showing property setbacks to the solar collector surface area and a description of the screening to be provided.
- D. Solar energy equipment shall be repaired, replaced, or removed within three months of becoming nonfunctional.

4. Requirements for Commercial Solar Energy Systems

- A. Commercial solar energy systems shall be permitted as a special land use in the Light Industrial, General Industrial, and Rural Estate zoning districts and shall require review and approval in accordance with the special land use review procedures set forth in Section 6.3.
- B. Commercial solar energy systems shall require site plan review and approval pursuant to Section 6.2.
- C. Building mounted solar energy collectors for commercial solar energy systems shall meet the requirements in Section 3 B.

- D. Ground-mounted solar energy collectors for commercial solar energy systems must meet the following requirements:
- i. Ground-mounted solar energy collectors shall not exceed 12 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.
 - ii. The total area of ground-mounted solar energy collectors shall be included in calculations to determine maximum lot coverage for the zoning district in which it is located.
 - iii. The system shall be set back a minimum of 10 feet from the boundary of a wetland or water course.
 - iv. Commercial solar energy systems located in the Light Industrial and General Industrial Districts shall be set back 60 feet from the rear and side property lines and set back 60 feet from the front property line. If the system is adjacent to a residential district the system shall be set back a minimum of 100 feet from the residential district.
 - v. Commercial solar energy systems located in the Rural Estate district shall be set back 100 feet from the rear and side yard property lines and shall be located only in the side or rear yard.
 - vi. A commercial solar energy collector system shall provide buffering from adjacent land uses and is subject to the landscaping standards in 5.10. Systems located in the Light Industrial and General Industrial district shall meet the buffering requirements specified for those districts in the chart in 5.10.4. Systems located in the Rural Estate district shall meet the buffering requirements specified for the Light and General Industrial districts in the chart in 5.10.4.
 - vii. The system must include adequate infrastructure to transport the electricity generated into the electrical grid system.
 - viii. Power and communication lines running between the banks of the solar panels may be placed above ground, provided the lines are placed no higher than top of the solar panels.
 - ix. Power and communication lines to electric substations or interconnections with buildings shall be buried underground, except where the following conditions apply:
 - a. Where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - b. When required by the utility company.
 - c. Unless otherwise determined by the Planning Commission.

- E. If more than 4, 000 square feet of impervious surface is proposed a drainage plan shall be submitted.
- F. No commercial solar energy system shall be installed until evidence has been provided to the Planning Commission that the electric utility company has agreed to an interconnection with the electrical grid or a power purchase agreement.
- G. Prior to the issuance of a permit for installation of the system the applicant shall sign an acknowledgement of the requirements of Section 4.77.4.1. (below) and shall execute a financial guarantee in the form of a performance bond or other suitable guarantee in favor of Grand Blanc Township equal to 125% of the estimated costs of enforcing the requirements of Section 4.77.4.1. (below) as determined by the Township Engineer. The form of the guarantee must be approved by the Township Attorney.
- H. If the system ceases to operate or is abandoned for a period of 12 months the current land owner shall notify the Township on or before the end of the 12-month period and shall remove the system in its entirety including removal of all structures, foundations, electrical equipment and internal or perimeter access roads, any necessary hazardous waste cleanup, and restoration of soil, vegetation, and grading consistent with conditions existing prior to establishment of the system. The removal shall be completed no later than 6 months following the end of the 12-month period of cessation of operations or abandonment. Upon written application filed prior to the end of the 6-month period the owner may request an extension of time to either complete the removal or reinstate operations. The Planning Commission may grant an extension of up to one year from the end of the 6-month period for good cause shown. If the owner fails to remove the system or reinstate operations within the time permitted by this ordinance the Township, in addition to any other remedy provided under this Ordinance, may pursue legal action to abate the violation by seeking removal of the system and recovery of all costs, including attorney fees.

PART 3: EFFECTIVE DATE

The provision of this Ordinance is ordered to take effect seven (7) days following publication of Notice of Adoption in a newspaper of general circulation in the Township.

PART 4: ADOPTION

This Ordinance is declared to have been adopted by the Township Board of the Charter Township of Grand Blanc at a meeting thereof duly called and held on the 28th day of May 2019,

and ordered to be given publication in the manner prescribed under the laws and ordinances of the Township.

Catherine Lane

Township Clerk Catherine Lane

Scott Bennett

Township Supervisor Scott Bennett

CLERK'S CERTIFICATION

I, Catherine Lane, the duly qualified Clerk of the Charter Township of Grand Blanc, Genesee County, Michigan, do hereby certify the foregoing is a true and complete copy of Solar Ordinance, Zoning Ordinance No. 656, adopted by the Township Board of the Charter Township of Grand Blanc at a regular meeting held in the Grand Blanc Township Government Center, 5371 South Saginaw Street, Grand Blanc, Michigan, on the 28th day of May 2019, by a majority of the Board members present and voting, the original of which is on file in my office..

I further certify the above ordinance was published in The Grand Blanc View, a newspaper of general circulation in the Township, on June 6, 2019, as required by law.

Date: May 29, 2019

Catherine Lane

Township Clerk Catherine Lane