

**COLUMBIA
TOWNSHIP
ZONING
ORDINANCE**

Ordinance No. 2019 - 0218

**Adopted
February 18, 2019**

**Columbia Township
Jackson County, Michigan**

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COLUMBIA TOWNSHIP ZONING ORDINANCE

November 5, 2018
(Zoning Map dated September 10, 2018)

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Jackson County, Michigan**

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**Columbia Township
County of Jackson, State of Michigan**

**ORDINANCE NO. 2019-0218
ZONING ORDINANCE**

An Ordinance enacted by Columbia Township under Public Act 110 of 2006, the Michigan Zoning Enabling Act, to regulate the use and development of land and provide for the establishment of districts within which specified land use and development may occur including restrictions and requirements for structures, buildings, yards, and development densities, and to establish a permitting system to ensure reasonable review and authorization of land uses and development including the issuance of permits, appeals of decisions, and penalties for violations.

THE COLUMBIA TOWNSHIP BOARD ORDAINS:

**Article 1
TITLE and PURPOSE**

Section 1.1 Title

This Ordinance shall be known and cited as the Columbia Township Zoning Ordinance.

Section 1.2 Purpose

It is the purpose of this Zoning Ordinance to regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land in accordance with the land's character and adaptability, to ensure that the use of land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, to promote public health, safety, and welfare including the conservation of property values and natural resources including wooded areas, wetlands, and water resources, to implement the goals, objectives and policies of the Columbia Township Master Plan adopted pursuant to the Planning Enabling Act, Public Act 33 of 2008, as amended, and to advance all other purposes as authorized by the Michigan Zoning Enabling Act.

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End of Article 1

Article 2 GENERAL ADMINISTRATION, ENFORCEMENT, and PENALTIES

Section 2.1 Purpose

It is the purpose of this Article to provide for the administration and enforcement of this Ordinance, including the creation of a review and permit process. The primary permit process shall require the issuance of a Zoning Permit which shall indicate that the uses and plans for which the permit is requested comply with this Ordinance. Upon the issuance of a Zoning Permit, the applicant may establish the use for which the permit has been issued, including the erection of a building or structure, provided a Building Permit has been obtained from the Building Inspector demonstrating conformance to the requirements of the Construction Code.

Section 2.2 Zoning Permit Required

A. When Zoning Permit Required: Except as provided in subsection (C) below, none of the following shall occur until the Zoning Administrator has issued a Zoning Permit that shall signify the proposed activity conforms to the requirements of this Ordinance and, where required by state law, the Building Inspector certifies proposed structures and buildings comply with the Construction Code through the issuance of a Building Permit:

1. The initiation of excavation to a depth greater than eighteen (18) inches.
2. The erection, enlargement, alteration, movement or demolition of any wall, structure or building.
3. The use of any land or building or change in the use of any land or building including the conversion of an abandoned building to an active use.

B. Zoning Permit Form / Approval: A Zoning Permit shall be on a form established for such purpose and the completed form shall identify the specific use authorized, the drawings that graphically portray the proposed alterations and improvements to the property, and any conditions made part of such permit. No Zoning Permit or Building Permit shall be issued for any structure, building or use of land where the use, construction, addition, or alteration would be in violation of this Ordinance. See Section 2.4 regarding application review procedures.

C. Zoning Permit Exemption: A Zoning Permit shall not be required for the following, but the following shall be subject to the standards and other requirements of this Ordinance:

1. The erection, enlargement, alteration, movement or demolition of any building or structure that does not have a foundation, footings or similar permanent anchoring system, and is two-hundred (200) square feet or less in area as measured according to exterior dimensions. See Section 20.8(G).
2. The alteration of any wall of any building, when such building is greater than two-hundred (200) square feet in area according to exterior dimensions, provided no change is made to the location, height, or square footage of an exterior wall and such alterations are in compliance with all requirements and standards of this Ordinance. A Building Permit may be necessary for such an alteration pursuant to the Construction Code.
3. Fences for farm operations.

Section 2.3 Responsibility for Administration

A. General Administration: The administration and enforcement of this Ordinance shall be the responsibility of the Township Board, Planning Commission, Zoning Board of Appeals, and such personnel as designated by the Township Board in accordance with P.A. 110 of 2006, as amended, and this Ordinance. The Township Board shall appoint a Zoning Administrator who shall act as an officer in the administration and enforcement of this Ordinance. The Zoning Administrator may simultaneously serve as the Building Inspector.

B. Duties of the Zoning Administrator: Under no circumstances is the Zoning Administrator permitted to make changes to this Ordinance, nor to vary the terms of this Ordinance while carrying out the duties prescribed herein. The Zoning Administrator shall perform the duties specified in this Ordinance including, at a minimum:

1. Review Applications: Undertake and/or assist in the review of Zoning Permit applications and other applications made under this Ordinance, including applications for plot plans, site plans, special land use approvals, and variances.
2. Issue Zoning Permits: Issue Zoning Permits and other approvals when all provisions of this Ordinance have been met and the necessary approval has been granted by the proper body or official.
3. File of Applications: Maintain files of all applications submitted under this Ordinance, actions on such applications, and any performance guarantees associated with permits.
4. Inspections and Violations: Assist in the investigation and resolution of violations of this Ordinance including inspections to investigate, monitor and ensure conformance with this Ordinance. The Zoning administrator is authorized to issue notice of violations pursuant to Section 2.10.

5. Record of Complaints: The Zoning Administrator shall keep a record of any complaint of a violation of this Ordinance and of the action taken consequent to each complaint.
6. Reports: The Zoning Administrator shall report to and attend meetings of the Planning Commission, Zoning Board of Appeals, and Township Board, when specifically requested to do so, to report on activities pertaining to the issuance of permits, complaints of violation, actions taken on such complaints, and other Ordinance administrative and enforcement matters as may arise. Where the Zoning Administrator is unable to attend a requested meeting, a written report addressing pertinent matters shall be submitted to the respective body prior to such meeting.

Section 2.4 Zoning Permit Application and Review Procedures

A. General Application and Review Procedures: An application for a Zoning Permit shall be available from the Zoning Administrator or designated representative of the Township. Upon approval of the application, which is to include, at a minimum, the application form and all required supporting data and documents including a plot plan or site plan, a Zoning Permit shall be issued. Whenever the Zoning Administrator determines an application for a single-family or two-family dwelling and accessory uses and structures thereto is in conformity with the provisions of this Ordinance, the Zoning Administrator shall issue the Zoning Permit. Zoning Permit applications for uses, buildings and structures not associated with a single-family or two-family dwelling shall be issued by the Zoning Administrator only after the designated approving body for such application directs the Zoning Administrator to do so unless provided otherwise by this Ordinance.

1. Plot Plan / Site Plan: An application for a Zoning Permit shall include the submittal of a plot plan or site plan. An application for a single family or two-family dwelling and accessory structures thereto, shall include the submittal of a plot plan according to subsection (B) below. A site plan shall be required for all other uses, structures and buildings and shall be prepared according to Article 14 (Site Plan Review) unless provided otherwise by this Ordinance.
2. Special Land Uses: In addition to meeting the site plan requirements of Article 14, a Zoning Permit application for a use classified as a "special land use" according to the Permitted Uses tables of Article 3 shall be processed according to the provisions of Article 15 (Special Land Uses), which provides for the Township Board as the final approving body.
3. Variances: Where the approval of a variance by the Zoning Board of Appeals pursuant to Article 16 is necessary for the approval of a proposed plot plan or site plan, no such plot plan or site plan shall be acted upon by the Zoning Administrator, Planning Commission, or Township Board, nor shall such project be issued a Zoning Permit, until action on such variance request has first been taken by the Zoning Board of Appeals.
4. Incomplete Applications: If Zoning Permit application materials are not administratively complete when received by the body that is to take action on the application, the body may deny such application or otherwise delay action on the application until it is made complete in a readily comprehensible manner.
5. Performance Guarantees: A performance guarantee may be required as a condition to the issuance of a permit in order to ensure conformance with the requirements of this Ordinance (Section 2.6).
6. Permit Refusal in Writing: In any case where a Zoning Permit or other approval requested under this Ordinance is refused, the reasons shall be provided to the applicant in writing by the Zoning Administrator. Such notification may include a copy of the meeting minutes and motion containing such reasons.

B. Single Family and Two-Family Dwellings/Plot Plan Approval

1. Application Required: Application for a Zoning Permit for a single family or two-family dwelling, including alterations and accessory structures and buildings thereto, shall be submitted to the Zoning Administrator on a form for that purpose. See Section 2.2(C) for exceptions. Three (3) copies of all application materials shall be submitted and shall consist of:
 - a. The completed application form, and all permit applications, approvals and supporting documents associated with required county, state or federal permits including but not limited to County Health Department wastewater disposal and potable water system permits, County Soil Erosion Control permits, Jackson County Department of Transportation driveway permits, and Federal Aviation Authority permits.
 - b. An accurate, readable, drawing of scale not less than 1" = 100', constituting a plot plan, identifying:
 - 1) Name, address and telephone number of the applicant (and owner if different).
 - 2) A certified property line survey prepared by a Michigan-licensed surveyor, and the delineation of existing structures on the property as part of such survey, including the delineation of property line dimensions and bearings, lot area, legal description, parcel or lot number, and an arrow pointing north.
 - 3) The location and footprint of existing and proposed buildings and structures and heights

thereof, and the number of sleeping rooms therein. See definition for “building height” in Article 21.

- 4) Distances of buildings and structures from lot lines and water bodies within, abutting or traversing the lot including lakes and streams.
 - 5) Proposed use(s) of structures and land.
 - 6) Existing and proposed public and private right-of-ways and easements.
 - 7) Existing and proposed location of septic drain field and potable water well, and other existing and proposed utility locations.
 - 8) In the case of a corner lot, the designated side and rear yard.
 - 9) Any other information deemed necessary by the Zoning Administrator to determine Ordinance compliance and provide for the enforcement of this Ordinance.
2. Application Review: The Zoning Administrator shall review a Zoning Permit application and determine its conformity with the provisions of this Ordinance.
 3. Action on Application: After conducting a review, the Zoning Administrator shall deny, approve, or conditionally approve the application as it pertains to requirements and standards contained in this Ordinance. The applicant shall be notified in writing of the Zoning Administrator’s action on the application including any conditions associated with an approval. The decision by the Zoning Administrator shall be made within fifteen (15) calendar days of the receipt of a complete application including copies of all required county, state and federal applications and permits. A plot plan shall be approved if it contains the information required by, and is in compliance with this Ordinance. See Section 20.2 regarding conditional approvals.
 4. Approved Plot Plans: At least two (2) copies of an approved application, with any conditions contained within, shall be maintained as part of the Township records. A third copy shall be returned to the applicant. Each copy of the approved plans shall be signed and dated with the date of approval by the Zoning Administrator. If any variances from the Zoning Ordinance have been obtained from the Zoning Board of Appeals, the minutes concerning the variances, duly signed, shall also be filed with the Township records as a part of the application and delivered to the applicant.
 5. Plot Plan Changes: The Zoning Administrator shall review and act on proposed changes to an approved plot plan in the same manner as described by this subsection (B) for the original application.

C. Permit Withholding, Revocation and Expiration

1. Withholding Permit: A designated approving body, including in the case of a variance approval by the Zoning Board of Appeals, may withhold approval of an application pending verification that an applicant has received required county, state or federal permits. Similarly, such body may condition its approval of the requested application on the receipt of such permits.
2. Revocation: A body which grants approval of a permit or application under this Ordinance may revoke or cancel such approval in the case of failure or neglect to comply with this Ordinance, or in the case of any false statement or misrepresentation in the application. The Zoning Administrator may issue a stop work order to halt all construction activities and/or use of the premises pending a revocation decision.
3. Expiration of Permit:
 - a. A Zoning Permit, including the approved plot plan or site plan upon which the permit is based, shall expire after one (1) year from the date of granting such permit unless the development proposed or activity authorized shall have passed its first building inspection by the Building Inspector.
 - 1) Where a Zoning Permit does not provide for an immediate building or structure, such as in the case of a platted subdivision or site condominium, such permit shall become null and void after one (1) year from the date of granting such permit unless the clearing, preliminary grading, and survey staking of roads and drives shall have been completed within such time. Such permit shall become null and void after two (2) years from the date of granting such permit unless utilities and access ways, including roads, have been completed.
 - b. The body that approved a Zoning Permit may waive or extend the period of time in which the permit is to expire, for multiple periods with each period not to exceed one (1) year, if it is satisfied that the owner or developer is maintaining a good faith intention to proceed with construction and even though the permit and plot/site plan may not comply with the most current standards of this Ordinance due to amendments since the issuance of the permit.
 - 1) In the case where the original Zoning Permit is to expire more than three (3) years following the initial issuance of the permit, no extension shall be granted unless the body that approved the permit finds that surrounding conditions and land uses, and the most current standards of this Ordinance, continue to support the adequacy of the plot/site plan, and the owner or developer is maintaining a good faith intention to proceed with construction.

- 2) In the case of a multi-phased project, the expiration of a Zoning Permit for a specific phase shall similarly result in the expiration of all Zoning Permits previously granted for subsequent phases.
- c. Should a Zoning Permit expire, such use, building and/or activity shall not be initiated or continued except upon reapplication, subject to the provisions of all ordinances in effect at the time of reapplication. Upon expiration of the permit, failure to terminate the use for which the permit was issued is declared to be a nuisance per se and a violation of this Ordinance.
- d. Where there is a delay of more than sixty (60) days between the date a site plan is approved and the Zoning Permit is issued for such project, the time lines specified in this subsection (3) shall be computed from the date of the site plan approval.

Section 2.5 Building Permit / Permit of Occupancy Required

A. Building Permit: No grading, excavation, or construction shall be initiated prior to the issuance of a Zoning Permit and, where required by state law, the Building Inspector certifies proposed structures and buildings comply with the Construction Code through the issuance of a Building Permit.

B. Occupancy Permits: No structure or use shall be occupied, in whole or in part, without first receiving a permit for occupancy from the Building Inspector pursuant to the Construction Code.

Section 2.6 Performance Guarantee

A. Authority, Purpose, and Timing: To ensure compliance with this Ordinance and any conditions imposed under this Ordinance, the designated approving body for an application may require that a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township and covering the estimated cost of improvements, be deposited with the Township Clerk to insure faithful completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the Zoning Permit authorizing the activity or project. The Township may not require the deposit of the performance guarantee until it is prepared to issue the Zoning Permit. This Section 2.6 shall not be applicable to single family and two-family dwellings or improvements for which a cash deposit, certified check, irrevocable letter of credit, or surety bond has been deposited under the Land Division Act, Public Act 288 of 1967, as amended.

B. Improvements Covered: Improvements that shall be covered by the performance guarantee include those features of a project that are considered necessary by the body or official granting approval to protect the natural resources or the health, safety and welfare of residents of the Township and future users or inhabitants of the proposed project area including roadways, lighting, utilities, sidewalks, screening and drainage.

C. Return of Performance Guarantee: For the return of a performance guarantee or portion thereof, the applicant shall send written notice to the Zoning Administrator of completion of said improvements. The Zoning Administrator shall inspect the improvements and transmit a recommendation to the Township Board with a statement of the reasons for any recommended denial of the return of the performance guarantee or portion thereof. The Township Board shall approve, partially approve or deny the return of the performance guarantee request and shall notify the applicant in writing of the action of the Township Board within forty-five (45) days after receipt of the notice from the applicant of the completion of such improvements. Where approval or partial approval is granted, the Township Clerk shall release the approved payment to the applicant. The portion of the performance guarantee to be returned shall be proportional to the work completed.

1. **Lack of Full Completion:** Should installation of improvements fail to meet full completion based on the approved permit application, the Township may complete the necessary improvements itself or by contract to an independent contractor, and assess all costs of completing the improvements against the performance guarantee. Any balance remaining shall be returned to the applicant.

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Section 2.7 Timely Action on Applications

A. General Intent: All approvals applied for under this Ordinance shall be acted upon in a timely manner. However, in no case shall the matter of a timely decision undermine the intent of this Ordinance that all requested approvals undergo the necessary and adequate review to ensure all requirements and standards have been met and the public health, safety and welfare is preserved.

B. Specific Guidelines: The following time provisions shall apply unless specifically provided otherwise by this Ordinance or special circumstances arise such as delays associated with the acquisition of county, state or federal permits or the submittal of an incomplete application. The prescribed review periods under (2) and (4) below require that an application must be received by the Zoning Administrator at least thirty (30) days prior to the meeting when the reviewing body would normally begin deliberation on such application and, if submitted within a lesser time, the reviewing body may delay initiating deliberations until its next regularly scheduled meeting, or a special meeting called for the purpose of deliberating said application.

1. Applications Requiring Zoning Administrator Action: A complete application for a Zoning Permit for a single-family or two-family dwelling or an accessory structure or use thereto shall be acted upon by the Zoning Administrator within fifteen (15) days of the submittal of the complete application.
2. Applications Requiring Planning Commission Action: Action on an application by the Planning Commission, as in the case of a site plan or when making a recommendation to the Township Board regarding an amendment petition, shall occur within ninety (90) days of receipt of a complete application. Where a public hearing is required to be held, this time frame shall be extended by thirty (30) days.
3. Applications Requiring Township Board Action: Where this Ordinance requires the Township Board to act on an application, the Township Board shall take action on the application within ninety (90) days of the receipt of a complete application. Where the Township Board must delay action until receipt of a recommendation from the Planning Commission, as in the case of a rezoning petition, the Township Board shall take action on the application within ninety (90) days of the receipt of such recommendation.
4. Applications Requiring Zoning Board of Appeals Action: Where the Zoning Board of Appeals is required by this Ordinance to act upon a request for a variance, ordinance interpretation, administrative appeal, or other request as provided by this Ordinance, the Zoning Board of Appeals shall take action on the request within ninety (90) days of the receipt of a complete application.
5. Public Hearing Notices: See Section 2.11.

Section 2.8 Application Fees

A. Application Fees Required: Fees for the administration and review of development proposals, rezoning requests, actions before the Zoning Board of Appeals, inspections and the issuance of permits required under this Ordinance shall be deposited with the Township Clerk in advance of processing any application. The amount of such fees shall be established by the Township Board by resolution and may be revised from time to time. Such fees shall be limited to covering actual costs incurred by the Township and may include but are not limited to costs associated with conducting meetings and inspections, public notices, postage, photocopying, staff time, and mileage.

B. Professional Review and Fee: For any application for a Zoning Permit, variance, or other approval under this Ordinance, the Township Board or the reviewing body may also require the payment of a professional review fee when professional input is desired before a decision is made, due to the character or complexity of the proposal or concern over the potential impacts of the project. The applicant is entitled to a refund of any unused professional review fee and if actual professional review costs exceed the amount of the fee, the applicant shall pay the balance due prior to final action on such application. No professional review shall be required for a zoning permit application for a single-family or two-family dwelling.

Section 2.9 Site Inspections

The Zoning Administrator shall have the authority to make inspections of premises, upon request at reasonable times, for the purposes of verifying information on an application, monitoring conformance with the regulations and standards of this Ordinance, and for any other purpose associated with responsibilities of the Zoning Administrator granted by this Ordinance. No person shall interfere with the Zoning Administrator in the discharge of his/her duties. The Zoning Administrator may seek a search warrant any time a property owner refuses access to a property in order to make an inspection.

Section 2.10 Violations, Penalties and Remedies

A. Violations are a Nuisance Per Se: Any use of land which is commenced or conducted, or any building or structure which is erected, moved, placed, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is hereby declared to be a nuisance per se. Any person who disobeys, omits, neglects or refuses to comply with any provision of this Ordinance or any permit or other approval granted hereunder, or any lawful order or determination of the Township Board, Planning Commission, Zoning Board of Appeals, Building Inspector, Zoning Administrator, Zoning Enforcement Officer or any authorized deputy sheriff, issued pursuant to this Ordinance, shall be in violation of this Ordinance. Any such violation is hereby declared to be a nuisance per se.

B. Procedures:

1. **Notice of Violation:** Whenever the Zoning Administrator determines that a violation of this Ordinance or a permit or other approval issued under this Ordinance has occurred or is occurring and if the violation does not constitute an immediate danger to public safety or the property of others if not corrected, the Zoning Administrator shall give written notice to the owner or occupant of the property or the person doing the construction or using the land or structures, notifying him/her of the violation and requesting that the violation be corrected within a specified period of not less than fourteen (14) days and not exceeding ninety (90) days, as determined practical by the Zoning Administrator. This notice of violation is authorized by this Article and intended to secure compliance with this Ordinance without imposition of fines or other penalties.
 - a. Such notice of violation shall be directed to each owner of, or a party in interest, in whose name the property appears on the last local tax assessment records. All notices shall be served upon the person to whom they are directed personally, or in lieu of personal service, may be mailed by certified mail, return receipt requested, addressed to such owner or party in interest at the address shown on the tax records.
 - b. The Zoning Administrator may grant one or more written extensions of the correction period, provided that each request for extension is in writing and supported by good cause shown and further provided that the total additional period allowed for correction shall not exceed thirty (30) days. Such an extension may be authorized only where the Zoning Administrator determines that satisfactory progress has been made in attempting to correct the violation and that the violation does not constitute an immediate danger to public safety or the property of others if not corrected.
2. **Stop Work Order:** If the Zoning Administrator finds that the correction of a specified violation is not being addressed in a timely manner within the violation correction period specified in (1) above, or the violation represents an immediate threat to public health, safety or welfare, the Zoning Administrator shall issue a stop work order and all work on and use of the property shall be immediately stopped. The stop work order shall be posted on the property. The stop work order shall be in writing and shall be served upon the owner of the property involved, or to the owner's agent, or to the person doing the work, and shall state the conditions under which work on or use of the property may be resumed. Any person who shall continue any use of or work on the structure or premises after having been served with a stop work order, except such work as is directed by the Zoning Administrator to remove violations or unsafe conditions, shall be liable for penalties set forth in subsection (C) below.

C. Misdemeanors, Civil Infractions and Penalties: Except as provided by subsection (1) below, any person who shall violate any provision of this Ordinance or shall fail to comply with any of its requirements, or who shall erect, construct, alter or repair a structure in violation of an approval, permit or directive as provided in this Ordinance, shall be guilty of a misdemeanor. Upon conviction, such person shall be punishable by a fine of not more than five hundred dollars (\$500) or by imprisonment not exceeding ninety (90) days, or both. Each day a violation occurs shall be deemed a separate offense. The imposition of any sentence shall not exempt an offender from compliance with the provisions of this Ordinance. The foregoing penalties shall not prohibit the Township from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law. The owner of record or tenant of any building, structure, premises, or part thereof, and any architect, building contractor, agent, or other person who commits, participates in, assists in, or maintains such violation, may each be found guilty of a separate offense and suffer the penalties herein provided.

1. **Municipal Civil Infraction:** A violation of this Ordinance constituting a failure to obtain a zoning permit or any other required permit prior to commencement of construction, erection, alteration, or repair of a structure shall be deemed a civil infraction and any person who shall violate such Ordinance provisions shall be issued a citation for a municipal civil infraction in accordance with Public Act 12 of 1994, as amended. If the threat to public health and or safety necessitates immediate action, this procedure may

be circumscribed and the Township Board may initiate injunctive action in Circuit Court or any such other relief as may be provided by law.

D. Lien: If any fines, costs, assessments, damages and/or expenses in association with a municipal civil infraction remain unpaid or unsatisfied after the time permitted for such payment or satisfaction, the Township may impose and record a lien upon the real property involved, to the extent permitted by law, and may enforce the lien to the extent and in the same manner as is provided by law for the enforcement of unpaid ad valorem real property taxes, including the inclusion of the monetary amount of such lien upon the ad valorem property tax roll, and the collection thereof in the same manner as ad valorem real property taxes are collected.

Section 2.11 Public Hearing Notices

A. Hearing Notice Content: Unless otherwise required by the Michigan Zoning Enabling Act or this Ordinance where applicable, all mail, personal and newspaper notices for public hearings shall do all of the following:

1. Describe the nature of the request including whether the request is for a text amendment, zoning map amendment (rezoning), special land use, variance, appeal, ordinance interpretation or other purpose.
2. Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used such as a tax parcel identification number. No street addresses must be listed when eleven (11) or more adjacent properties are proposed for rezoning, or when the request is for an ordinance interpretation not involving a specific property.
3. Indicate the date, time and place of the hearing(s).
4. Indicate when and where written comments will be received concerning the request.

B. Recipients and Means of Notice: Unless otherwise required by the Michigan Zoning Enabling Act or this Ordinance where applicable, the following shall receive notice of the hearing, which notice shall include the information specified in (A) above.

1. General public, by publication of the hearing notice in a newspaper of general circulation in the Township.
2. To the owners of property for which approval is being considered, and the applicant if the applicant is different than the property owner, by mail or personal delivery.
3. To all persons to whom real property is assessed within 300 feet of the boundary of the project subject to the request, and to the occupants of all structures within 300 feet of the property, regardless of whether the property or occupant is located in Columbia Township, by mail or personal delivery. If the name of the occupant is not known, the term "occupant" may be used in making notification.
 - a. Subsection (3) above shall not apply in the case of rezoning requests involving eleven (11) or more adjacent properties, or an ordinance interpretation request or an appeal of an administrative decision that does not involve a specific property.
 - b. If a single structure contains more than four (4) dwelling units or other distinct spatial areas owned or leased by different persons, a single notice may be given to the manager or owner of the structure, who shall be requested to post the notice at the primary entrance to the structure.
4. To each electric, gas, and pipeline public utility company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the Township Clerk for the purpose of receiving the notice of public hearing, by mail, in the case of a text amendment or zoning map amendment.

C. Timing of Notice and Determination of Notice Given: Unless otherwise required by the Michigan Zoning Enabling Act or this Ordinance where applicable, all mail, personal and newspaper notices for public hearings shall be made not less than fifteen (15) days before the date the request will be considered, including applications for zoning map amendments (rezonings), text amendments, special land uses, variances, appeals and ordinance interpretations. The notice under subsection (B) shall be considered to be given when personally delivered or when deposited during normal business hours for delivery with the United States postal service or other public or private delivery service.

D. Confirmation of Notices Made by Mail or Personal Delivery: The Township Clerk shall prepare a list of property owners and registrants to whom notice was mailed, as well as anyone to whom personal notice was delivered.

End of Article 2

Article 3 ZONING DISTRICTS, REGULATIONS, and MAP

Section 3.1 Purpose

It is the purpose of this Article to establish the zoning districts into which the Township is hereby divided, to establish an Official Zoning Map that delineates the boundaries of the zoning districts, to identify the uses permitted in each district, and to establish basic site development standards for each District.

Section 3.2 Establishment of Districts

For the purpose of this Ordinance, the Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

Agricultural Districts

AG Agricultural

Residential Districts

RR Residential Rural District
RS Residential Suburban District
RLS Residential Lakefront Suburban District
RU Residential Urban District
R-MF Residential Multiple Family District
R-MHC Residential Manufactured Housing Community District

Commercial Districts

GO General Office District
C-1 Commercial Local District
C-2 Commercial General District
C-3 Commercial Highway Service District

Industrial Districts

I-1 Industrial Light District
I-2 Industrial General District
R&D Research & Development District

Section 3.3 Zoning District Map

A. The boundaries of the respective Districts enumerated in Section 3.2 are defined and established as depicted on the Official Zoning Map entitled COLUMBIA TOWNSHIP ZONING MAP, which is an integral part of this Ordinance. This map, with all notations and explanatory matter thereon, shall be published as part of this Ordinance as if fully described herein.

B. This Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bearing the following: *This is to certify that this is the Official Zoning Map of the Columbia Township Zoning Ordinance adopted on the 18th day of February, 2019.* If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map.

C. The Official Zoning Map shall be located at the official office of the Township and shall be the final authority with regard to the current zoning status of all land in the Township, along with supporting minutes of Township Board meetings regarding zoning district changes, regardless of the existence of copies of the Official Zoning Map which may be made and published from time to time.

Section 3.4 Purposes of Zoning Districts

See Table 3-1.

Section 3.5 Interpretation of District Boundaries

- A.** Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, there is an uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, to the Zoning Board of Appeals.
- B.** The Zoning Board of Appeals shall apply the following standards in arriving at a decision on such matters:
1. Boundaries indicated as approximately following roads or highway shall be construed as following the center lines of said roads or highways.
 2. Boundaries indicated as approximately following section lines, quarter section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.
 3. Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.
 4. Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel therefrom and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.
 5. Boundaries following the shoreline of a stream, lake, or other body of water shall be construed to follow such shorelines. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, canals, or other water courses shall be construed to follow such centerlines.
 6. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two (2) districts, the regulations of the more restrictive district shall govern. The “more restrictive district” shall be the district that places greater restrictions on development based on such factors as the scope of authorized uses, setbacks, lot coverage, and related development standards.

Section 3.6 Permitted Uses in Zoning Districts

A. Compliance with Zoning Regulations: Except as may 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 and structure, occurring after the effective date of this Ordinance, shall be subject to all regulations of this Ordinance that are applicable in the Zoning District in which such use, building, or structure shall be located. Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable for lands to which the same shall attach or be adjacent.

B. Uses Permitted in Each Zoning District: Tables 3-2 and 3-3 identify the principal land uses permitted in each of the districts enumerated in Section 3.1. No land use shall be established on a lot except in conformance with Tables 4-2 and 4-3. In order to ensure all possible benefits and protection for the zoning districts in this Ordinance, the Tables delineate whether a land use permitted in a particular District is a “Use Permitted by Right” or a “Special Land Use”.

1. Uses Permitted by Right: Uses permitted by right are the primary uses and structures specified for which the District has been established, and are subject to plot plan or site plan approval except where provided otherwise.
2. Special Land Uses: Special land uses are uses and structures that have been generally accepted as reasonably compatible with the “uses permitted by right” in the District, but are unique in character and therefore require special consideration in relation to the welfare of adjacent properties and to the Township as a whole. All such uses shall be subject to a public hearing and site plan approval. See Article 15, Procedures for Special Land Uses.

C. Accessory Uses: Unless otherwise specified in this Ordinance, accessory uses that are clearly incidental to and customarily associated with the principal use of the property are permitted in all Districts and shall conform to all applicable standards of this Ordinance, including Section 20.8 (Accessory Uses, Buildings and Structures). Examples of such accessory uses include, but are not limited to, household gardening in association with a single family dwelling, the repair of vehicles in association with a vehicle dealership, and a parking lot in association with an office building. Except in the case of an approved home occupation, in no case shall retail sales, repair or the servicing of items be construed as an accessory use to the principal residential use of a lot.

D. Prohibited Uses:

1. Use Not Listed is Prohibited: Any use of land not specifically permitted is prohibited, including any use of land not specifically identified in Tables 3-2 and 3-3. The Planning Commission may be petitioned to initiate an amendment to the Ordinance to authorize an otherwise prohibited use and standards that will apply for that use. If the Township Board adopts such an amendment according to Article 17, then an application can be processed to establish that use.
2. Non-Compliance with Local, County, State or Federal Law: No use shall be authorized or permitted that is not in compliance with all local, county, state and federal laws, rules and regulations.

Section 3.7 Site Development Requirements of Zoning Districts

A. All land uses shall comply with the site development requirements of the District in which it is located, as delineated in Table 3-4, in addition to all other applicable site development provisions of this Ordinance including, but not limited to:

1. Article 7: Standards and Regulations for Specific Land Uses.
2. Article 9: Signs.
3. Article 10: Off-Street Parking and Loading.
4. Article 11: Landscaping and Screening.
5. Article 12: Environmental Standards.
6. Article 13: Access and Private Roads.
7. Article 20: Supplemental Provisions.

B. No part of a setback area, yard, or other open space required about or in connection with any use, building or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, yard, or other open space similarly required for any other use, building or structure.

C. 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 created after the effective date of this Ordinance shall meet at least the minimum requirements established herein, including area and lot width.

D. No portion of one lot shall be used in the creation of another lot unless each lot resulting from each such reduction, division, or sale, shall conform to all of the requirements established herein.

E. Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations that are imposed or required by the provisions of any other law or ordinance, the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such law or ordinance shall govern.

Section 3.8 Special District Provisions

A. Manufactured Housing Community District (R-MHC)

1. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Michigan Mobile Home Commission Act, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the procedures and requirements in Article 14 of this Ordinance, except where said procedures and requirements are superseded by the requirements in P.A. 96 of 1987, as amended, or the Manufactured Housing Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within sixty (60) days after the Township receives the preliminary plan.
2. All manufactured housing communities shall be constructed and maintained in accordance with P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Manufactured Housing Commission pursuant to the authority vested in the Manufactured Housing Commission by such Act. The construction of a manufactured housing community shall not be initiated, nor shall a manufactured housing community be inhabited or operated until all necessary permits have been acquired from the Michigan Department of Labor and Economic Growth and all other agencies pursuant to the Mobile Home Commission Act.
3. Section 3.8(A) shall not apply in the case of a manufactured housing community comprised of a platted subdivision dedicated to mobile homes.

**Table 3-1
PURPOSES of ZONING DISTRICTS**

Table 3-1 identifies the principal purposes of the Districts of this Ordinance.

DISTRICTS	PURPOSE
<i>ALL DISTRICTS (except where provided otherwise)</i>	
<p style="text-align: center;">All Districts</p>	<ol style="list-style-type: none"> 1) Uses shall protect environmental resources including wetlands, woodlands and water courses. 2) Districts shall be located in coordination with the Columbia Township Master Plan. 3) Uses shall minimize negative impacts on surrounding land uses. 4) Commercial, industrial and other non-residential uses are to complement the community's character through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) Uses shall facilitate safe/efficient vehicular and non-motorized travel. 6) Uses shall be served by adequate facilities and services including sewage disposal, potable water, fire protection, and roads. 7) Additional and more specific purposes of each District are delineated below.
<i>AGRICULTURAL DISTRICTS</i>	
<p style="text-align: center;">AG-1 Agricultural</p>	<ol style="list-style-type: none"> 1) Provide opportunities for and encourage agriculture and the retention of land areas that are well suited for production of plants and animals useful to humans, due to soil, topographic and other conditions, or which support nearby agricultural operations such as wetlands and woodland stands. 2) Provide opportunities for low density residential lifestyles, outdoor-based recreation and open space preservation. 3) See also the "All Districts" purpose statement above.
<i>RESIDENTIAL DISTRICTS</i>	
<p style="text-align: center;">RR Residential Rural</p> <p style="text-align: center;">RS Residential Suburban</p> <p style="text-align: center;">RU Residential Urban</p>	<ol style="list-style-type: none"> 1) Provide opportunities for single and/or two-family residences of incrementally decreasing lot sizes and increasing density, to accommodate varying rural, suburban and urban lifestyles. 2) Meet the varied housing needs of current and future residents. 3) Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services. 4) See also the "All Districts" purpose statement above.
<p style="text-align: center;">RLS Residential Lakefront Suburban</p>	<ol style="list-style-type: none"> 1) Provide opportunities for single-family residential development patterns in association with the Township's lakes. 2) Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services. 3) See also the "All Districts" purpose statement above.
<p style="text-align: center;">R-MF Residential Multiple Family</p>	<ol style="list-style-type: none"> 1) Provide opportunities for apartment, townhouse and similar multiple family developments to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.
<p style="text-align: center;">R-MHC Residential Manufactured Housing Community</p>	<ol style="list-style-type: none"> 1) Provide opportunities for manufactured housing communities, including mobile home subdivisions, to meet the varied housing needs of current and future residents. 2) See also the "All Districts" purpose statement above.

Table 3-1 Continued on Next Page

Table 3-1 Continued (Purposes of Zoning Districts):

DISTRICTS	PURPOSE
<u>COMMERCIAL DISTRICTS</u>	
<p>GO General Office</p> <p>C-1 Commercial Local</p> <p>C-2 Commercial General</p> <p>C-3 Commercial Highway Service</p>	<ol style="list-style-type: none"> 1) In the case of the GO District, to provide opportunities for the development of areas dedicated to office centers and parks, generally free of retail and other non-office uses. 2) In the case of the C-1 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents and visitors. 3) In the case of the C-2 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents and visitors, and those of a more regional population. 4) In the case of the C-3 District, to provide opportunities for commercial uses that primarily address the retail and service needs of the highway traveler and to provide opportunities for commercial uses along designated highway locations that uniquely benefit from and/or rely on heightened highway proximity and access. 5) Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single parcel and in coordination with surrounding parcels. 6) Facilitate safe, convenient, and efficient pedestrian and other non-motorized modes of travel within the development including linkages to neighboring commercial uses. 7) Development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 8) Safe and efficient vehicular and non-motorized circulation. 9) See also the "All Districts" purpose statement above.
<u>INDUSTRIAL DISTRICTS</u>	
<p>I-1 Industrial Light</p> <p>I-2 Industrial General</p> <p>R&D Research & Development</p>	<ol style="list-style-type: none"> 1) In the case of the I-1 District, to provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes and the absence of objectionable external affects. 2) In the case of the I-2 District, to provide for a variety of manufacturing and other industrial uses that may include those that can be generally characterized as being of low intensity, as well as industrial uses that are more intensive in character in association with building sizes, public services demands, truck and vehicular traffic, industrial processes, or other operational features. 3) In the case of the R&D District, to provide for the development of research and development facilities to serve the needs of commerce, industry, business, education and technology, within an overall campus-like setting where open space is plentiful and there is an absence of nuisance factors such as excess noise, heat, glare, air pollution and waste production. 4) Development is of a character that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 5) See also the "All Districts" purpose statement above.
<u>OTHER DISTRICTS</u>	
<p>PUD Planned Unit Development</p>	<ol style="list-style-type: none"> 1) See Section 4.1, Planned Unit Development (PUD) District. 2) See also the "All Districts" purpose statement above.

End of Table 3-1

**Table 3-2
Permitted Principal Uses in Agricultural and Residential Zoning Districts¹**

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

References to Section numbers (“Sec. 7.4” by example) are provided to assist in the identification of special site development standards for the particular use. Other standards and requirements of this Ordinance shall also apply. See Section 7.1.

PRINCIPAL USES ¹		ZONING DISTRICTS						
		AG	R-R	R-S	R-LS	R-U	R-MF	R-MHC
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character								
1	Agriculture.	BR	BR	–	–	–	–	–
2	Areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.	BR	BR	BR	BR	BR	–	–
3	Campgrounds, recreational vehicle parks and travel trailer parks. (Sec. 7.4)	S	–	–	–	–	–	–
4	Extraction operations. (Sec. 7.9)	S	S	S	S	S	S	S
5	Golf courses and country clubs. (Sec. 7.11)	S	S	S	–	S	–	–
6	Shooting ranges and hunt clubs. (Sec. 7.22)	S	–	–	–	–	–	–
Uses of a Primarily Residential Character								
1	Assisted living facilities, nursing homes and convalescent homes.	S	S	S	–	S	S	–
2	Manufactured housing communities. (Sec. 3.8)	–	–	–	–	–	–	BR
3	Multiple family dwellings. (Sec. 7.17)	–	–	–	–	–	BR	–
4	Single family dwellings. (Sec.20.6)	BR	BR	BR	BR	BR	–	–
5	State licensed family home day care and foster care family home facilities. (Sec. 7.8)	BR	BR	BR	BR	BR	–	–
6	State licensed group home day care and foster care group home facilities. (Sec. 7.10)	S	S	S	S	S	–	–
7	Two family dwellings.	BR	BR	BR	–	BR	–	–
Uses of a Primarily Commercial, Business or Industrial Character								
1	Airport. (Sec. 7.2)	S	–	–	–	–	–	–
2	Banquet hall.	S	–	–	–	–	–	–
3	Bed and breakfast. (Sec. 7.3)	S	S	S	S	S	S	S
4	Boarding houses.	–	S	S	–	–	S	–
5	Day care centers. (Sec. 7.7)	S	S	S	–	–	S	S
6	Hospitals. (Sec. 7.12)	S	S	–	–	–	–	–
7	Kennels. (Sec. 7.14)	S	–	–	–	–	–	–
8	Landscaping services.	BR	S	–	–	–	–	–
9	Lumber mills.	S	–	–	–	–	–	–
10	Medical clinics.	S	–	–	–	–	S	–
11	Mobile home sales, including as an accessory use to a manufactured housing community.	–	–	–	–	–	–	S
12	Radio and television communication towers.	S	S	–	–	–	–	–
13	Resorts and conference centers.	S	–	–	–	–	–	–
14	Sale of trees, shrubs, flowers and other plant material.	S	S	–	–	–	–	–
15	Stable, Commercial.	BR	BR	–	–	–	–	–
16	Veterinarian clinics.	S	S	–	–	–	–	–
17	Wireless communication towers ² (Sec. 7.27)	S	S	–	–	–	–	–

Table 3-2 Continued Next Page. See End of Table for Footnotes.

(Table 3-2 continued)

PRINCIPAL USES ¹		ZONING DISTRICTS						
		AG	R-R	R-S	R-LS	R-U	R-MF	R-MHC
Other Uses Not Listed Above								
1	Clubs.	S	S	-	-	-	-	-
2	Public facilities owned by Columbia Township including, but not limited to, township offices, fire stations, police offices and jails, cemeteries, parks, and marinas.	BR	BR	BR	BR	BR	BR	BR
3	Public facilities owned by other than Columbia Township not otherwise addressed in this Table above.	S	S	S	S	S	S	S
4	Public assembly facilities not otherwise addressed in this Table above including public and private parks and schools, churches, libraries, and museums.	S	S	S	S	S	S	S
5	Solar Energy Systems (SES), Large. ³ (Sec. 7.23)	S	-	-	-	-	-	-
6	Utility substations, utility service yards, and similar uses.	S	S	S	S	S	S	S
7	Wind Energy Turbines, Large. ⁴ (Sec. 7.26)	S	-	-	-	-	-	-

Table 3-2 Footnotes:

1. Irrespective of the particular labeling of a cell in this table, the following are classified as a Special Land Use (S):
 - a. any use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the parcel, excluding farm and residential buildings.
 - b. any use that serves alcohol for consumption on the lot of sale.
2. See Sec. 7.27 regarding exceptions to the classification of wireless communication towers as “special land uses” or “prohibited.”
3. Small SES are permitted in all Table 3-2 Districts as an accessory use only. Medium SES are permitted in the A-1 District only, as an accessory use only. See Sec. 7.23 regarding review and approval procedures.
4. Small WETs are permitted in all Table 3-2 Districts as an accessory use only. Medium WETs are permitted in all Table 3-2 Districts as an accessory use only, provided the principal use is not a single or two-family dwelling. See Sec. 7.26 regarding review and approval procedures.

End of Table 3-2

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**Table 3-3
Permitted Principal Uses in Commercial and Industrial Zoning Districts¹**

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

References to Section numbers (“Sec. 7.7” by example) are provided to assist in the identification of special site development standards for the particular use. Other standards and requirements of this Ordinance shall also apply. See Section 7.1.

PRINCIPAL USES		ZONING DISTRICTS						
		C-1	C-2	C-3	GO	I-1	I-2	R&D
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character¹								
1	Marinas.	S	S	–	–	–	–	–
Uses of a Primarily Residential Character								
1	Dwellings when located on a second or third story above a business.	S	S	S	–	–	–	–
Uses of a Primarily Commercial or Business Character¹								
1	Agricultural service establishments.	–	S	BR	–	BR	BR	–
2	Any generally recognized retail business that supplies commodities on the premises within a completely enclosed building including, but not limited to, groceries, drugs, packaged liquor, furniture, clothing, dry goods, books, flowers, jewelry and hardware, but excluding sexually oriented businesses.	BR	BR	BR	–	–	–	–
3	Arcade.	S	BR	BR	–	–	–	–
4	Banquet hall.	S	S	–	–	–	–	–
5	Bed and breakfast.	S	–	S	–	–	–	–
6	Building material sales yard, including retail lumber yards and incidental millwork, and storage facilities for building materials including sand, stone, lumber, and contractor's equipment.	–	S	S	–	BR	BR	–
7	Colleges, universities and training facilities.	–	–	–	–	–	–	S
8	Contractor's yard.	–	S	S	–	BR	BR	–
9	Data processing and computer centers including computer programming and software development, training, and service and maintenance of electronic data processing equipment.	–	–	–	–	–	–	BR
10	Day care center. (Sec. 7.7)	S	S	–	–	–	–	–
11	Funeral homes and mortuaries, including a dwelling occupied by the facility owner or manager.	S	S	BR	–	–	–	–
12	Health clubs and spas.	S	BR	BR	–	–	–	–
13	Hospitals and convalescent homes. (Sec. 7.12)	–	S	S	–	–	–	S
14	Hotels and motels including conference centers. (Sec. 7.16)	–	S	BR	–	–	–	–
15	Indoor commercial recreation such as theaters, bowling alleys, skating rinks, indoor shooting ranges, and similar uses.	–	S	BR	–	–	–	–
16	Medical clinics.	BR	BR	BR	–	–	–	–
17	Landscaping services.	–	S	S	–	BR	BR	–
18	Lumber mill.	–	–	–	–	BR	BR	–
19	Mini-storage. (Sec. 7.15)	–	S	S	–	BR	BR	–
20	Offices and showrooms of plumbers, electricians, decorators, and similar trades in connection with not more than 25% of the floor area of the building or part of the building occupied by said establishment used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	S	BR	BR	S	–	–	–
21	Offices and showrooms of plumbers, electricians, decorators, and similar trades in connection with more than 25% of the floor area of the building or part of the building occupied by said establishment used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	–	S	S	–	BR	BR	–

Table 3-3 Continued Next Page. See End of Table for Footnotes.

(Table 3-3 continued)

BR = Use Permitted By Right S= Special Land Use¹ – = Prohibited Use

	PRINCIPAL USES	ZONING DISTRICTS						
		C-1	C-2	C-3	GO	I-1	I-2	R&D
	Uses of a Primarily Commercial or Business Character¹ <i>(continued)</i>							
22	Offices which perform professional services on the premises including but not limited to accountants, doctors, lawyers, insurers, financial institutions, consultants, architects, real estate, artist offices and galleries, and similar office uses.	BR	BR	BR	BR	–	–	BR
23	Offices of an executive, administrative, clerical and similar character, in which the principal function of the office does not entail on-site visits by customers.	BR	BR	BR	BR	–	–	BR
24	Outdoor commercial recreation such as miniature golf courses, go-cart tracks, batting cages, and outdoor theaters.	–	S	S	–	–	–	–
25	Personal service establishments that perform services on or off the premises such as appliance repair, shoe repair, upholstery repair, hair salons, photographic studios, laundry and dry cleaners, plumbing and electrical services, printing and reproduction, pet groomers and similar services.	BR	BR	BR	–	BR	BR	–
26	Restaurants, Class 1.	BR ²	BR ²	BR ²	–	–	–	–
27	Restaurants, Class 2.	S	S	S	–	–	–	–
28	Recreational vehicle storage.	–	–	S	–	S	S	–
29	Sale and rental of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow.	–	BR	BR	–	S	–	–
30	Service stations. (Sec. 7.25)	–	S	S	–	–	–	–
31	Sexually oriented businesses. (Sec. 7.21)	–	–	–	–	S	S	–
32	Taverns.	S	S	S	–	–	–	–
33	Vehicle / car wash facility.	–	S	S	–	–	–	–
34	Vehicle service and repair shop. (Sec. 7.25)	–	S	S	–	BR	BR	–
35	Veterinarian clinics.	BR	BR	BR	–	–	–	–
36	Watercraft storage and sales.	–	BR	BR	–	–	–	–
37	Wireless communication towers ³ (Sec. 7.27)	S	S	S	S	S	S	S
	Uses of a Primarily Industrial Character¹							
1	Assembly of electrical appliances, electronic instruments and devices, including the manufacture of small parts such as computer parts.	–	–	–	–	BR	BR	–
2	Bulk oil and fuel storage.	–	–	–	–	–	S	–
3	Crematoriums.	–	–	–	–	S	BR	–
4	Junkyards and salvage yards. (Sec. 7.13)	–	–	–	–	–	BR	–
5	Laboratories for the research, development and testing of engineered components including medical, optical, dental and pharmaceutical products.	–	–	–	–	–	BR	BR
6	Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. “Previously prepared materials” are materials processed, manufactured or created at another location and transported to the parcel in this District for assembly into new products.	–	–	–	–	BR	BR	BR
7	Manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, instruments, optical goods, hardware and food products.	–	–	–	–	S	S	–
8	Monument and art stone production and sales.	–	S	–	–	BR	BR	–

Table 3-3 Continued Next Page. See End of Table for Footnotes.

(Table 3-3 continued)

BR = Use Permitted By Right S= Special Land Use¹ - = Prohibited Use

PRINCIPAL USES		ZONING DISTRICTS						
		C-1	C-2	C-3	GO	I-1	I-2	R&D
Uses of a Primarily Industrial Character¹ <i>(continued)</i>								
9	Pilot manufacturing facilities for engineering, laboratory, scientific, electronic and research instruments, engineered products or components and associated equipment.	-	-	-	-	BR	BR	BR
10	Plastic molding and extrusion.	-	-	-	-	BR	BR	-
11	Printing and publishing.	-	BR	BR	-	BR	BR	-
12	Production, processing or testing utilized in product prototyping.	-	-	-	-	BR	BR	-
13	Railroad terminals.	-	-	-	-	-	BR	-
14	Recycling center.	-	-	-	-	S	BR	-
15	Research, development, design, testing, technical training, and related activities for industrial, scientific, educational, business enterprises.	-	-	S	-	BR	BR	BR
16	Tool and die manufacturing and other engineering services related to product, tool and/or equipment development.	-	-	-	-	BR	BR	BR
17	Warehousing, storage/ transfer establishments, truck terminals.	-	-	-	-	S	BR	-
18	Wholesale merchandising	-	-	S	-	BR	BR	-
Other Uses Not Listed Above¹								
1	Clubs.	S	S	-	-	-	-	-
2	Public facilities owned by Columbia Township including, but not limited to, township offices, fire stations, police facilities, cemeteries, parks.	BR	BR	BR	BR	BR	BR	BR
3	Public facilities owned by other than Columbia Township not otherwise addressed in this Table above.	S	S	S	S	S	S	-
4	Public and private assembly facilities not otherwise addressed in this Table including parks, schools, churches, libraries, museums.	S	S	S	-	-	-	-
5	Solar Energy Systems (SES), Large. ³ (Sec. 7.23)	-	-	-	-	S	S	-
6	Solar Energy Systems (SES), Medium. ³ (Sec. 7.23)	-	-	-	-	BR	BR	-
7	Utility substations, utility service yards, and similar uses.	S	S	S	S	S	S	S
8	Wind Energy Turbines (WETs), Medium and Large. ⁴ (Sec. 7.26)	-	-	-	-	S	S	-

Table 3-3 Footnotes

1. Irrespective of the particular labeling of a cell in this table, the following are classified as a Special Land Use:
 - a. any use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the parcel, excluding farm and residential buildings.
 - b. any use that serves alcohol for consumption on the lot of sale.
 - c. the provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.
2. Outdoor areas associated with a Class 1 restaurant that are used or intended to be used for eating, drinking, sporting activities and/or other gathering of persons, are permitted by special land use only when such outdoor areas exceed one thousand (1,000) square feet in area or otherwise permit more than thirty (30) persons to occupy such area.
3. See Sec. 7.27 regarding exceptions to the classification of wireless communication towers as “special land uses” or “prohibited.”
4. Small and Medium SES are permitted as an accessory use in all Table 3-3 Districts. A Medium SES may also be a principal use in Industrial Districts.
5. Small WETs are permitted as an accessory use in all Table 3-3 Districts.

End of Table 3-3

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Table 3-4¹
SITE DEVELOPMENT REQUIREMENTS¹

All principal land uses, structures and buildings shall comply with the site development requirements of Table 3-4 unless otherwise specified by this Ordinance. See Footnote 1.

See [Section 3.7](#) for the Residential Manufactured Housing Community site development requirements.

See [Article 4](#) for Planned Unit Development (PUD) site development requirements.

See [Section 20.8](#) for accessory structure and building requirements.

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Heights	Maximum Lot Coverage	Minimum Yard Setback ⁴		
					Front ⁴	Side ⁴ (each)	Rear ⁴
AG Agricultural	1 acre	200 ft. ²	35 ft. ³ and 2.5 stories	10%	35 ft. ⁴	20 ft. ^{4,5}	50 ft. ⁴
RR Residential Rural	20,000 sq. ft.; 35,000 sq. ft. for TFD	90 ft. ²	35 ft. ³ and 2.5 stories	20%	35 ft. ⁴	20 ft. ^{4,5}	50 ft. ⁴
RS Residential Suburban	10,000 sq. ft.; 15,000 sq. ft. without SS	80 ft.; ² 110 ft. for TFD	35 ft. ³ and 2.5 stories	30%	25 ft. ⁴	10 ft. ^{4,5}	25 ft. ⁴
RLS Residential Lakefront Suburban	10,000 sq. ft.; 15,000 sq. ft. without SS	80 ft.; ²	35 ft. ³ and 2.5 stories	30%	25 ft. ⁴	10 ft., ^{4,5}	50 ft. for waterfront lot, otherwise 25 ft. ⁴
RU Residential Urban	5,000 sq. ft.; ¹⁰ 15,000 sq. ft. without SS	60 ft. ²	35 ft. ³ 2.5 stories	40%	20 ft. ⁴	10 ft. ^{4,5}	25 ft. ⁴
R-MF Residential Multiple Family	10,000 sq. ft.; 15,000 sq. ft. without SS	80 ft. ²	40 ft. ³ 3.0 stories	25%	25 ft. ⁴	10 ft. ^{4,5}	25 ft. ⁴
GO General Office	30,000 sq. ft.	150 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	15 ft. ^{4,6}	35 ft. ⁴
C-1 Commercial Local	15,000 sq. ft.;	100 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	15 ft. ^{4,6}	35 ft. ⁴
C-2 Commercial General	30,000 sq. ft.	200 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	15 ft. ^{4,6}	35 ft. ⁴
C-3 Commercial Highway Service	30,000 sq. ft.	200 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	15 ft. ^{4,6}	35 ft. ⁴
I-1 Industrial Light	1 acre ⁸	200 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	25 ft. ^{4,6}	35 ft. ⁴
I-2 Industrial General	2 acres ⁸	200 ft. ²	35 ft. ³	50%	35 ft. ^{4,7}	25 ft. ^{4,6}	35 ft. ⁴
R&D Research & Development	5 acres ⁹	250 ft. ^{2,9}	35 ft. ³	50%	35 ft. ^{4,7}	15 ft. ^{4,6}	35 ft. ⁴

TFD = Two family dwelling SS = Sanitary Sewer

See following pages for Table 3-4 Footnotes.

Footnotes for Table 3-4 – Site Development Requirements

1. **Other Standards and Regulations:** All uses shall comply with the site development requirements in Table 3-4, unless specified otherwise by this Ordinance. See also Article 7 - Standards and Regulations for Specific Land Uses, Article 9 - Signs, Article 10 - Off-Street Parking and Loading, Article 11 - Landscaping and Screening, Article 12 - Environmental Protection, Article 13 - Access and Private Roads, Article 20 - Supplemental Provisions (including provisions addressing accessory uses and structures), and other Articles as applicable.
2. **Configuration of Lots:** All lots shall conform to the following configuration requirements:
 - a. The depth of a lot shall not exceed four (4) times its width.
 - b. The minimum frontage/lot width standard of Table 3-4 shall extend from the front lot line to the required building setback line and continue over at least seventy percent (70%) of the lot area. In the case of a waterfront lot, the minimum frontage/lot width standard shall apply to both the front and rear lot line.
 - c. Lesser frontage and width standards than those of Table 3-4 may be approved where the front lot line abuts a curvilinear road segment, such as a cul-de-sac, where without such reduction, such lots would be unnecessarily excessive in overall width or area, or otherwise result in irregular or impractical configurations. However, such reduction shall not exceed fifty percent (50%), and the minimum front yard setback shall be increased to the line at which there is compliance with the lot width standard of Table 3-4.
3. **Height Exceptions:** The following height exceptions shall apply except where otherwise regulated by this Ordinance:
 - a. Except as provided in (b) below, structures may exceed the height standard of the district in which it is located provided the structure is set back an additional one (1) foot for each two (2) feet of height in excess of the district's height limitation.
 - b. The following height exemptions apply provided no portion of the building or structure exceeding the district's height limitation may be used for human occupancy and the designated approving body finds the exemption shall not undermine the character, use and enjoyment of nearby properties:
 - 1) Those features that are purely ornamental in purpose such as church spires, belfries, cupolas, domes, ornamental towers, flagpoles and monuments, and similar features, provided such features occupy no more than ten percent (10%) of the structure's gross roof area.
 - 2) Those necessary appurtenances to mechanical or structural functions, such as chimneys and smokestacks, water tanks, elevator and stairwell structures, ventilators, and transmission structures, but not to exceed one hundred (100) feet in height above the ground surface below.
 - 3) Public utility structures.
4. **Setback Provisions Applicable in All Districts:**
 - a. *Measurement of Setbacks:* Setbacks shall be measured from the respective lot line to the foundation wall or footing of the respective building or structure unless provided otherwise by this Ordinance.
 - 1) Where one or more chimneys, bay windows or similar architectural features from the wall face of the building, including cantilevered floors, occupy more than a total of 12 sq. ft. of extended area, the setback shall be measured from the respective lot line to the nearest point of the extension.
 - 2) In the case of a floor that extends beyond the foundation wall or footing by more than six (6) inches, such as in the case of cantilever construction, the setback shall be measured to the extended wall.
 - b. *Special Road Setbacks:* In no case shall a structure be located closer than ninety (90) feet to the centerline of Jefferson Road, M-50, M-124 and US-127.
 - c. *Special Waterfront Setbacks:* In no case shall a structure be located closer than fifty (50) feet from the water's edge of a waterfront lot, or the rear lot line of such lot, whichever is closer to the proposed structure, except that where there exists one (1) or more dwellings on waterfront lots located on one (1) or both sides of a lot, and where such dwellings are within one hundred (100) feet of such lot and such dwellings are less than fifty (50) feet from the water's edge, the required setback shall be the average setback of such existing dwellings measured from the water's edge.
 - 1) In the case of Lake Columbia, along those portions of the lake where a lot's rear lot line abuts land under separate ownership than that of the lot, and without such land the lot would be a waterfront lot, the rear yard setback shall be measured from the rear lot line. Such setback measuring shall be subject to the same setback averaging provision specified in subsection (c) except as follows:
 - (a) In no case shall a structure in excess of three (3) feet in height be erected so as to extend more than five (5) feet beyond the building wall closest to the lake on an adjacent lot.
 - (b) In no case shall a structure be located closer than twenty-five (25) feet to the rear lot line.

(c) In no case shall a structure be located closer than fifty (50) feet to the water's edge.

- 2) Where sedimentation or changes in a lake's level has caused the water's edge to recede, a lot considered to be a waterfront lot prior to such recession shall continue to be construed as a waterfront lot after such recession and the rear yard setback shall be measured from the location of the lake's edge at the time the lot had frontage along such water. The determination of where the previous water's edge is located shall be made according to assessment resources available to the Zoning Administrator or other approving body including aerial photographs, the description of the recorded lot, property line survey, and site investigation. This subsection (2) shall not apply to those portions of Lake Columbia where a lot's rear lot line abuts land under separate ownership than that of the lot. See subsection (1).

5. AG and Residential Districts Side Yard Setbacks:

- a. For a corner lot, the minimum required front yard setback shall apply to both yards abutting a road right-of-way/easement except that this side yard setback may be reduced the minimum amount necessary to ensure a twenty (20) foot buildable lot width. However, in no case shall such setback be less than fifteen (15) feet. "Buildable lot width" shall be defined as the dimensional width of the lot less both required side yard setback dimensions.
- b. The ZBA shall give due consideration to requiring a lesser building height in association with a variance that may be issued for a lesser setback than that specified by Table 3-4, where the lesser setback will result in a building being less than ten (10) feet from a lot line, consisting of a one (1) foot of reduced building height for each one (1) foot or fraction thereof of lesser side yard setback.

- 6. C-1, C-2 and GO Districts Front Yard Setback:** The minimum front yard setback in the C-1 District shall be thirty-five (35) feet except that where there exists two or more principal buildings along the same frontage and within 100 feet of the lot, the front yard setback for such lot shall be equal to the average setback established by such buildings. The Township Board may waive or modify this requirement where it finds that such modification or waiving will result in a more advantageous overall form or pattern of development, as depicted in a site plan, taking into consideration such factors as the encouragement of continuous storefronts, beneficial pedestrian circulation and spaces, pedestrian and vehicular safety, visibility, and orderly development.

7. Commercial and Industrial Districts Side Yard Setbacks:

- a. C-1 and GO Districts: The required fifteen (15) foot side yard setback shall not apply in the case of shared-wall construction with an adjacent building. The required fifteen (15) foot side yard setback shall be increased to twenty-five (25) feet where the side lot line abuts an Agricultural or Residential District.
- b. C-2, C-3, I-1 and I-2 Districts: The required fifteen (15) foot side yard setback shall not apply in the case of shared-wall construction with an adjacent building. The required fifteen (15) foot side yard setback shall be increased to fifty (50) feet where the side lot line abuts an Agricultural or Residential District.

- 8. I-1 and I-2 Districts Lot Area and Width:** The minimum lot area and width shall be 20,000 sq. ft. and 100' where such lot gains access from an internal road network dedicated to an industrial development comprised of multiple lots developed in a unified and coordinated manner and commonly referred to as an office, industrial or research park.

- 9. R&D Districts Lot Area and Width:** The minimum lot area and width shall be 30,000 sq. ft. and 150' where such lot gains access from an internal road network dedicated to an industrial development comprised of multiple lots developed in a unified and coordinated manner and commonly referred to as an office, industrial or research park.

End of Article 3

Article 4

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

Section 4.1 Purpose

The provisions of this Article provide enabling authority and standards for the submission, review and approval of applications for planned unit developments (PUDs), pursuant to the Michigan Zoning Enabling Act. It is the intent of the Article to authorize the use of PUD regulations to permit flexibility in the regulation of land development to encourage beneficial innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; and encourage useful open space, and provide better housing, employment, and shopping opportunities. The provisions of this Article are not intended as a device for ignoring this Ordinance or the planning upon which it is based. To that end, the provisions of this Article are intended to result in land use development substantially consistent with the planned development pattern for the Township according to the Columbia Township Master Plan, with modifications and departures from Ordinance requirements made in accordance with standards provided in this Article to insure appropriate, fair, and consistent decision making.

Section 4.2 PUD is a Separate District

A PUD is permitted as a separate zoning district only when determined to be in compliance with the provisions of this Article. The approval of a PUD shall require an amendment of the Zoning Map constituting a part of this Ordinance so as to designate the property "PUD" and the PUD shall be subject to the approved PUD application.

Section 4.3 Minimum Eligibility Criteria

- A. The following minimum eligibility criteria shall be met in order for PUD approval:
1. **Recognizable and Substantial Benefit**: The PUD shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community. Such benefit must otherwise be unfeasible or unlikely under the regulations of other Districts.
 2. **Availability and Capacity of Public Services**: The proposed type and intensity of use shall not result in an unreasonable burden on the availability and use of existing public services, facilities, and utilities.
 3. **Compatibility with the Master Plan**: The proposed development shall be in accordance with the goals and policies of the Columbia Township Master Plan.
 4. **Compatibility with the PUD Intent**: The proposed development shall be consistent with the intent and spirit of Section 4.1.
 5. **Economic Impact**: The proposed development shall not impede the continued use or development of surrounding properties for uses permitted on such properties.
 6. **Unified Control of Property**: The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance and the specifications of the PUD approval.

Section 4.4 Use and Design Standards

A. Permitted Uses and Mix of Uses: Any land use authorized in this Ordinance is permitted in a PUD as a principal or accessory use provided that public health, safety, and welfare are not impaired and the essential character of the proposed PUD meets the general intent of the Columbia Township Master Plan. Where the Master Plan provides for primarily residential development patterns, commercial and other nonresidential uses may be permitted as part of a PUD that also contains a residential component, provided that the residential component will be predominant. The determination of the predominance of the residential component shall take into account the extent to which the non-residential use serves residents in the PUD compared to others who will travel to the site, the amount of traffic generated by the non-residential use compared to the residential component, the operational hours of the non-residential use, the proportional land area allocated to the non-residential use, and the building floor area allocated to the non-residential use.

B. General Site Development Standards and Waivers: The site development standards for all proposed individual land uses and facilities in a PUD shall conform to this Ordinance, including such standards pertaining to lot area and dimensions, density, lot coverage, setbacks, parking, loading, landscaping and screening, road widths, and similar requirements, except that the Township Board may waive such standards where such modifications will result in a more beneficial development than would be possible without the modifications.

1. Unless a waiver is granted, standards pertaining to lot area and dimensions, density, lot coverage, and setbacks shall comply with those standards of the District which most closely characterizes the dominant character of the PUD development as determined by the Township Board.
2. Unless a waiver is granted, mixed uses shall comply with the regulations applicable for each individual use, including the standards contained in Article 7, Standards for Specific Land Uses. If regulations are inconsistent with each other, the regulations applicable to the most dominant use shall apply.
3. The waiving of development standards may be authorized only upon a finding by the Township Board that there are adequate features or planning mechanisms designed into the project to achieve the objectives intended to be accomplished with respect to each of the standards from which a departure is sought.

Section 4.5 Approval Standards

A. Each application and site plan for a PUD shall conform to all applicable provisions of this Ordinance unless specific waivers have been granted by the Township Board, and the following:

1. Site Plan Approval Standards, Section 14.4.
2. General Approval Standards for Special Land Uses, Section 15.6.

Section 4.6 Procedure for Review and Approval

A. Optional Preapplication Conference: Prior to the submission of a preliminary site plan for PUD approval, the applicant may request a meeting with the Chairperson of the Planning Commission and the Township Supervisor, together with such consultants and local officials and staff as either the Township or the applicant deem appropriate. The purpose of the meeting shall be to inform township officials of the general theme for the proposed development and to provide the potential applicant with information regarding land development policies, procedures, standards and requirements of the Township pertaining to the development being contemplated by the applicant. Statements made in the course of a preapplication conference shall not be legally binding commitments. At the preapplication conference or conferences, the applicant may present a general sketch plan of the proposed PUD which provides an overview of the proposed project.

B. Preliminary Site Plan: Application, Public Hearing, and Action

1. The applicant shall submit to the Zoning Administrator twenty (20) copies of a preliminary site plan and an application form supplied by the Zoning Administrator. The Zoning Administrator shall forward copies to the Planning Commission. The preliminary site plan shall comply with the requirements of Section 14.3(A) and include a detailed text description of the proposed development and all Ordinance standards that the applicant is seeking a waiver for.
2. The Planning Commission shall review the preliminary site plan and shall be entitled to make reasonable inquiries of and receive answers from the applicant. Following review of the preliminary site plan submittal, the Planning Commission shall act on the preliminary site plan as if it were an application for rezoning, and in doing so, shall follow the provisions of Article 17.
3. Following the public hearing provided under Article 17 and any fact finding and additional studies, the Planning Commission shall prepare written findings regarding the PUD application and the preliminary site plan's conformance with the applicable requirements of this Article and Ordinance, including the approval standards of Sections 14.4 and 15.6. The Planning Commission shall recommend to the Township Board to approve, deny, or approve with conditions the preliminary site plan. The Planning Commission shall prepare and transmit a report to the Township Board stating its conclusions and recommendation, the basis for its decision, and any recommended conditions relating to an affirmative decision. The report shall document the extent to which the Planning Commission supports the waivers being requested by the applicant and any concerns regarding the same.
4. The Township Board shall take final action to approve, deny, or approve with conditions the preliminary PUD application and site plan. In reviewing the preliminary PUD application and site plan, the Township Board shall consider the applicable requirements of this Article and Ordinance including Sections 14.4 and 15.6. The Township Board shall prepare and transmit a report to the applicant stating its conclusions and decision, the basis for its decision, and any conditions relating to an affirmative decision. The effect of Township Board approval of the preliminary PUD application and site plan shall be:

- a. to authorize the fundamental PUD character and layout embodied in the preliminary site plan, including any conditions applied to the approval, prior to the preparation of a final site plan.
- b. to authorize a change on the Zoning Map to classify the subject property as "PUD".

C. Final Plan and Permit Issuance

1. Within eighteen (18) months following receipt of preliminary approval, the applicant shall submit to the Zoning Administrator twenty (20) copies of a final PUD site plan, or phase one of a final site plan, in conformance with Section 14.3(B) and including a detailed text description of the proposed development and all Ordinance standards subject to a proposed waiver. If the final plan has not been submitted within such period, the preliminary plan approval shall become null and void unless the Township Board extends the time for submission of the final plan upon a showing by the applicant that no material change of circumstances has occurred having bearing on the original action of the Township Board, found upon inspection by the Township Board to be valid.
2. The Zoning Administrator shall record the date of the receipt of the final site plan and transmit copies to the Planning Commission and other agencies or individuals selected to review such plans including but not necessarily limited to Township departments and staff, consultants, County Drain Commissioner, and County Department of Transportation.
3. The Planning Commission shall review the final plan and shall be entitled to make reasonable inquiries of and receive answers from the applicant. The Planning Commission shall prepare and transmit a report to the Township Board stating its conclusions and recommendation, the basis for its recommendation, and any conditions relating to an affirmative decision. The Planning Commission shall recommend to the Township Board to approve, deny, or approve with conditions the final plan. The Township Board shall take final action to approve, deny, or approve with conditions the final PUD site plan. In reviewing the final plan, the Township Board shall consider the applicable requirements of this Article and Ordinance, including Sections 14.4 and 15.6. The Township Board shall prepare and transmit a report to the applicant stating its conclusions and decision, the basis for its decision, and any conditions relating to an affirmative decision.
4. If and when the final site plan is approved, all improvements and use of the property shall be in conformity with the final site plan and any conditions imposed. The applicant shall record an affidavit with the Register of Deeds containing the legal description of the entire project, specifying the date of approval, and declaring that all future improvements shall be carried out in accordance with the approved PUD unless a site plan revision is approved by the Township Board upon request or approval of the applicant or applicant's transferee and/or assignees. Upon receipt of the recorded documents, the Zoning Administrator shall issue a permit for that portion of the PUD project receiving final site plan approval.
 - a. An approved final site plan shall become null and void three (3) years from the date of its approval unless the project for which site plan approval has been granted has been completed within such time period. The Township Board may extend such approval time for multiple periods of no greater than one (1) year per period. No extension shall be granted unless the Township Board finds that surrounding conditions and land uses, and the most current standards of this Ordinance, continue to support the adequacy of the site plan.
 - b. Where new standards or regulations have been made part of this Ordinance since the date of the site plan approval, the Township Board may waive compliance with such new standards and regulations for the remaining portion of the project to be completed upon a finding that conformance to the new standards would unreasonably burden the completion of the project and continued compliance with the standards on which the site plan was originally approved shall not undermine the public health, safety and welfare including the project's impact on surrounding land uses.

Section 4.7 Phasing

In developments that are to be predominantly residential in character but include nonresidential components, the Township Board may require a phasing plan to ensure that a specified number or percentage of the proposed residential units are constructed prior to or concurrently with nonresidential components, and such phasing plan may include other requirements to ensure appropriate phasing.

End of Article 4

Article 5

Reserved for Future Use

End of Article 5

Article 6

NONCONFORMING LOTS, USES and STRUCTURES

Section 6.1 Purpose

It is recognized that there exists lots, structures and uses within the Districts of this Ordinance and subsequent amendments, which were lawful before this Ordinance was passed or amended, which would be prohibited, regulated or restricted under the terms of this Ordinance or subsequent amendment. It is the purpose of this Article to permit legal nonconforming lots, structures and uses to continue until they are removed or discontinued, and to provide for their maintenance and repair but not their expansion, enlargement, extension or other alteration which in any way increases its nonconformity, except as otherwise provided by this Article.

Section 6.2 Nonconforming Lots

A. Notwithstanding limitations imposed by other provisions of this Ordinance, any use and customary accessory structures may be erected on any single lot of record in existence on or before the date of adoption or amendment of this Ordinance, where such use is an authorized "use permitted by right" in said District according to Tables 3-2 and 3-3 of Article 3, even though such lot fails to meet the requirements for area, width, and/or frontage that are applicable in the District. However, the following provisions shall apply:

1. All yard dimensions, setbacks and other requirements not involving area, width, and/or frontage, shall conform to the regulations for the District in which such lot is located unless a variance is obtained through approval of the Zoning Board of Appeals according to Article 16.
2. If two or more lots or combinations of lots and portions of lots, share continuous frontage and share a common side lot line or portion thereof, and are in single ownership of record at the time of passage or amendment of this Ordinance as recorded in the County Register of Deeds, and if all or part of the lots do not meet the requirements established for area, width, and/or frontage, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance. No portion of said parcel shall be used or divided in a manner that diminishes compliance with the area, width and frontage requirements of this Ordinance.
 - a. This subsection (2) shall not apply in the case where the two (2) or more lots in single ownership are part of a platted or condominium subdivision and use of each of the two (2) or more nonconforming lots as individual building sites is in character with the manner in which thirty percent (30%) or more of other individual nonconforming lots, located within five hundred (500) feet of the two (2) or more lots in question, are being used.

Section 6.3 Nonconforming Uses

A. Where, on the date of adoption or amendment of this Ordinance, a lawful use 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:

1. No nonconforming use shall be enlarged or increased in area or bulk or in the number of structures and buildings, or moved or extended to occupy a greater area of land, than as existed on the date of adoption or amendment of this Ordinance except as follows:
 - a. A nonconforming use may be extended throughout any portion of a building in which it is located where such portion was manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance.
2. A change of tenancy or ownership of a nonconforming use is allowed provided there is no increase in the degree of nonconformance of the nonconforming use.
3. Any nonconforming use of land or structure, or combination thereof, which is superseded by a permitted use, shall thereafter conform to the regulations for the District in which such use is located, and a nonconforming use may not thereafter be resumed or otherwise established.
4. If a nonconforming use of any building, structure, land or premises ceases for any reason for a period of more than two (2) years, or where the use is destroyed to an extent of more than 50% of its replacement value, the subsequent use of the property shall thereafter conform to the regulations and provisions of this Ordinance for the respective District. Conditions that shall be considered in determining the cessation of a nonconforming use shall include, but need not be limited to, disconnection of utilities, the property has fallen into a state of disrepair, and the removal of equipment necessary for such use.

5. No nonconforming use may be changed to another nonconforming use except upon approval of the Zoning Board of Appeals, upon finding that such change in use will be more conforming to the intent of the district in which it is located than the existing nonconforming use. In making such a determination, the Zoning Board of Appeals shall consider the anticipated change in intensity of use including vehicular and pedestrian traffic, hours of operation, and other aspects of the proposed use.
6. Where nonconforming status applies to a structure and use in combination, removal or destruction of the structure to an extent of more than fifty percent (50%) of its replacement value, exclusive of foundations, shall eliminate the nonconforming status of the land and all subsequent uses and structures on the land shall conform to the respective District regulations.

Section 6.4 Nonconforming Structures

A. Where a lawful structure exists on the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance or subsequent amendment by reason of restrictions on area, lot coverage, height, setbacks, yards or other characteristics of the structure or location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No nonconforming structure may be enlarged or altered so as to increase its nonconformity such as in the case of a building's height or the cubic content of the portion of the building encroaching into a required setback.
2. Should a nonconforming structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement value, exclusive of foundations, it shall not be reconstructed except in conformity with the provisions of this Ordinance, including the site development standards for the respective District. In identifying the extent of destruction and the cost to replace the damaged structure, the Zoning Administrator may seek a written opinion from a qualified building appraiser and the opinion shall include the basis for the opinion. The limitations of this subsection (2) shall not apply when all of the following conditions are met:
 - a. The replacement structure is to be erected on the same foundation as the previous structure.
 - b. A building permit for the erection of the replacement structure is issued within one (1) year of the previous structure's destruction, and the replacement structure is completed to an extent equal to fifty percent (50%) or more of its construction cost within two (2) years of such destruction.
 - c. The replacement structure is no more nonconforming than the previous structure.
3. Should such structure be 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 moved.
4. A nonconforming structure may undergo ordinary repairs and maintenance, including the repair and refurbishing of wall exteriors, fixtures, wiring or plumbing, in any period of twelve (12) consecutive months, provided there is compliance with subsections (a) – (c) below. Nothing in this Section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by the Building Inspector.
 - a. The nonconformity existing at the time of Ordinance adoption or amendment shall not be increased, including the cubic content of any nonconforming portion of such structure.
 - b. No structural alterations shall be undertaken, as in the case of load-bearing walls.
 - c. The cost of such repairs shall not exceed twenty-five percent (25%) of the structure's replacement cost, exclusive of foundations.

Section 6.5 District Changes

Whenever the boundaries of a District shall be changed so as to transfer an area from one District to another District, the provisions of this Article shall also apply to any existing lots, uses and structures that become nonconforming as a result of the boundary change.

Section 6.6 Illegal Nonconformities

Nonconforming lots, uses and structures existing on the effective date of this Ordinance or amendment thereto, that were established without the lawfully required procedures and approvals at such time of establishment, shall be declared illegal nonconformities and are not entitled to the status and rights accorded legally established nonconformities by this Article.

End of Article 6

Article 7 Standards and Regulations for Specific Land Uses

Section 7.1 Purpose and Applicability

- A. Purpose:** The purpose of this Article is to establish standards and regulations in association with certain land uses to ensure such uses minimize negative impacts upon adjacent land uses and the Township as a whole, and encourage orderly development in coordination with surrounding conditions and in the development site itself. Where deemed beneficial to provide greater clarification of the purpose or character of regulations presented in this Article, some Sections are accompanied by a further defined "purpose" statement.
- B. Applicability:**
1. Unless otherwise specified, each use addressed in this Article shall be subject to all setback, lot area and other standards of the District in which the use is located.
 2. Where this Article establishes a standard more stringent than that required elsewhere in this Ordinance, including Table 3-4 of Article 3, the standard of this Article shall apply.
 3. Any requirements of this Article regarding application submittal data, plans, and drawings shall be in addition to the data requirements of Article 14, Site Plan Review.
 4. Compliance with the standards in this Article does not relieve the owner or operator of a permitted use from complying with requirements of other ordinances.
 5. See also Tables 3-2, 3-3 and 3-4 of Article 3.

Section 7.2 Airport

- A. Compliance with Table 3-4:** See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:
1. An airport shall not be established on any parcel less than one-hundred eighty (180) acres in area and 1,500 feet in width.
 2. No runway shall be located within seven-hundred fifty (750) feet of a lot line.
 3. No airport shall be established within one thousand (1,000) feet of an existing dwelling.
 4. Maximum lot coverage shall not exceed ten percent (10%).
- B. Additional Standards:**
1. The lot shall have frontage on a state highway or a paved primary road and take its access from such road.
 2. See Sec. 7.20 regarding private landing strips.

Section 7.3 Bed and Breakfast

- A. Compliance with Table 3-4:** See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:
1. The minimum lot area shall be one (1) acre.
- B. Additional Standards:**
1. In Agricultural and Residential Districts, no bed and breakfast shall be permitted on any property where there exists another bed and breakfast within one thousand (1,000) feet, measured as a straight line distance between the structures.
 2. Meals may be served to overnight guests only. No separate or additional kitchen facilities shall be provided for the guests.
 3. No receptions, private parties or activities, for which a fee is paid, shall be permitted except as may be expressly authorized in association with the special land use approval of a bed and breakfast.
 4. All parking areas for guests shall be set back a minimum distance of twenty (20) feet from all lot lines and screened to minimize impacts on neighboring properties.
 5. The sale or offer for sale of goods is permitted provided such sales area does not exceed one hundred (100) square feet in floor area.

Section 7.4 Private Campgrounds

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. The minimum lot area shall be fifteen (15) acres and shall have a minimum width of six-hundred sixty (660) feet.
2. All campsites, common use and recreation areas, restrooms, and principal and accessory buildings shall be setback a minimum distance of fifty (50) feet from all lot lines.
3. Maximum lot coverage shall not exceed ten percent (10%)

B, Additional Standards:

1. No more than one (1) permanent dwelling shall be allowed in a campground, which shall only be occupied by the owner, manager or an employee.
2. A common use area shall be provided at a rate of five hundred (500) square feet per campsite, except that a minimum of ten thousand (10,000) square feet shall be provided.
3. A convenience store may be permitted within a campground as an accessory and subordinate use to the campground where the campground exceeds more than 40 campsites, the Township Board determines where such store is to be located will significantly discourage use of the store by non-campers, and such use is expressly authorized as part of an approved campground application.
4. Each campsite shall be clearly identified by stakes, markers or other measures.
5. Each campsite shall have a picnic table and if fires are permitted, a designated place for such fires. Camp fires shall comply with all township ordinances, shall be no more than two (2) feet in diameter and shall be contained with non-flammable material at least eight (8) inches in height. This subsection (5) shall apply only to campgrounds that are operational for more than three (3) months in a calendar year, but in no case shall campfire flames in any campground exceed three (3) feet in height.
6. Access roads shall be a minimum of twenty-two (22) feet in width and any dead-ended access drives shall be provided a minimum forty (40) foot diameter turn around.
7. There shall be no camping or parking activities within thirty (30) feet of the center line of an access road.
8. In the case of a campground established for a limited and specific duration in association with a temporary local event of specific duration, no campsite shall be available for use by any one (1) or more persons for a period greater than fourteen (14) consecutive days.
9. Common parking areas shall comply with the design standards of Article 10 of this Ordinance.
10. Camp sites shall be a minimum of twelve hundred (1,200) sq. ft. in area.
11. No campsite shall be located under utility lines or within a utility right-of-way.
12. Campground rules shall be posted at the campground registration office and shall be provided to at least one (1) camper at each camp site.
13. Campgrounds shall comply with all rules and regulations of the Michigan Department of Environmental Quality and Jackson County Health Department, including provisions pertaining to potable water, shower facilities, restrooms, maximum capacity of persons and vehicles per campsite.

Section 7.5 Commercial Stables

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. A commercial stable shall not be established on any parcel less than ten (10) acres in area and three-hundred thirty (330) feet in width.
2. Buildings and structures housing animals, and manure storage areas, shall be set back a minimum distance of fifty (50) feet from lot lines.
3. No public viewing areas, such as bleachers or designated assembly and viewing areas in association with special events such as shows, exhibitions, and contests, shall be permitted within one hundred (100) feet of a lot line.

B. Additional Standards:

1. A vegetative strip of at least fifty (50) feet wide shall be maintained around all surface waters.
2. The facility shall be constructed and maintained so that manure, dust, and drainage shall not create a nuisance or hazard to adjoining property or uses.
3. See Sec. 20.12 regarding private stable provisions.

Section 7.6 Convalescent and Nursing Homes

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Special Performance Standards:

1. The lot shall have frontage on at least one (1) paved road classified by the Jackson County Transportation Department as a primary road according to PA 51 of 1951, and take its access from such road.
2. There shall be provided easily accessible and usable outdoor areas for walking, sitting, and general relaxation, in an amount of ten percent (10%) or more of the site area or one hundred (100) square feet per patient bed according to design capacity, whichever is greater, but in no case shall less than ten thousand (10,000) square feet be provided. No single designated outdoor area shall be less than 1,000 square feet in area.
3. Convalescent and nursing homes shall comply with county and state rules and regulations including licensing and permit requirements.

Section 7.7 Day Care Centers

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. Day care center buildings authorized in Agricultural or Residential Districts shall be of an overall residential character including exterior construction materials and general architecture. The property, including landscape and structural elements, shall be maintained in a manner that is consistent with the character of the area.
2. No approval shall be granted prior to the applicant's receipt of approval from the Michigan Office of Child and Adult Licensing unless required otherwise by law.

Section 7.8 Day Care Facility, Group Home

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. A group home day care facility shall not be located closer than fifteen-hundred (1,500) feet to any of the following facilities as measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley:
 - a. Another group home day care facility licensed by the State of Michigan.
 - b. An adult foster care group home licensed by the State of Michigan.
 - c. A facility offering substance abuse treatment and rehabilitation services to seven (7) or more people which is licensed by the State of Michigan.
 - 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.
2. All outdoor play areas shall be enclosed with fencing, a minimum of four (4) feet high and shall comply with all administrative rules of PA 116 of 1973, as amended.
3. The property, including landscape and structural elements, shall be maintained in a manner that is consistent with the character of the surrounding area. No play equipment shall be located in the front yard.
4. At least one (1) off-street parking space shall be provided for each non-family employee of the group day care home in addition to the parking normally required for the dwelling. A driveway may be used for this purpose. An off-street drop-off area is to be provided with the capability to accommodate at least two (2) automobiles in addition to the parking required for non-family employees of the dwelling and the parking normally required for the residence.
5. Hours of operation shall not exceed eighteen (18) hours in a twenty-four (24) hour period.
6. No approval shall be granted prior to the applicant's receipt of approval from the Michigan Office of Child and Adult Licensing unless required otherwise by law.

Section 7.9 Extraction Operations

A. Additional Materials to be Submitted: In addition to the information required by Article 13 for site plan review, the following information shall be provided:

1. Location of all buildings within two hundred (200) feet of any activity proposed for the site.
2. Detailed proposal as to method of operation, what type of machinery or equipment will be used, estimated period of time that such operation will cover, and all haul roads and truck entrance locations to be used.
3. Detailed description of the material to be extracted, the anticipated average amount of material to be extracted each year, the total estimated area to be devoted to extraction, the planned progression of extraction across the site and corresponding time frames, the location of each principal phase, number of acres included in each phase, and the estimated length of time to complete extraction of each phase.
4. Proposed plans for fencing.
5. Depth to and directional flow of groundwater, and analysis data documenting the extent to which the extraction operation may undermine surface and ground water conditions of nearby properties such as in the case of lowering water levels of surface water bodies and ground water resources from which wells rely.
6. Proposed side slopes and depths for all portions of the extracted area, including interim and final slopes.
7. Detailed storm water management plans that delineate how runoff is to be removed from extraction areas including the delineation of proposed interim and finished grading and revegetation, directional flow of swales and other drainage courses, settling ponds and retention/detention ponds, points of discharge of runoff, the avoidance of stagnant ponding, and measures to minimize erosion and sedimentation of existing on-site and off-site water bodies.
8. The proposed location of any buildings, storage areas, stockpiling areas, and sorting or crushing equipment as appropriate.
9. A detailed reclamation plan that complies with the following:
 - a. Describes in detail the intended reclamation use of the site upon completion of extraction activities, the spatial arrangement of proposed reclamation uses, and preliminary final grading of the site.
 - b. Depiction of finished, stabilized, side slopes, and provisions for revegetation and stabilization.
 - c. The inclusion of a landscape plan, including an inventory of plant/tree species to be used, sizes, and locations, and the manner in which vegetation shall be restored upon the site including appropriate seeding of grasses or the planting of trees and shrubs to establish a permanent vegetative cover on the land surface to minimize erosion. The landscape plan shall provide that a layer of arable topsoil shall be spread over the excavated area, except exposed rock surfaces, to a minimum depth of four (4) inches in accordance with an approved grading plan and intended reclamation use.
 - d. Final slopes no greater than a 3:1 (horizontal:vertical) ratio.
 - e. No noxious, flammable or toxic backfill and grading materials shall be used.
 - f. Provides for the removal of all rubbish, debris, structures, buildings, and equipment within 365 days of the termination of extraction operations.
 - g. The inclusion of a reclamation schedule that provides, in part, that reclamation shall be carried out progressively so as to ensure that no active extraction area exceeds five (5) acres in area, unless expressly authorized otherwise upon a finding that no practical alternatives exist and the public health, safety and welfare shall be ensured.

B. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. Minimum lot area shall be twenty (20) acres.
2. Notwithstanding any other minimum setbacks required by this Ordinance, all extraction activities, including alteration of existing topographic conditions, fixed and temporary buildings and equipment, washing and stockpiling of materials, truck parking and truck storage areas, shall be set back a minimum distance of one hundred (100) feet from all lot lines and two hundred (200) feet from a residence existing at the time an application is submitted.

C. Additional Standards:

1. Rumble strips shall be provided along access drives to discourage the tracking of dirt onto adjacent roads. Public streets within 1000 feet of the exit of the extraction site shall be kept reasonably clear on a daily basis of mud, dirt and debris from vehicles exiting the site.
2. Measures shall be employed as necessary to prohibit windborne dust, sand, or other materials from leaving the extraction site, including the seeding of exposed earth, use of berms and vegetative screens, and the application of chemicals to non-vegetated areas provided such chemicals are biodegradable and non-toxic.
3. No topsoil shall be removed from the extraction site except as may be delineated on an approved site plan or otherwise authorized as part of an approval of the extraction operation.
4. Extraction areas shall be graded in a fashion which will not cause water to accumulate in stagnant pools.
5. Truck or heavy vehicle traffic related to extraction operations shall use major thoroughfares for access to the greatest extent feasible. The applicant shall make an adequate financial guarantee with Jackson County Transportation Department to address any additional road maintenance and/or improvements necessitated by extraction operation truck traffic.
6. Extraction operations, including crushing, washing, processing, loading and transport operations, shall commence no earlier than 7:00 a.m. and cease no later than 7:00 p.m. on weekdays and, on Saturdays between May 1st through November 30th, no earlier than 7:00 a.m. and cease no later than 5:00 p.m. Extraction operations shall not occur on Sundays, Christmas Day, and Thanksgiving Day. A modification of these limitations may be made upon a finding that specific conditions are present or are to be established that support more lenient limitations.
7. All temporary structures shall be removed from the premises upon completion of the extraction activity unless said structures are of sound construction and are compatible with the approved reclamation plan.
8. The site shall be rehabilitated progressively as extraction areas are worked or abandoned so that they shall be in a condition of being entirely lacking in hazards and be inconspicuous, and blended with the general surrounding ground form. Reclamation of the site concurrent with extraction activities shall be undertaken to the extent that the reclamation activities will not interfere with the excavating activity or if the extraction activity will damage the reclaimed areas. Extraction areas shall be reclaimed pursuant to the approved reclamation plan. The excavator shall be required to post an acceptable performance guarantee pursuant to Section 2.6 of this Ordinance to address the reclamation costs for each five (5) acres of land to be disturbed or fraction thereof. Extraction activities shall not be initiated on any location of the site until such performance guarantee has been posted for that area of the site.
9. Any expansion of an extraction operation beyond that area covered by a valid zoning permit shall be subject to the special land use provisions of Article 15.
10. Any performance bond that may be required according to Section 2.6 may cover anticipated yearly or other periodic inspections.
11. All areas which are subject to current extraction operations, or past extraction operations but which have yet to be reclaimed or otherwise exhibit slopes in excess of 3:1 (horizontal to vertical), shall be fenced to a minimum height of six (6) feet. Any gates made part of such fencing shall be secured at all times when the site is unattended by the operator. Such fencing shall include signs no less than three (3) square feet in area and spaced no greater than two hundred (200) feet apart, with the following or similar notice: "Warning – Danger, Excavation in Progress."

D. Abandonment/Termination of Use:

1. An operator shall submit written notice to the Zoning Administrator of the abandonment of an extraction operation within six (6) months of such abandonment.
2. When extraction operations have ceased for more than 365 consecutive days or when, by examination of the premises or other means, the Zoning Administrator determines that the extraction operation has been abandoned, the Zoning Administrator shall give the owner written notice of the Township Board's intention to declare the extraction operation abandoned. Within thirty (30) days following receipt of such notice, the owner shall have an opportunity to submit evidence that the use of the extraction operation, or portion thereof, is continuing.
3. The Township Board shall then render a decision as to the extent to which extraction operations may continue or the operation shall be declared as abandoned. Upon a declaration of abandonment, the owner shall complete all provisions of the approved reclamation plan not otherwise completed to date, within six (6) months of such declaration, except upon a finding by the Township Board that there exist special or unique conditions that support a different time frame for completion.
4. Where an extraction operation has been declared abandoned, a new application and permit shall be

necessary before additional extraction activities may occur.

E. Time Limitation on Permit: A permit for an extraction operation shall be valid for five (5) years. No less than every five (5) years from the issuance of such permit, the applicant shall submit project status documents delineating the status of extraction operations to date including the current limits of extraction, reclamation efforts undertaken and completed to date, updated phasing plans for the remainder of the approved extraction area, and the status of any alleged violations and corrective actions. The Township Board shall consider such documents and the recommendation of the Zoning Administrator, and upon finding such documents are satisfactory, the Township Board shall renew the permit for an additional five (5) years. The Township Board shall not deny the renewal of such permit if the extraction operation is in compliance with the approved zoning permit and all conditions made part of the permit.

F. No Very Serious Consequence: When reviewing and taking action on a special land use application for an extraction operation, and in addition to reviewing such application according to the general special land use approval standards of Section 15.6, such application shall also be reviewed to determine whether adequate documentation has been submitted demonstrating that “no very serious consequence” will result by the approval of such application. The determination of “no very serious consequence” may be based on any of the following factors as may be applicable:

1. The relationship of extraction and associated activities with existing land uses.
2. The impact on existing land uses in the vicinity of the property.
3. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
4. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
5. The impact on other identifiable health, safety, and welfare interests in the Township.
6. The overall public interest in the extraction of the specific natural resources on the property.

Section 7.10 Foster Care Facility, Group Home

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. Any outdoor children’s play area shall be enclosed with fencing, a minimum of four (4) feet high.
2. The property, including landscape and structural elements, shall be developed and maintained in a manner that is consistent with the general character of residential properties within the general area.
3. An off-street drop-off area is to be provided with the capability to accommodate at least two (2) automobiles in addition to the parking required for employees.
4. The facility shall provide a loading/unloading area of adequate dimensions near a barrier-free entrance to the facility.
5. No approval shall be granted prior to the applicant’s receipt of a license from the Michigan Office of Child and Adult Licensing unless required otherwise by law.

Section 7.11 Golf Courses, Country Clubs, and Driving Ranges

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. All principal and accessory buildings, driving stations, parking areas, temporary sanitary facilities and trash receptacles, and outdoor swimming pools and surrounding deck areas, shall be set back a minimum distance of one-hundred (100) feet from all lot lines.

B. Additional Standards:

1. The design of buildings shall be of an overall residential or lodge character and exterior materials shall be primarily wood, siding, stone or brick.
2. Fairways and driving ranges shall have sufficient width and shall be oriented in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course. Where necessary, buffering conditions shall be in place to minimize the safety threats upon adjacent land uses due to errant golf balls.
3. Accessory uses may include managerial facilities, maintenance sheds, restrooms, lockers, restaurants and drinking establishments, racket sports, swimming facilities, clubhouses, and other uses having a customary accessory relationship with a country club, provided all standards of this Ordinance are met and the Township Board determines that such uses are clearly accessory and subordinate in character to the principal use of the parcel as an outdoor recreational facility.

4. A minimum fifty (50) foot buffer zone between turf areas and natural water bodies, watercourses or wetlands shall be maintained. The buffer zone may be selectively pruned or thinned, and weeds and dead plant material may be removed. However, the buffer shall consist of natural vegetation and shall not be chemically treated.
5. A hydrogeological study shall be completed and submitted to document the anticipated impact of the golf course on groundwater supply. This study shall inventory and analyze well logs from surrounding properties, giving consideration to the depth of the wells and quality of water. The study shall further estimate the quantity of water that will be used on a daily basis during the peak watering periods and shall evaluate the impact of watering operations on surrounding wells. The study shall be performed by an engineer or hydrologist licensed in the State of Michigan and shall comply with published guidelines of the MDEQ regarding procedures for the development and content of such studies.
6. Detailed plans for hazardous materials storage shall be provided. Buildings in which hazardous materials are stored shall be designed to contain spills, shall not have floor drains that discharge into a septic system or other pathway to the groundwater, shall be lockable, and shall be kept locked. An inventory manifest of stored hazardous materials must be posted at the entrance of the storage building and filed with the Township Clerk. Plans for emergency containment and clean-up shall also be provided.

Section 7.12 Hospitals

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. The lot shall have frontage on a state highway or a paved primary road and take its access from such road.
2. Ambulance and emergency entrance areas shall be visually screened from the view of adjacent residential uses and residentially-zoned land by a structure or masonry wall of six (6) feet or more in height.

Section 7.13 Junkyards

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. The lot shall have a minimum area of ten (10) acres and a minimum width of three-hundred thirty (330) feet.
2. All storage, dismantling, or other work on junk shall be set back at least one-hundred (100) feet from all lot lines.

B. Additional Standards:

1. A solid fence or wall enclosure at least eight (8) feet in height, but no greater than ten (10) feet in height, shall be provided around all sides of the area used to store, dismantle, or otherwise work on junk. Such fence or wall shall be of sound construction, painted or otherwise finished neatly and inconspicuously. All activities shall be confined to within the enclosed area including storage or stockpiling of materials; disassembly of materials, parts, and vehicles; and the storage or parking of all equipment and operative and inoperative vehicles. There shall be no stocking of material above the height of the enclosure.
2. There shall be no outdoor storing, dismantling, or other outdoor work on junk within three hundred (300) feet of a church, school, public building, park, cemetery, dwelling, or Residential District.
3. No junkyard shall be used for the dumping or disposal of household, commercial, or industrial garbage and trash.
4. Outdoor burning is prohibited.
5. Between the hours of 5:00 p.m. and 8:00 a.m., all processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
6. Ingress and egress drives shall be of an asphalt or concrete-paved surface for a minimum distance of fifty (50) feet from the public or private road right-of-way from which access is provided. All other roads, driveways, parking lots, and loading and unloading areas within any junk yard, but excluding areas fully dedicated to the storage of inoperable vehicles, shall be paved, watered, or chemically treated so as to limit the nuisance caused by wind-borne dust.
7. The operation shall be licensed by the Michigan Secretary of State.

8. Any materials listed on the Michigan Critical Materials Register (gasoline and solvents) require secondary containment and a Pollution Incident Protection Plan filed with the Michigan Department of Environmental Quality.
9. No inoperable vehicle shall be maintained on the site for more than three (3) days except where all fluids and other hazardous materials in such vehicle, including but not limited to batteries, fuels, oils, and coolants, are fully drained. Such fluids shall be disposed of in accordance with all local, county, state and federal regulations. The leaking of such materials onto the ground is prohibited.
10. All junk material shall be fully removed from the site prior to the termination of said use.
11. The lot shall have frontage on and take access from a state highway or a paved county primary road.

Section 7.14 Kennels

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. A kennel shall not be established on any parcel less than five (5) acres in area and three-hundred (300) feet in width.
2. Buildings where animals are kept, runs, and group exercise areas (versus walking trails) shall not be located closer than 100 feet to any lot line.

B. Additional Standards:

1. The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease or offensive odor. The site plan application materials shall document the manner in which animal stalls are to be constructed and animal waste is to be disposed, and measures to be taken to protect against odors, fleas, and the spread of disease.
2. All animals must be currently licensed as provided by law and maintained in a healthful and careful manner, and all kennel operations shall comply with all applicable county, township, state and federal regulations.
3. Kennel buildings used to house animals shall have concrete floors throughout and shall be fully enclosed, heated, ventilated, and insulated in such a manner that animal noises are minimized.
4. Habitual barking or unusual noise from the kennel which results in a nuisance to neighboring land owners or residents is prohibited.
5. Outdoor runs, pens or exercise yards shall not be used between the hours of 9:00 p.m. and 7:00 a.m., and in the case of outdoor runs, pens or exercise yards that are within two hundred (200) feet of an existing dwelling, such areas shall be screened from the existing residence by a solid fence or wall of a minimum height of four (4) feet.
6. Animals shall be kept confined and not allowed to run at large on the property except as part of supervised training.
7. A kennel shall comply with county licensing requirements.

Section 7.15 Mini/Self Storage Facilities

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. No storage of hazardous, toxic, or explosive materials shall be permitted at the facility. Signs shall be posted at the facility describing such limitations.
2. There shall be a minimum of thirty (30) feet between storage buildings for driveway, parking, and fire lane purposes. Where no parking for loading or unloading is permitted within the building separation areas, said building separation need only be twenty-two (22) feet. Traffic direction and parking shall be designated by signaling, signs or painting.
3. No retail, wholesale, fabrication, manufacturing, or service activities may be conducted from the storage units.
4. Storage spaces shall not contain more than 500 square feet each.
5. All storage shall be within the enclosed building area unless specifically provided for otherwise as part of an approved site plan, as in the case of the storage of recreational vehicles. No outdoor storage shall occur within a front yard and within fifty (50) feet of a side and rear lot line.

Section 7.16 Motels and Hotels

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. Each unit shall contain at least a furnished bedroom and bath and a minimum gross floor area of two hundred fifty (250) square feet.
2. Motels and hotels shall provide customary services such as maid service, linen service, and telephone and/or desk service.
3. A hotel or motel may include accessory services including meeting rooms and restaurants provided such uses are contained within the motel building, comply with the provisions of this Ordinance including adequate off-street parking in addition to the motel itself, and such uses are made part of the zoning permit application for which approval is granted.
4. A caretaker's residence may be established within the motel only.

Section 7.17 Multiple Family Developments

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. The portion of a building within fifty (50) feet of a lot line shall not exceed thirty-five (35) feet in height.
2. Buildings shall be a minimum twenty-five (25) feet from the edge of a parking lot or access drive not otherwise comprising a road right-of-way.

B. Special Performance Standards:

1. The minimum distance between any two buildings on the lot shall be equal to fifty (50) feet except that the minimum distance between any two buildings on the lot that are generally arranged end-to-end shall be the height of the taller building but no less than twenty (20) feet.
2. There shall be provided easily accessible and usable open space in the development in an amount of ten percent (10%) or more of the site area or one hundred (100) square feet per dwelling unit, whichever is greater, but in no case shall less than ten thousand (10,000) square feet be provided. No single designated open space shall be less than 1,000 square feet in area. Such open space shall be available for recreation and leisure, and may be located on an adjacent parcel where part of a unified development plan.
3. Accessory buildings, structures, and uses that are clearly customary and incidental to the functioning of the development are permitted, including business and administrative offices, laundry facilities and auxiliary storage for tenants, and community buildings.
4. All access drives shall have a minimum pavement width of thirteen (13) feet for one-way streets and twenty-four (24) feet for two-way streets.
5. The minimum floor area for multiple family dwelling units shall be as follows:
 - a. Efficiencies: 400 sq. ft. of heated living area.
 - b. One bedroom units: 750 sq. ft. of heated living area.
 - c. Two bedroom units: 850 sq. ft. of heated living area.
 - d. Three bedroom units: 950 sq. ft. of heated living area.
 - e. Four or more bedroom units: 1,050 sq. ft. of heated living area, plus 100 sq. ft. of heated living area for each additional bedroom in excess of the fourth bedroom.

Section 7.18 Open Air Businesses (On-Site Sales of Vehicles, Landscape Supplies, Outdoor Furniture, and Similar Outdoor Sales)

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. All outdoor sales, storage or display areas shall include a building of more than two hundred (200) square feet in area, which functions in association with the business and includes potable water and sewage disposal facilities in compliance with the Jackson County Health Department.
2. All outdoor sales, storage and display areas shall comply with the minimum setback standards for the building on the premises.
3. The lot shall have frontage on and take access from a state highway or a paved county primary road.

4. In the case of vehicle sales or service, the following shall apply:
 - a. All repair, assembly, disassembly or maintenance of vehicles shall occur within a closed building except minor maintenance including tire and wiper replacement but excluding oil changes.
 - b. All vehicle display and storage areas shall be asphalt or concrete paved except where the Township Board determines such paving is not necessary due to the prohibition of public access to such areas, the limited use of such areas on a day-to-day basis, or other reasons the Township Board finds applicable.
5. Outdoor broadcasting of voice or music is prohibited except in compliance with township noise ordinance provisions.

Section 7.19 Open Space Preservation Communities

A. Purpose: It is the purpose of Open Space Communities (OSPC) to provide opportunities for residential development which, because of the more flexible standards available to OSPCs under this Section and according to Section 506 of the Michigan Zoning Enabling Act, more effectively encourage the preservation of open spaces and natural resources including woodlands, wetlands and sensitive environmental areas, and the Township's rural character. The regulations of this Section intend to accomplish these purposes, in part, by providing for the grouping or clustering of new homes on smaller lots than typically required by the District within which the OSPC is to be located, so that the remainder of the site can be preserved as open space.

B. The following site and developmental requirements shall apply:

1. Uses: Uses within an OSPC shall be limited to those dwelling types authorized by the District in which the OSPC is located and customary accessory uses to dwellings, in addition to the open space as required by this Section.
2. Number of Lots/Dwellings: The number of dwellings and lots authorized in an OSPC shall be the number attainable by the Conventional Plan according to subsection (C)(2) below plus an additional twenty-five percent.
3. Minimum Lot Area and Width
 - a. Lot Area: The minimum lot area shall be that which is necessary for acquisition of all required public health permits and approvals including potable water and on-site sewage disposal where such public utilities are not available. Where such public utilities are provided, the minimum lot area shall be no less than thirty-five percent (35%) of the normally required lot area of the respective District.
 - b. Lot width: Minimum lot widths shall be of such dimension so that no lot has a depth greater than four (4) times its width, but in no case shall a lot be less than sixty-five (65) feet in width.
4. Setbacks
 - a. The following front, side and rear yard setbacks shall apply except that in no case shall a building be located within seventy-five (75) feet of the perimeter lot line of the OSPC parcel. Where the Township Board finds the natural or proposed topography, vegetation, or other conditions provide adequate screening and buffering within the context of surrounding development patterns, the above referenced setbacks may be reduced by no greater than fifty percent (50%).
 - 1) Front yard: twenty-five (25) feet.
 - 2) Side yard: ten (10) feet.
 - 3) Rear yard: twenty (20) feet.
 - b. In addition to subsection (a) above, a minimum (75) foot setback shall be maintained along lakes, ponds, rivers, streams, and wetlands, except that this setback shall not prohibit trails, boardwalks, observation platforms or other similar structures that enhance passive enjoyment of the site's resources within the setback.
5. Guarantee of Open Space: An OSPC shall include permanently dedicated open space. Such required open space shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land, acceptable to the Township Board. Further subdivision of open space land or its use for other than conservation, agricultural uses, or preservation in an undeveloped state, is prohibited. The applicant shall guarantee to the satisfaction of the Township Board that all open space portions of the development will be maintained in perpetuity and in the manner approved. Documents shall be presented that bind all successors and future owners in fee title to commitments made as a part of the proposal. For the purposes of this Section, "undeveloped state" shall be construed to mean a natural state preserving natural resources, natural features, or scenic or wooded conditions; agricultural use; open space; or a similar use or condition. Land in an undeveloped state does not include a golf course but may include a recreational trail, picnic area, children's play area, greenway, or linear park. For the purposes of this Section, "greenway" shall be construed to mean a contiguous or linear open space, including habitats, wildlife corridors, and trails, that link parks, nature reserves, cultural features, or historic sites with each

other, for recreation and conservation purposes. Land in an undeveloped state may be, but is not required to be, dedicated to the use of the public.

- a. The open space conveyance shall:
 - 1) Indicate the proposed allowable use(s) of the dedicated open space.
 - 2) Require that the dedicated open space be maintained by parties who have an ownership interest in the open space, and establish a funding mechanism to ensure the same.
 - 3) Provide for maintenance to be undertaken by the municipality in which it is to be located, in the event that the dedicated open space is inadequately maintained or is determined by the Township Board to be a public nuisance, with the assessment of costs upon the property owners.
6. Open Space Preservation Area, Character, and Priorities
 - a. A minimum of fifty percent (50%) of the OSPC parcel shall be designated as permanent open space. However, in no case shall the required open space area be characterized by year-round submerged land such as ponds, lakes, and year-round submerged wetlands. In addition, no more than fifty percent (50%) of the required open space area shall be characterized by wetlands not otherwise submerged year-round.
 - b. Open space shall be located on the parcel to meet the following objectives:
 - 1) Greatest preservation priority shall be placed upon water courses and bodies, Michigan Department of Environmental Quality (MDEQ) regulated wetlands, floodplains, and mature woodlands. Other on-site natural resources shall also be considered in the location of open spaces and overall design of the project including farmland, tree lines, wetlands not regulated by the MDEQ, and panoramic rural views.
 - 2) To promote the effective preservation of the existing character along the public road frontages that the OSPC abuts.
 - 3) To ensure the open space area is of a unified character comprised predominantly of large contiguous areas, except where special conditions may exist that support a more fragmented configuration of the open space.
7. Fire Protection: Fire protection measures shall be provided in all OSPCs that provide public water, and in OSPCs that are generally characterized by lots of approximately twenty thousand (20,000) sq. ft. or less in size where such lots are clustered or otherwise generally adjacent to one another and are more than three (3) miles from the nearest municipal fire department. Fire protection measures shall include an adequate on-site source of water for use by the local fire department and associated infrastructure to enable the local fire department to effectively respond to a fire emergency.
8. Vehicular and Pedestrian Access and Circulation
 - a. All dwellings within an OSPC shall gain access from an interior road within the OSPC.
 - b. A non-motorized circulation system may be required along one or both sides of the roads of the OSPC and/or through other portions of the OSPC, to ensure safe non-motorized travel. The circulation system shall be coordinated with existing or planned pedestrian ways, roads, and activity centers in the area. Non-motorized circulation networks shall encourage ease of access from residences to the designated open space areas.
 - c. Access points or paths shall be provided to afford pedestrian access to designated open space and common areas. These access points shall link the open space to the road system, sidewalks, or the remainder of the development.
 - d. All public roads shall conform to the requirements and standards of the Jackson County Transportation Department. All private roads shall conform to the requirements and standards of this Ordinance.

C. Special Application and Approval Requirements: OSPCs are classified as special land uses and OSPC applications shall be reviewed and acted upon according to Article 14 (Site Plan Review) and Article 15 (Special Land Uses), in addition to the following:

1. Unified Control: The application shall demonstrate that 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.
2. Conventional Plan: At the time the applicant submits a site plan for the OSPC, the applicant shall also submit a conventional plan which shall illustrate a practical and reasonable manner for developing the project parcel according to the conventional development standards of the District in which it is located including the normally required minimum lot area and width. This plan shall identify the total number of lots and dwellings reasonably attainable. The Township Board shall make the final determination as to

the number of dwellings and lots reasonably attainable by conventional design. This information shall be used when determining the permissible number of dwellings and lots for an OSPC proposal.

- a. The conventional plan referenced in subsection (2) above need not be an engineered set of construction drawings, but shall be of such detail and clarity to demonstrate conformity with all state, county and township regulations including, but not limited to, potable water and sewage disposal, storm water management including necessary detention and retention ponds, and general road design and construction. The conventional plan shall demonstrate the feasibility of the proposed plan both in regard to its construction and its negligible impact upon sensitive environmental resources including wetlands and drainage courses and, in doing so, shall include the following: natural features such as wetlands, woodlands, flood plains, streams, rivers, county drains, lakes, ponds, and topography (at two-foot intervals), and man-made features such as existing roads, structures, utilities, easements, and adjacent land use conditions.
- b. A conventional plan shall not be considered by the Planning Commission if it determines that it does not provide the necessary level of detail or information to assess such conventional plan for the purposes of subsection (2) above.
3. **Recording of Approval Action/Permit Issuance:** The applicant shall record an affidavit with the County Register of Deeds containing the full legal description of the project site, specifying the date of final approval, and declaring that all improvements will be carried out in accordance with the approved OSPC plan unless a change is approved by the Township Board. In addition, all deed restrictions and easements shall be duly filed with the Register of Deeds of the County. Copies of recorded documents shall be presented to the Zoning Administrator. Upon receipt of the recorded documents, the Zoning Administrator shall issue a zoning permit for the OSPC.

Section 7.20 Private Landing Strips

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. Runways, hangers, maintenance buildings, and any other structures associated with the landing strip shall be located a minimum of one-hundred fifty (150) feet from all lot lines.

B. Additional Standards:

1. Runways shall be twelve hundred (1,200) feet in land length and fifty (50) feet in width, with a clear approach in each direction of 10:1 (horizontal to vertical) for a distance of 10,000 feet, except where the applicant can demonstrate that the intended type of aircraft to be used has standard operational characteristics that make such standards excessive such as in the case of "ultra-light" aircraft.
2. Approval of landing strips shall not be made prior to the receipt of the Federal Aviation Authority's review of the proposed landing strip.

Section 7.21 Sexually Oriented Businesses

A. Purpose: There is convincing documented evidence that sexually oriented businesses, because of their very nature, can facilitate and support undesirable and detrimental patterns of activity in their vicinity. These impacts are incompatible with activities and uses in residential areas, near educational, recreational, and religious facilities, and among local businesses and their immediate neighborhood. Such impacts can be exacerbated when such businesses locate in close proximity to each other or near establishments serving alcoholic beverages. Impacts contribute to blight and downgrading the quality of life in the adjacent area. The Township desires to prevent adverse effects and thereby protect the health, safety, and welfare of the citizenry, preserve the property values and character of surrounding neighborhoods and deter the spread of blight. It is not the intent of this Ordinance, including this Section, to suppress any activity protected by the First Amendment of the United States Constitution or the Michigan Constitution, but to enact content neutral provisions that address the adverse effects of sexually oriented businesses. It is the purpose of this Section to regulate sexually oriented businesses and related activities to promote the health, safety, and general welfare. It is not the intent of this Section to condone or legitimize the distribution of sexually oriented materials.

B. Definitions: For the purposes of this Section, the following terms, phrases and definitions shall apply:

1. **Adult Bookstore:** A commercial establishment that, as a principal business purpose, offers for sale or rental or for any form of consideration any one or more of the items set forth in subsection (a) or (b):
 - a. Books, magazines, periodicals or other printed matter or photographs, films, motion picture video or other video reproductions, slides, or other visual representations or media, that depict or describe specified anatomical areas or specified sexual activity.
 - b. Instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

The sale of such materials shall be deemed to constitute a “principal business purpose” of an establishment if it comprises ten percent (10%) or more of sales volume or occupies ten percent (10%) or more of the display area or visible inventory within the establishment.

2. Adult Live Entertainment Center: A nightclub, bar, restaurant, or similar commercial establishment that features one (1) or more of the following:
 - a. Persons who appear in the state of nudity.
 - b. Live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities.
 - c. Films, motion pictures, video reproductions, slides, and other photographic reproductions or visual media that are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
3. Adult Motel: A hotel or motel or similar commercial establishment that provides or permits one (1) or more of the following:
 - a. Accommodations to the public for any form of consideration and provides patrons with closed-circuit television (as distinguished from commercial cable services) transmissions, films, motion pictures, videos, slides, or other photographic reproductions or visual media that are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
 - b. Sleeping rooms for rent for a period of time that is less than twelve (12) hours.
 - c. The sub-renting of a sleeping room for a period of time that is less than twelve (12) hours by the tenant or occupant of the room.
4. Adult Motion Picture Theater: A commercial establishment that shows films, motion pictures, videos, slides, or other photographic reproductions or visual media, that depicts or describes specified anatomical areas or specified sexual activities, including commercial establishments that offer individual viewing booths. This phrase shall not apply to a motel or hotel, as defined in this Ordinance, which offers for a fee the viewing of movies within a customer’s room including movies that depict specified anatomical areas or specified sexual activity.
5. Adult Sexual Paraphernalia Store: An establishment having, as part of its stock in trade, paraphernalia designed or usable for sexual stimulation or arousal.
6. Adult Theater: A theater, concert hall auditorium, or similar commercial establishment that features a person or persons who appear in a state of nudity or live performances that are characterized by exposure of specified anatomical areas or specified sexual activities.
7. Escort: A person who, for any form of consideration and regardless of who pays that consideration, agrees to act or offers to act as a companion or date for another person, or who agrees or offers to privately model lingerie or to privately perform a strip tease for another person.
8. Escort Agency: A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.
9. Manager’s Station: A designated area from which a premises is managed or supervised.
10. Massage Parlor: Any establishment having a fixed place of business where massages are administered for a fee or other consideration including but not limited to massage parlors, sauna baths, and steam baths. This definition shall not be construed to include a hospital, nursing homes, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or physical therapist duly licensed by the State of Michigan, nor barber shops or beauty salons in which massages are administered only to the scalp, face, neck, or shoulders. This definition shall not be construed to include a nonprofit organization operating a community center, swimming pool, tennis court, or other educational, cultural, recreational, and athletic facilities for the welfare of the residents of the area, nor practices of massage therapists who meet two (2) or more of the following criteria:
 - a. Proof of graduation from a school of massage licensed by the State of Michigan.
 - b. Official transcripts verifying completion of at least three hundred (300) hours of massage training from an American community college or university; plus three (3) references from professional massage therapists who are members of a massage association referred to in this section.
 - c. Certificate of professional membership in the American Massage Therapy Association, International Myomassethics Federation, or other recognized massage association with equivalent professional membership standards.
 - d. A current occupational license from another state.
11. Nude Model Studio: Any place where a person who displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any form of consideration, but does not include the following:
 - a. An educational institution funded, chartered, or recognized by the State of Michigan.
 - b. Any modeling session for a local, nonprofit organization that is not open to the public or to any

persons other than members of the organization, that is for the purpose of instruction in the artistic depiction in two (2) dimensional or three (3) dimensional media of the human form, during which no specified sexual activities occur and during which the model remains in a fixed pose.

12. Open Dance Hall: An establishment where open dancing by patrons is available during at least four (4) days per week with or without partners furnished by the establishment.
13. Public Nudity or State of Nudity: Knowingly or intentionally displaying in a public place, or in any other place for payment or promise of payment by any person, including, but not limited to payment or promise of payment of an admission fee, any individual's genitals or anus with less than a fully opaque covering, or a female individual's breast with less than a fully opaque covering of the nipple and areola. Public nudity does not include any of the following:
 - a. A woman's breast feeding of an infant irrespective of whether the nipple is covered during or incidental to the feeding.
 - b. Any display of any part of the anatomy occurring as part of the regular curriculum of an educational institution that is funded, chartered, or recognized by the State of Michigan.
14. Sexual Encounter Center: A business or commercial enterprise, except that which is part of the practice of and under the supervision and control of a physician, psychologist or psychiatrist licensed to practice in Michigan, that, as one of its principal business purposes, offers for any form of consideration one (1) or more of the following:
 - a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex.
 - b. Activities between male and female and/or persons of the same sex when one (1) or more of the persons are in a state of nudity.
15. Sexually Oriented Business: Any of the following:
 - a. A business or commercial enterprise engaging in or consisting of an adult bookstore, adult live entertainment center, adult motel, adult motion picture theater, adult sexual paraphernalia store, adult theater, escort, escort agency, massage parlor, nude model studio, open dance hall, or sexual encounter center.
 - b. The use of property for the gathering of persons with shared interest in the sexual-based activities, material or products commonly part of or associated with an adult bookstore, adult live entertainment center, adult motel, adult motion picture theater, adult sexual paraphernalia store, adult theater, escort, escort agency, massage parlor, nude model studio, open dance hall, or sexual encounter center, irrespective of whether such gathering is part of a commercial or business enterprise.
16. Specified Anatomical Areas: Any of the following:
 - a. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breast at or below the top of the areola.
 - b. Human male genitals in a discernibly turgid state even if completely and opaquely covered.
17. Specified Sexual Activities: Any of the following:
 - a. The fondling or any other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.
 - b. Sex acts, actual or simulated, including intercourse, oral copulation or sodomy;
 - c. Masturbation, actual or simulated.
 - d. Human genitals in a state of sexual stimulation or arousal.
 - e. Excretory functions as part of or in connection with any of the activities set forth in (a) – (d) above.

C. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

D. Additional Standards:

1. No exterior portion of the sexually oriented business, including signage, shall have any words, lettering, photographs, silhouettes, drawings, or pictorial representations of a sexual or explicit manner except to the extent otherwise permitted by the provisions of this ordinance.
2. All doors providing access into or from the interior of an adult entertainment shall be doors that serve the adult entertainment use only and provide direct access to the outdoors such as in the case of a parking lot or other common outdoor area. No adult entertainment use shall be accessed from an indoor common area such as in the case of an enclosed mall or similar access arrangement. These limitations shall not prohibit an adult entertainment use from being part of a building devoted to multiple tenants or uses provided direct access to the adult entertainment use is from the outdoors only and such access serves the adult entertainment use only.
3. Separation Requirements
 - a. No sexually oriented business shall be located within one thousand (1,000) feet of any of the following:

- 1) A church, synagogue or regular place of worship.
 - 2) A public or private elementary or secondary school.
 - 3) A Residential District.
 - 4) A dwelling irrespective of the District.
 - 5) A public park.
 - 6) A licensed day-care center or preschool.
- b. No sexually oriented business shall be located within one thousand (1,000) feet of any other sexually oriented business.
 - c. For the purposes of subsection (3)(a) and (b) above, measurement shall be made as a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted to the nearest property line of the premises of a public park, church, synagogue, regular place of worship, public or private elementary or secondary school or preschool, or licensed day care center, or to the nearest boundary of a Residential District or dwelling. However, the distance between any two (2) sexually oriented business uses shall be made from the closest exterior wall of the structure in which each business is located and in no case shall a sexually oriented business be located in the same building, structure, or portion thereof, containing another sexually oriented business.
 - d. A sexually oriented business lawfully operating as a conforming use shall not be rendered a non-conforming use by the subsequent location of a use within the separation requirements of subsection (3)(a) and (c) above.
4. Signs of a minimum 24" by 36" size shall be posted on both the exterior and interior walls of the entrances of the business, in a location that is clearly visible to those entering and exiting the business. In addition, such signs shall be posted in at least two (2) conspicuous places, easily viewed by persons occupying the premises. Such signs shall have lettering that is at least two (2) inches in height, with the following printed statements:
 - a. Persons under the age of eighteen (18) years are not permitted to enter the premises.
 - b. No alcoholic beverages of any type are permitted within the premises unless specifically authorized by a permit issued under this Ordinance and pursuant to a license duly issued by the Michigan Liquor Control Commission.
 5. No merchandise or activities of the establishment shall be visible from any point outside the establishment.
 6. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access, at an illumination of not less than one (1) foot candle measured at floor level.
 7. A sexually oriented business that offers live entertainment shall provide all of the following:
 - a. A dressing room for performers with direct access between said dressing area and the performance area or stage, so that the performer may enter the performance area without entering the area from which patrons view the performance. The dressing area for performers shall be separate and not freely accessible from areas of the business accessible to patrons, and such dressing area shall contain hot and cold running water and toilet facilities.
 - c. All performances shall occur on a stage elevated at least eighteen inches (18") above the immediate floor level and removed at least six feet (6') from the nearest employee or patron.
 - d. At least one (1) employee shall be on duty and situated in a manager's station at all times that any patron is present inside the premises.
 - e. The interior of the premises shall be configured in such a manner that there is an unobstructed view from the manager's stations of every area of the premises to which any patron is permitted access for any purpose excluding rest rooms. Said unobstructed view from manager's stations shall remain unobstructed by any doors, walls, merchandise or display racks, or other materials at all times. No patron shall be permitted to access any area of the premises which has been designated on the approved site plan as an area in which patrons shall not be permitted.
 - f. Rest rooms shall not contain any video reproduction equipment.

E. Additional Application Requirements: In addition to complying with the submittal requirements of Article 14, Site Plan Review, and Article 15, Special Land Uses, application for a sexually oriented business shall include the following additional information:

1. A diagram of the premises specifying the location of manager's stations. A manager's station shall not exceed thirty-six (36) square feet of floor area.
2. The location of all overhead lighting fixtures and illumination levels (in foot candles) at floor level throughout the premises.
3. Any portion of the premises in which patrons are not permitted.

Section 7.22 Shooting Ranges, Indoor and Outdoor

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. Minimum lot area shall be forty (40) acres for outdoor firearm shooting activities and shall be twenty (20) acres for outdoor archery-only shooting activities.

B. Additional Standards:

1. An outdoor shooting range's boundaries shall be fenced with a minimum five (5) foot high fence with signs posted no less than two hundred fifty (250) feet apart along the fence stating "Danger Shooting Range" or similar warning. All vehicular access shall be controlled by locked gates.
2. A site plan for the range, whether indoor or outdoor, shall clearly indicate all safety provisions to prohibit any projectile discharged within the confines of a shooting range from exiting the range.
3. All indoor and outdoor activities, including the shooting of projectiles and storage of projectiles, shall comply with the most current published standards and guidelines of the National Rifle Association and Field Archery Association, as applicable.
4. Outdoor shooting hours shall be one-half (1/2) hour after sunrise or 8:00 a.m., whichever is earlier, to one-half (1/2) hour before sunset, according to sunrise and sunset times published by the National Weather Service. Extended hours are permitted for governmental law enforcement agencies where expressly authorized by the Township Board for each extended hours event.

Section 7.23 Solar Energy Systems

A. Compliance with Table 3-4: Solar energy systems shall comply with the standards of Table 3-4 except as expressly provided otherwise by this Section.

B. Small Solar Energy Systems (Small SES)

1. Small SES Authorization, Review and Approval Procedures: A Small SES is an authorized accessory structure in all districts. Small SES mounted on the ground by way of posts or other support structure mounted on or in the ground shall be subject to Planning Commission approval. Roof-mounted systems shall be subject to Zoning Administrator approval. An application for a Small SES need not include a site plan prepared according to Article 14 but the application shall include all information required for a plot plan according to Section 2.4(B)(1), in addition to the delineation of all SES structures and facilities and all structures on adjacent properties within one hundred (100) feet of a shared lot line.
2. Small SES General Provisions
 - a. Mechanical equipment, excluding solar panels, shall be screened from view from public streets and any property within a designated Agricultural or Residential District, where such road or property is within one hundred (100) feet of the equipment, by a masonry wall, evergreen vegetation or other screening measure of similar effectiveness.
 - b. Solar collection panels shall be placed such that concentrated solar radiation or solar glare shall not be directed onto nearby properties and public roads. The applicant shall submit documentation to verify compliance with this section. When deemed necessary, the Zoning Administrator may require a report from a registered civil engineer or other professional deemed qualified by the Zoning Administrator, attesting to the glare and radiation impact on nearby properties and public roads.
3. Small SES Roof-Mounted Systems
 - a. A solar energy system on the roof of a principal building or accessory structure, whether an integral part of the roof structure or mounted on the finished roof structure, and whether the system is flush with the roof or projects from or at an angle to the roof, may exceed the maximum height standard for the structure to which it is attached according to the district in which it is to be located, but no portion of the system shall extend more than five (5) feet above the roof surface to which it is attached.
 - b. Roof-mounted solar collection panels located on a flat roof shall be set back from the edge of the roof a minimum distance of ten (10) feet.
4. Small SES Ground-Mounted Systems
 - a. Ground mounted solar collection panels and associated equipment shall comply with the standards for accessory structures for the district in which the panels are to be located except that in no case shall the panels exceed eighteen (18) feet in height in a designated Agricultural or Residential District.
 - b. In the case of a ground mounted solar panel(s) located on a lot that is adjacent to a lot in an Agricultural or Residential District, where the panels are to be located within one hundred fifty (150) feet of a shared lot line with such lot, the panels shall be screened from view from such lot. The

screening shall consist of one (1) evergreen tree per twenty (20) linear feet of panel length and such trees shall be spaced no less than fifteen (15) feet and no greater than twenty-five (25) feet apart. Trees shall be a minimum height equal to fifty percent (50%) of the height of the panel(s). Required screening need not be in the immediate area of the panels that the plantings are intended to screen if the planting locations provide for the intended screening effect. No tree shall be located within five (5) feet of a lot line. All plants material shall be maintained in a healthy condition to provide the necessary screening and replaced upon death or disease.

1. The Township Board may permit a maximum fifty percent (50%) reduction in the number and size of tree plantings where the adjacent property is vacant and not likely to be developed within the next five (5) years based on nearby development trends during the preceding five (5) years, where natural features are present that serve to assist in the screening of the panel(s) such as existing topographic or vegetative conditions, where existing structures will assist in the screening of the panel(s), and/or where other conditions may be present that make typical screening requirements ineffective or otherwise unnecessary.
- c. If a ground mounted SSES ceases to operate or is abandoned for six (6) months, or is deemed by the Building Inspector to be unsafe or not consistent with the building code, the applicant shall repair and restore the system to good working order within a reasonable time set by the Zoning Administrator or otherwise remove the system in its entirety including posts, equipment, panels, foundations and other features and restore the ground to its preconstruction state.

C. Medium Solar Energy Systems (Medium SES)

1. Medium SES Authorization, Review and Approval Procedures: Medium SES are permitted in Districts as specified in Tables 3-2 and 3-3 of Article 3, subject to the review and approval procedures of Article 14 (Site Plan Review).
2. Medium SES General Provisions
 - a. Mechanical equipment, excluding solar panels, shall be screened from view from public streets and any property within a designated Agricultural or Residential District, where such road or property is within one hundred (100) feet of the equipment, by a masonry wall, evergreen vegetation or other screening measure of similar effectiveness.
 - b. Solar energy system equipment, excluding solar collection panels, are prohibited in a front yard and may be installed in a required side and rear yard setback provided such equipment is set back a minimum of ten (10) feet from lot lines.
 - c. Solar panels shall be placed such that concentrated solar radiation or solar glare shall not be directed onto nearby properties and public roads. The applicant shall submit documentation to verify compliance with this section, prepared by a registered civil engineer or other professional deemed qualified by the Township Board.
3. Medium SES Roof-Mounted Systems
 - a. A solar energy system on the roof of a principal building or accessory structure, whether an integral part of the roof structure or mounted on the finished roof structure, and whether the system is flush with the roof or projects from or at an angle to the roof, may exceed the maximum height standard for the structure to which it is attached according to the district in which it is to be located, but no portion of the system shall extend more than five (5) feet above the roof surface to which it is attached.
 - b. Roof-mounted solar collection panels located on a flat roof shall be set back a minimum ten (10) feet from all edges of the roof.
4. Medium SES Ground-Mounted Systems
 - a. Ground-mounted solar collection panels are prohibited in a front yard and shall be set back from all property lines the same distance as required for the principal building on the property. Such setback shall be a minimum of fifty (50) feet where the respective yard is adjacent to property in an Agricultural or Residential District.
 - b. Ground-mounted solar collection panels shall not exceed eighteen (18) feet in height except that ground mounted solar collection panels shall not exceed twenty-five (25) feet in height in the I-1 and I-2 Districts.
 - c. Screening of ground-mounted panels shall be provided as required for Small SES, according to subsection (B)(4).
 - d. If a ground mounted Medium SES ceases to operate or is abandoned for six (6) months, or is deemed by the Building Inspector to be unsafe or not consistent with the building code, the applicant shall repair and restore the system to good working order within a reasonable time set by the Zoning Administrator or otherwise remove the system in its entirety including posts, equipment,

panels, foundations and other features and restore the ground to its preconstruction state.

D. Large Solar Energy Systems (Large SES)

1. Large SES Authorization, Review and Approval Procedures: Large SES are permitted in Districts as specified in Tables 3-2 and 3-3 of Article 3, subject to the review and approval procedures of Article 15 (Special Land Uses) of this Ordinance.

E. Self-Contained Solar Energy Systems: Solar energy systems that do not exceed four (4) square feet in total solar collector panel area, to provide energy to operate the device to which they are attached such as in the case of a panel connected to an exterior light or an attic fan, are permitted in all districts and may be erected without the issuance of a zoning permit.

Section 7.24 Vehicle / Car Wash Establishment

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B. Additional Standards:

1. The facility shall have frontage on and gain direct access to a paved road.
2. All washing activities shall be carried on within an enclosed building or under a covered structure with side walls separating individual washing bays.
3. Vacuuming activities shall be set back a minimum of one hundred (100) feet from property used for residential purposes.
4. Maneuvering lanes and stacking lanes shall be located on the site and shall provide sufficient room to avoid waiting cars encroaching into a road right-of-way.
5. Each bay shall be graded and drained to collect run-off originating in the bay.
6. Trash containers shall be provided and emptied as necessary to prohibit litter.

Section 7.25 Vehicle Repair Shops and Service Stations

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. Fuel pumps and pump canopies shall be setback a minimum distance of twenty-five (25) feet from all lot lines, as shall all above and below ground storage of fuel and other flammable materials.

B. Additional Standards:

1. The lot shall have frontage on a state highway or a paved primary road and take its access from such road.
2. The handling, storage and disposal of all hazardous materials shall be in conformance with all federal, state, county and local rules and regulations.
3. Hydraulic hoists, service pits, lubricating, greasing, washing, and repair equipment and operations shall be located within a completely enclosed structure. All storage of vehicle parts and dismantled vehicles, and repair work, shall be fully screened to a height of no less than six (6) feet.
4. Vehicles rendered inoperative for any reason, and vehicles without current license plates and registration, shall not be maintained on the property for more than fifteen (15) days. Such vehicles shall be parked or stored in a building, or behind a fully screened area in a side or rear yard and with no less than a six (6) foot high fence.
5. All lighting mounted to the underside of a canopy shall be fully recessed.
6. The application shall identify the extent, quantities, and types of explosive, flammable, or otherwise hazardous materials that may be used, and the measures to be used for proper handling, storage, and disposal of such materials.

Section 7.26 Wind Energy Turbines (WET)

A. Definitions: For the purposes of this Section, the following phrases shall have the following meanings:

1. **Ambient Sound Level:** The amount of background noise at a given location prior to the installation of a WET which may include, but not be limited to, traffic, machinery, lawnmowers, human activity, and the interaction of wind with the landscape. The ambient sound level is measured on the dB(A) weighted scale as defined by the American National Standards Institute.
2. **Anemometer:** A temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy turbine (WET) at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.
3. **Blade:** The aerodynamic surface that catches the wind.
4. **Decommissioning:** The process of terminating operation and completely removing a wind energy turbine (WET) and all related buildings, structures, foundations, access roads, and equipment.
5. **KW-kilowatt** is a measure of power for electrical current equal to 1000 watts.
6. **KWh-Kilowatt-hour:** A measure of energy equal to the use of one kilowatt in one hour.
7. **Large Wind Energy Turbine (LWET):** A wind energy turbine that is tower-mounted and has a nameplate capacity that exceeds two hundred fifty (250) kilowatts.
8. **Medium Wind Energy Turbine (MWET):** A wind energy turbine that is tower-mounted and has a nameplate capacity that exceeds thirty (30) kilowatts but does not exceed two hundred fifty (250) kilowatts.
9. **Net-Metering:** A special metering and billing agreement between utility companies and their customers, which facilitates the connection of renewable energy generating systems to the power grid.
10. **Occupied Building:** A residence, school, hospital, church, public library, business, or other building in which the public may assemble or otherwise occupy.
11. **Operator:** The entity responsible for the day-to-day operation and maintenance of a wind energy turbine (WET).
12. **Owner:** The individual or entity, including their respective successors and assigns, which have an equity interest or own the wind energy turbine (WET).
13. **Shadow Flicker:** The moving shadow, created by the sun shining through the rotating blades of a wind energy turbine (WET). The amount of shadow flicker created by a WET is calculated by a computer model that takes into consideration turbine location, elevation, tree cover, location of all structures, wind activity, and sunlight.
14. **Small Tower-Mounted Wind Energy Turbine:** A wind energy turbine (WET) that is tower-mounted and has a nameplate capacity that does not exceed thirty (30) kilowatts.
15. **Small Structure-Mounted Wind Energy Turbine:** A wind energy turbine that is attached to a structure's roof, walls, or other elevated surface and has a nameplate capacity that does not exceed thirty (30) kilowatts.
16. **Total Height:** The vertical distance measured from the ground level at the base of a wind energy turbine (WET) to the uppermost vertical extension of any blade, or the maximum height reached by any part of the wind energy turbine (WET).
17. **Tower:** A freestanding monopole that supports a wind energy turbine (WET).
18. **Wind Energy Turbine (WET):** A wind energy conversion system that converts wind energy into electricity through the use of a turbine mounted on a tower or other structure, including any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system, and may include structures and buildings accessory to such system.

B. Additional Application Requirements for Small Structure-Mounted WETs and Small Tower-Mounted WETs: The following information shall be provided in addition to the application information required by Section 2.4(B)(1)(b) for plot plan approval.

1. **Maps:** Maps (drawn to scale) showing the proposed location of all components and accessory equipment of the Small Structure-Mounted WET or Small Tower-Mounted WET, property lines, physical dimensions of the property, existing buildings, setback lines, right-of-way lines, public easements, overhead utility lines, sidewalks, non-motorized pathways, roads and contours. The plot plan shall include adjoining properties as well as the location and use of all structures.
2. Total proposed number of Small Structure-Mounted WETs and Small Tower-Mounted WETs and the proposed type and height of each to be constructed; including the manufacturer and model, product

specifications including maximum noise output (measured in decibels), total rated generating capacity, dimensions, rotor diameter, and a description of ancillary facilities.

3. Documented compliance with the noise requirements of this Ordinance.
4. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical, communications, and FAA requirements.
5. Proof of applicant's liability insurance.
6. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
7. Evidence documenting that the WET shall not interfere with communication systems including radio, telephone, television, satellite or emergency systems.
8. Other relevant information as may be reasonably requested.

C. Additional Application Requirements for a MWET and LWET: The following information shall be provided in addition to the application information required by Article 14 (Site Plan Review) and Article 15 (Special Land Uses).

1. Shadow Flicker Analysis: An analysis on potential shadow flicker on any occupied building with direct line-of-sight to the Medium or Large WET. The analysis shall identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year, and describe measures that shall be taken to eliminate or mitigate the problems.
2. Site Plan Drawing: Location and height of all proposed Medium or Large WETs, buildings, structures, ancillary equipment, underground utilities and their depth, towers, security fencing, access roads (including width, composition, and maintenance plans), electrical sub-stations, and other above-ground structures and utilities associated with the WETs.
3. Site Plan Documentation: The following documentation shall be included with the site plan:
 - a. The contact information for the owner and operator of the Medium or Large WET as well as contact information for all property owners on which the WET is located.
 - b. A copy of the lease, or recorded document, with the landowner(s) if the applicant does not own the land for the proposed Medium or Large WET. A statement from the landowner(s) of the leased site that he/she will abide by all applicable terms and conditions of the zoning permit, if approved.
 - c. In the case of a Condominium Development, a copy of the Condominium Development's Master Deed and Bylaws addressing the legal arrangement for the WET.
 - d. The proposed number, representative types and height of each Medium or Large WET to be constructed; including their manufacturer and model, product specifications including maximum noise output (measured in decibels), total rated capacity, rotor diameter, and a description of ancillary facilities.
 - e. Documents shall be submitted by the developer/manufacturer confirming specifications for separation distances between WETs.
 - f. Documented compliance with the noise, vibration and shadow flicker requirements of this Ordinance.
 - g. Engineering data concerning construction of the Medium or Large WET and its base or foundation, which may include, but not be limited to, soil boring data.
 - h. A certified registered engineer shall certify that the Medium or Large WET meets or exceeds the manufacturer's construction and installation standards.
 - i. A copy of the maintenance and operation plan, including anticipated regular and unscheduled maintenance. Additionally, a description of the procedures that will be used for lowering or removing the Medium or Large WET to conduct maintenance, if applicable.
 - j. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical, and communications. The Medium or Large WET shall comply with Federal Aviation Administration (FAA) requirements, Michigan Airport Zoning Act, Michigan Tall Structures Act, and any applicable airport overlay zone regulations.
 - k. Proof of applicant's liability insurance shall be required bi-annually
 - l. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
 - m. A written description of the anticipated life of each Medium or Large WET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site

restoration; and removal and restoration procedures and schedules that will be employed if the WETs become inoperative or non-functional.

- n. The applicant shall submit a decommissioning plan that shall be carried out at the end of the Medium or Large WET's useful life, and shall describe any agreement with the landowner regarding equipment removal upon termination of the lease.
- o. The following additional information requirements shall apply to Large WETs only:
 - 1) A description of the routes to be used by construction and delivery vehicles and of any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries, and an agreement or bond which guarantees the repair of damage to public roads and other areas caused by construction of the Large WET.
 - 2) A study assessing any potential impacts on the natural environment including, but not limited to, bird and bat species, endangered species and other wildlife, and any proposed mitigation measures. The study shall conform to state and federal wildlife agency recommendations based on local conditions. The application shall identify any plans for post-construction monitoring or studies.
 - 3) Evidence documenting that the proposed WET location shall have sufficient annual wind resources for the operation of the WET system.

D. Anemometers

- 1. The construction, installation, or modification of an anemometer tower shall require a zoning permit and shall conform to all applicable local, state, and federal applicable safety, construction, environmental, electrical, communications, and FAA requirements, including building and mechanical building permits.
- 2. An anemometer shall be subject to the height, setback, separation, location, safety, and decommissioning provisions that correspond to the size of the WET that is being contemplated for the site.
- 3. An anemometer shall be permitted for no more than two (2) years.

E. Compliance with Table 4-4: All WETs shall comply with the provisions of Table 3-4 of Article 3 except where this Section provides otherwise.

F. Standards Applicable to All WETs: The following provisions apply to all WETs unless provided otherwise.

- 1. Visual Appearance
 - a. WETs, including accessory buildings and related structures shall be of a non-reflective, non-obtrusive color (e.g. white, gray, black). The appearance of the turbine, tower, and any ancillary facility shall be maintained throughout the life of the WET.
 - b. A WET shall not be artificially lighted, except to the extent required by the FAA or other applicable authority, or otherwise necessary for the reasonable safety and security thereof.
 - c. A WET shall not be used for displaying any advertising (including flags, streamers, or decorative items), except for identification of the turbine manufacturer.
- 2. Ground Clearance: The lowest extension of any blade or other exposed moving component of a WET shall be at least fifteen (15) feet above the ground and any above-ground outdoor area intended for human use such as balconies or roof gardens.
- 3. Noise: Noise emanating from the operation of WETs shall not exceed, at any time, the lowest ambient sound level that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a residential or agricultural use parcel or from the property line of parks, schools, hospitals, and churches. Noise emanating from the operation of WETs shall not exceed, at any time, the lowest ambient noise level plus 5 dBA that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a non-residential or non-agricultural use parcel.
- 4. Vibration: Vibrations shall not be produced that are humanly perceptible beyond the property on which a WET is located.
- 5. Guy Wires: Guy wires shall not be permitted as part of the WET.
- 6. Ice Throw: Ice throw or shedding from a WET shall not cross a property line or onto any right-of-way or overhead utility service.
- 7. Electrical System: All electrical controls, control wiring, grounding wires, power lines, and all other electrical system components shall be placed underground within the boundary of each lot at a depth designed to accommodate the existing land use to the maximum extent practicable. Wires necessary to connect the wind generator to the tower wiring are exempt from this requirement. Above ground wiring is permitted in the case of a Small Structure-Mounted WET or Small Tower-Mounted WET provided such wiring is necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box and the grounding wires.
- 8. Signal Interference: A WET shall not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite, or emergency communication systems.

9. Industry Standards

- a. The design of WETs shall conform to all applicable industry standards and shall meet or exceed any standards and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission (MAC), Michigan Public Service Commission, National Electric Safety Code, Federal Energy Regulatory Commission, and any other state and federal agency.
- b. The structural integrity of a Medium or Large WET shall conform to the design standards of the International Electrical Commission, specifically IEC 61400-1, "Wind Turbine Safety and Design," IEC 61400-22 "Wind Turbine Certification," and IEC 61400-23 "Blade Structural Testing," or any similar successor standards.

G. Additional Standards Applicable to Small Structure-Mounted WETs and Small Tower-Mounted

WETs: The following provisions shall apply to Small Structure-Mounted WETs and Small Tower-Mounted WETs in addition to those of subsection (F).

1. Small Structure-Mounted WET

- a. **Height:** The height of a Small Structure-Mounted WET shall not exceed fifteen (15) feet as measured from the highest point of the roof, excluding chimneys, antennae, and other similar protuberances.
- b. **Setback:** The setback of a Small Structure-Mounted WET shall be a minimum of fifteen (15) feet from the property line, public right-of-way, public easement, or overhead utility lines if mounted directly on a roof or other elevated surface of a structure. If the Small Structure-Mounted WET is affixed by any extension to the side, roof, or other elevated surface, then the setback from the property line or public right-of-way shall be a minimum of fifteen (15) feet. The setback shall be measured from the furthest outward extension of all moving parts.
- c. **Location:** A Small Structure-Mounted WET shall not be affixed to the wall on the side of a structure facing a road.
- d. **Quantity:** No more than three (3) Small Structure-Mounted WETs shall be installed on any lot in a Residential District or other residentially-used lot.
- e. **Separation:** If more than one Small Structure-Mounted WET is installed, a distance equal to the height of the highest Small Structure-Mounted WET must be maintained between the base of each Small Structure-Mounted WET.

2. Small Tower-Mounted WET

- a. **Height:** The total height of a Small Tower-Mounted WET shall not exceed one hundred (100) feet.
- b. **Occupied Building Setback:** The setback from all occupied buildings on the applicant's parcel shall be a minimum of twenty (20) feet measured from the base of the tower.
- c. **Location:** A Small Tower-Mounted WET shall be located in a rear yard only where an occupied building is on the lot, except that a Small Tower-Mounted WET may be located in a front or side yard provided it is setback a minimum distance of one hundred and fifty (150) feet from such lot lines, as measured from the base of the WET.
- d. **Other Setbacks:** The setback shall be equal to 1 1/2 times the total height of the Small Tower-Mounted WET, as measured from the base of the Tower, from the property line, public right-of-way, public easement, or overhead public utility lines. This setback may be reduced if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl, or bend within a distance or zone shorter than the height of the wind turbine.
- e. **Quantity:** No more than one (1) Small Tower-Mounted WET shall be installed on any lot in a Residential District or other residentially-used lot.

H. Additional Standards Applicable to MWETs and LWETs: The following provisions shall apply to both MWETs and LWETs unless specified otherwise, in addition to those of subsection (F).

1. Shadow Flicker: WETs shall be designed and located so as to minimize shadow flicker on a roadway and prevent shadow flicker on any existing occupied structures located off of the lot on which the WET is located. The Planning Commission may require special operational hours of a WET to ensure these requirements are met.
2. Safety Requirements:
 - a. If a Medium or Large WET is connected to a public utility system for net-metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's then-current service regulations applicable to wind power generation facilities, and the connection shall be inspected by the appropriate public utility.
 - b. A Medium or Large WET shall be equipped with an automatic braking or governing system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.

- c. Security measures shall be in place to prevent unauthorized trespass and access. Each Medium or Large WET shall not be climbable up to fifteen (15) feet above ground surfaces. All access doors to a WET and electrical equipment shall be locked and/or fenced as appropriate, to prevent entry by non-authorized persons.
 - d. All spent lubricants, cooling fluids, and any other hazardous materials shall be properly and safely removed in a timely manner.
 - e. Each Medium or Large WET shall have a minimum of one (1) sign, not to exceed two (2) square feet in area, posted at the base of the tower and on any security fence if applicable. The sign shall include, at a minimum, warnings of high voltage, manufacturer's and owner/operators name, and emergency contact numbers.
3. Decommissioning:
- a. WET owners or operators shall complete decommissioning within twelve (12) months after the end of the useful life. A WET shall be presumed to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner or operator.
 - b. Decommissioning shall include the removal of each Medium or Large WET, buildings, electrical components as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below ground elevation, or to the level of the bedrock if less than sixty (60) inches below ground elevation. Following removal, the location of any remaining wind turbine foundation shall be identified on a map as such and recorded with the deed to the property with the County Register of Deeds.
 - c. All access roads to the Medium or Large WET shall be removed, cleared, and graded unless the property owner requests, in writing, a desire to maintain the access road. The Township will not be assumed to take ownership of any access road unless through official action of the Township Board.
 - e. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion, unless the property owner submits a valid basis for not seeding the area.
 - f. A performance guarantee shall be posted pursuant to Section 2.6 for the decommissioning of all Medium or Large WETs.
4. Medium WETs: The following additional requirements apply to Medium WETs only.
- a. Location: A Medium Tower-Mounted WET shall be located in a rear yard only where an occupied building is on the lot, except that a Medium Tower-Mounted WET may be located in a front or side yard provided it is setback a minimum distance of one hundred and fifty (150) feet from such lot lines, as measured from the base of the WET. In the case of a condominium development, the MWET shall only be located in a General Common Element.
 - b. Height: The total height of an MWET shall not exceed one hundred and fifty (150) feet.
 - c. Quantity: No more than one (1) Medium WET shall be installed for every two and one-half (2.5) acres of land included in the lot, except where the Township Board finds that size, configuration, or other features of the property on which the WET is to be located, or the character of the surrounding area, permits a greater density of WETs with limited impact on the surrounding area.
 - d. Setback & Separation:
 - 1) Property Line Setbacks: Except as provided by subsection (2) below, an MWET shall be a minimum distance from all lot lines equal to the total height of the MWET as measured from the base of the tower. This setback may be reduced by the Township Board if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl, or bend within a distance or zone shorter than the height of the WET.
 - 2) Public Road Setbacks: A Medium WET shall be set back from the public road a minimum distance equal to the total height of the MWET, measured from the tower base.
 - 3) Occupied Building Setback: The setback from all occupied buildings on the applicant's lot shall be a minimum of twenty (20) feet, measured from the base of the tower.
 - 4) Communication and Electrical Lines Setback: A MWET shall be set back from the nearest above-ground public electric power line or communication line a minimum distance equal to the total height of the MWET, as measured from the tower base.
 - 5) Tower Separation: MWE towers shall be separated from each other a minimum distance according to industry standards and manufacturer recommendations.

5. **LWETs:** The following additional requirements apply to LWETs only:
 - a. **Ground Clearance:** The lowest extension of any blade or other exposed moving component of an LWET shall be at least twenty (20) feet above the ground, at the highest point of the ground elevation within fifty (50) feet of the base of the tower.
 - b. **Quantity:** The maximum number of LWETs shall be determined based on setbacks and separations.
 - c. **Access Driveway:** Each LWET shall require the construction of a private road to offer an adequate means by which the Township may readily access the site in the event of an emergency.
 - d. **Lot Area:** A Large WET shall not be located on a lot of less than ten (10) acres.
 - e. **Setback & Separation:**
 - 1) **Property Line Setbacks:** Except as provided by subsection (2) below, a LWET shall be a minimum distance from all lot lines equal to the total height of the LWET as measured from the base of the tower. This setback may be reduced by the Township Board where the adjoining property is owned, leased or otherwise under the control of the applicant as part of a unified multi-parcel WET project, but in no case shall the setback be less than one hundred (100) feet.
 - 2) **Road Setbacks:** An LWET shall be set back from the nearest public road a minimum distance equal to one hundred and ten percent (110%) of its total height.
 - 3) **Occupied Building Setback:** An LWET shall be set back from the nearest occupied building that is located on the same parcel as the LWET a minimum one and one-half (1.5) times its total height, or one thousand (1000) feet, measured from the tower base, whichever is greater.
 - 4) **Communication and Electrical Lines:** Each LWET shall be set back from the nearest above-ground public electric power line or communication line a minimum distance no less than four hundred (400) feet or one and one-half (1.5) times its total height, whichever is greater, measured from the tower base.
 - 5) **Tower Separation:** LWET towers shall be separated from each other a minimum distance according to industry standards and manufacturer recommendations, but in no case less than three (3) times the turbine rotor diameter.
 - f. A sound pressure level analysis shall be conducted from a reasonable number of sampled locations at the perimeter and in the interior of the property containing any LWETs to demonstrate compliance with the requirements of this Ordinance. Proof of compliance with the noise standards is required within ninety (90) days of the date the LWET becomes operational. Sound shall be measured by a third-party, qualified professional.
 - g. All towers shall be inspected annually by a certified registered Michigan licensed engineer and authorized factory representative to insure the structural integrity of the tower, and appurtenances added to the tower. An annual maintenance report shall be provided to the Zoning Administrator on or before August 1st.

Section 7.27 Wireless Communication Facilities

A. Definitions: For the purposes of this Section, the following phrases shall have the following meanings:

1. **Collocate:** To place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. "Collocation" has a corresponding meaning.
2. **Equipment compound:** An area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.
3. **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 communications support structures.
4. **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.
5. **Wireless Communication Facility:** All structures and accessory facilities, and improvements thereto, relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals; including, but not limited to, equipment compounds, wireless communications equipment, and wireless communications support structures. Not included in this definition are: citizen band radio facilities; short wave receiving facilities; radio and television broadcast reception facilities; satellite dishes; federally licensed amateur (HAM) radio facilities, towers for personal communications only, and

governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

6. **Class One Wireless Communication Facility:** Any wireless communication facility and modifications thereto that meet all of the following requirements:
 - a. No construction or other improvements provide for the erection of a new wireless communications support structure, but may provide for an increase in height of an existing tower as provided by subsection (d)(1) below.
 - b. All proposed wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.
 - c. The existing wireless communications support structure or existing equipment compound is in compliance with this Ordinance or was previously approved by the municipality in which it is located.
 - d. The proposed collocation of equipment shall not do any of the following:
 - 1) Increase the overall height of the wireless communications support structure by more than 20 (twenty) feet or 10% (ten percent) of its original height, whichever is greater.
 - 2) Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - 3) Increase the area of the existing equipment compound to greater than 2,500 square feet.
 - 4) Be in violation of the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the then-designated Township Board.
7. **Class Two Wireless Communication Facility:** The erection of a new wireless communications support structure, or any modification of an existing wireless communication facility that is not classified as Class One Wireless Communication Facility.

B. Application, Review and Approval for Class One Wireless Communication Facility: A Class One Wireless Communication Facility constitutes a use permitted by right in any district, subject to site plan approval according to Article 14.

1. **Application Review Time Frame and Fees**
 - a. After a Class One application for a wireless communication facility is filed with the Zoning Administrator, the Zoning Administrator shall determine whether the application is administratively complete. Unless the Planning Commission proceeds as provided under subsection (b) below, the application shall be considered to be administratively complete when the Zoning Administrator makes that determination or the passing of fourteen (14) business days after the Zoning Administrator receives the application, whichever occurs first.
 - b. If, before the expiration of the fourteen (14) day period under subsection (a) above, the Zoning Administrator notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period under subsection (a) above is tolled until the applicant submits to the body or official the specified information or fee amount due. The notice shall be given in writing or by electronic notification. A fee required to accompany any application shall not exceed actual, reasonable costs to review and process the application or \$1,000.00, whichever is less.
 - c. The Township Board shall approve or deny the application not more than sixty (60) days after the application is considered to be administratively complete. If the Township Board fails to timely approve or deny the application, the application shall be considered approved and the Township Board shall be considered to have made any determination required for approval.

C. Application, Review and Approval for Class Two Wireless Communication Facility: A Class Two Wireless Communication Facility constitutes a special land use and shall be subject to this Ordinance's provisions addressing the same including compliance with Article 14 (Site Plan Review), Article 15 (Special Land Uses), and the following provisions:

1. **Application Review Time Frame and Fees:** The provisions of subsection (B)(1) above shall apply to Class Two applications for wireless communication equipment except that the Planning Commission shall approve or deny the application not more than ninety (90) days after the application is considered to be administratively complete.
2. **Additional Application Requirements:** In addition to submitting the information required for all special land use applications, including a site plan pursuant to Article 14, each applicant for a Class Two wireless communication facility shall provide the following additional information. Any information of an engineering nature that the applicant submits, whether civil, mechanical, electrical, or structural, shall be certified by a licensed professional engineer of applicable expertise registered in the State of Michigan.

- a. An inventory of its existing towers, antennas, or sites approved for towers or antennas, that are within the Township and one (1) mile of the border thereof, including specific information about the location, height, and design of each tower, the distance from the proposed tower, the owner(s)/operator(s) of the existing tower(s), and any additional information that is relevant in terms of potential collocation or in demonstrating the need for the proposed facility.
- b. Elevation drawings of the proposed tower and any other structures.
- c. The distance between the proposed tower to dwellings within a one-half (1/2) mile radius, and the distance to Residential districts and platted and similar neighborhood developments.
- d. Method of fencing and finished color and, if applicable, the method of camouflage.
- e. A written statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennae for future users.
- f. Identification of the entities providing the lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, long distance providers, and/or the public switched telephone network (backhaul routes) for the tower(s) described in the application and other cellular sites owned or operated by the applicant in the Township.
- g. A description of the suitability of the use of existing towers, other structures, or alternative technology not requiring the use of towers or structures, to provide the services of the proposed new tower.
- h. A certification by a professional engineer of applicable expertise licensed in Michigan that all construction features of the tower comply with the requirements of all agencies having jurisdiction and the State Construction Code.

D. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

- 1. The lot on which a tower is located shall comply with the minimum lot area requirement of Table 3-4. A smaller portion of said lot may be leased for tower purposes and such leased area need not comply with the area requirements of Table 3-4.
- 2. Class Two towers and antennas shall be set back from lot lines a minimum distance equal to the tower's height, including antennas, except where the application documents that the tower is designed to fall upon itself, in which case the minimum setback shall be one-half the height of the tower but not less than one-hundred (100) feet.
- 3. No tower shall exceed one hundred ninety five (195) feet in height, measured from the base of the tower to the highest point of the tower including antennae. All towers and antenna shall comply with the height restrictions of any airport management plan filed with and approved by the Michigan Aeronautics Commission.

E. Additional Standards:

- 1. Separation Distances: The following separation distances shall apply to Class Two wireless communication facilities except that the Township Board may reduce the standard separation distance by no greater than twenty-five percent (25%) upon a finding that there exist on-site or surrounding conditions that mitigate the need for such separation distances and that the purpose of this Ordinance will be preserved. Separation distances shall be measured from the base of the tower to the lot line of the off-site use except where otherwise noted.

Off-Site Use or Designated Area	Separation Distance
Single-family and two-family dwellings.	300 feet or 150% of the tower's height, whichever is greater.
Vacant land zoned for single-family or two-family dwellings, including vacant land that has received site plan approval for residential use.	200 feet or 100% of the tower's height, whichever is greater.
Vacant residentially zoned land not otherwise addressed above.	100 feet or 100% of the tower's height, whichever is greater.
Land not zoned for residential use, whether vacant or otherwise.	The setback standards of Table 3-4 or the tower's height, whichever is greater.
Another communication tower.	1 mile, measured by a straight line between the base of the existing and proposed tower.

2. Fencing and Lighting
 - a. The base of a tower shall be fenced with a minimum six (6) foot high fence with anti-climbing measures.
 - b. Towers and antenna shall not be artificially lighted unless required by the Federal Aviation Administration or Federal Communications Commission. If lighting is required, the lighting plan shall cause the least disturbance to surrounding uses.
3. Tower Construction
 - a. Towers shall be of monopole construction. Guy wires are prohibited.
 - b. Towers shall be of a white, light gray, silver or other similar color that blends with the background sky, and shall be constructed of or treated with corrosive resistant material.
 - c. All towers and antennas including all support systems, antenna mounts, structural and electrical components, and wind load resistance, shall comply with the most current standards and regulations of the Federal Aviation Authority, Federal Communications Commission, State Construction code, and all other codes and agencies having jurisdiction, and shall be maintained in compliance.
 - d. All new communication towers shall be designed and constructed so as to accommodate collocation of a minimum of three (3) wireless communication facilities.
4. Landscaping and Signage
 - a. Signage shall be limited to emergency information only except as may be required by law.
 - b. Trees shall be established, if not already present, that effectively screen the view of the tower facility from nearby residential properties, and shall provide for coniferous plantings spaced at no greater than fifteen (15) feet apart and located within forty (40) feet of the perimeter of the tower facility and within any leased land area comprising the tower facility.
5. Presence of Personnel: No persons shall be located on a communication tower site except for the occasional presence of personnel associated with periodic maintenance or emergency conditions.
6. General Design: The design of buildings and structures shall, to the greatest extent practical, use materials, colors, textures and screening that will encourage their compatibility with surrounding buildings. Where an antenna is installed on a structure other than a tower, the antenna and supporting equipment shall be of a color to make the antenna and equipment as visually unobtrusive as reasonably practical.
7. Collocation
 - a. Requirement for Collocation:
 - 1) A permit for the construction and use of a Class Two communication tower shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
 - b. Feasibility of Collocation: Collocation shall be deemed to be feasible and practical for purposes of this subsection (7) except where satisfactory evidence is submitted demonstrating that no existing tower, structure or alternative technology can accommodate the applicants proposed antenna. Such evidence may consist of any of the following:
 - 1) No existing towers or structures are located within the geographic area that meets applicants engineering requirements.
 - 2) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - 3) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - 4) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - 5) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
 - 6) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
 - 7) The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a cable micro cell network using multiple low-powered transmitters/receivers attached to a wire line system, is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.

8. Removal
 - a. Any tower that is not operated for a continuous period of 365 days shall be considered abandoned, and the owner of such tower shall remove the same and the site shall be restored to the condition it existed prior to the placement of the tower within ninety (90) days of receipt of notice from the zoning administrator for such removal. In the case where there are multiple users of a single tower, removal of the tower shall not be required until all users cease use of the tower for a continuous period of 365 days.
 - b. If the required removal of a facility has not been completed within ninety (90) days of the condition specified in subsection (a) above, the facility may be removed with reliance on the security posted at the time application was made for establishing the facility.
9. Nonconforming Towers/Antenna: Nonconforming towers and antennas shall be subject to the provisions of Article 7, Nonconforming Lots, Uses, and Structures, except that a nonconforming tower or antenna that is damaged or destroyed may be rebuilt provided the new tower is of the same type, height, and location of the original tower, and the tower facility is of no greater intensity than the original facility. This provision shall apply provided all building permits for the new tower are acquired within 180 days of the damage date. If such permits are not acquired within this time frame or said permits expire, the tower or antenna shall be deemed abandoned and subject to the removal provisions of subsection (8) above.

End of Article 7

Article 8
(RESERVED for FUTURE USE)

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End of Article 8

Article 9 SIGNS

Section 9.1 Purpose

The purpose of this Article is to provide a framework for the display of signs to accommodate the legitimate identification, advertising and informational needs of all land uses and to ensure free speech rights guaranteed by the First Amendment to the U.S. Constitution, including the expression of personal, religious, political and ideological views. It is the purpose of this Article to provide such signage needs and opportunities in a manner that is balanced with the desired stability and enhancement of residential and non-residential areas, including property values, the safety of the Township's road corridors, and the Township's prevailing desired visual character. It is recognized that unrestricted or unregulated signage does not support the desired character of the Township nor benefit either private enterprise or the community-at-large. Unrestricted signage encourages traffic safety hazards, visual clutter, confusion for vehicle drivers, visual blight, and decreased property values, and undermines the desired visual character of the Township including its business centers and residential neighborhoods, and its economic development initiatives. This Article recognizes that certain activities and uses of land are temporary in nature and though temporary, have reasonable signage needs, and this Article is intended to permit temporary signage consistent with the regulatory framework presented above.

Section 9.2 Definitions

- A. Banner Sign:** A temporary sign composed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material that is mounted on a wall.
- B. Business Center:** A grouping of two or more business establishments on one (1) or more lots that are linked architecturally or otherwise developed as a unified grouping of businesses and may share parking and access.
- C. Electronic Message Center (EMC) Signs:** A sign that is capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. An EMC sign may be a free-standing sign or wall sign as defined herein.
- D. Free-Standing Sign:** A sign not attached to a principal or an accessory building, including signs supported by a center or multiple poles, posts and panels, and ground signs, but excluding off-premises signs unless provided elsewhere in this Article.
- E. Ground Sign:** A free-standing sign of comparatively limited height and which is designed in such a manner that the face of the sign structure extends down to the ground, similar to a monument, or which includes supports or poles that are less than two (2) feet in height.
- F. Illumination/Illuminate:** The act of highlighting the visual presence and/or impact of a sign by the use of artificially created light, such as through electrical devices.
1. "Internal illumination" refers to the incorporation of the light source behind the sign face intended to be highlighted and enclosed within the framing of the sign. For the purpose of this Article, an EMC sign shall be construed to be an internally illuminated sign.
 2. "External illumination" refers to the placement of the light source in front, above, below and/or to the side of the sign face intended to be highlighted. External illumination is not enclosed within the framing of the sign.
- G. Off-Premises Advertising Sign:** A sign which identifies goods, services, facilities, events, or attractions which are available or provided at a location other than the lot or parcel upon which such sign is located (commonly referred to as a "billboard").
- H. Off-Premises Directional Sign:** A sign that provides only directional information to a business or other use not located on the same lot upon which such sign is located.
- I. Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, banner, flag, pennant, trade names or marks, or other representation, or combination thereof, designed for the purpose of directing attention to, advertising or identifying an individual, a firm, an association, a profession, a business, a commodity or product, an activity, a philosophy, or an idea, which is located upon any land or structure.

J. Sign Face: All portions of a sign excluding poles, posts and similar support mechanisms. In the case of a monument sign, the sign face shall be construed as extending to one (1) foot above the ground below.

K. Temporary Sign: A sign designed to be easily moved, without a foundation, footing or similar permanent underground anchoring system, such as a sign advertising the sale of real estate, a sign announcing an upcoming community event, and signs mounted on wheeled trailers. A temporary sign shall be construed to be the same temporary sign despite modifications to the location or message of such sign during the period the sign is displayed.

L. Wall Sign: A sign which is attached directly to a building wall with the sign area surface flat against or generally parallel to the building wall, within eight (8) inches from the face of the wall, including signs painted on a building wall and signs on a projecting rigid or non-rigid fabric marquee, canopy or awning-type structure. A wall sign shall not be construed to include a sign projecting away from the wall to which it is attached and referred to as a projecting sign, a sign attached to a roof, or a sign attached to a wall but which extends above the lowest portion of the roof.

Section 9.3 General Standards and Regulations

A. Compliance, Permits and Review

1. **Compliance Required:** No sign shall be erected, used or maintained unless in compliance with the regulations of this Article.
2. **Required Permit/Review:** All signs shall require a zoning permit prior to placement, erection, replacement or alteration unless exempted by subsection (4) below. All signs shall require a building permit prior to placement, erection, replacement or alteration unless exempted by the Michigan Construction Code. If site plan review is required for a proposed project that a proposed sign shall be part of, the proposed signage shall be reviewed as part of the site plan review procedure for the entire project, pursuant to Article 14 and a separate sign application is not necessary. If the proposed signage is to be part of an existing development for which site plan approval has already been granted or was not necessary, the Zoning Administrator shall review the sign application to ensure all applicable ordinance standards have been met prior to issuing a permit for the sign.
3. **Application Information:** Application for a zoning permit for a sign shall include the following minimum information:
 - a. Name, address, and telephone number of the owner and applicant, if other than the owner.
 - b. The location of the proposed sign (street address and tax identification number).
 - c. Placement of the sign on, and/or in relation to, existing buildings and structures.
 - d. A fully dimensioned scale drawing of the plans, specifications and method of construction and/or attachment to the building or ground. Drawings shall include the colors and materials types to be used.
 - e. Written consent of the owner of the lot, building, and/or structure, if other than the applicant.
 - f. A copy of all construction, electrical, and other plans required for construction.
 - g. Any other information the Township Board may require to establish conformance with the Ordinance.
4. **Signs Exempt from Permit/Review:** The following signs are exempt from the provisions of subsection (2) above but shall conform to all other regulations and standards of this Article including sign area and height.
 - a. Signs required or otherwise authorized by a public agency having jurisdiction over the respective road right-of-way.
 - b. Official notices issued by a public agency, court, or government official.
 - c. Signs on operating, licensed commercial motorized vehicles.
 - d. Ordinary maintenance, servicing, repainting, cleaning, altering, or changing the information of an existing sign, provided the size, location and/or structure are not changed.
 - e. Indoor signs affixed to or covering windows.
 - f. Signs authorized under Sections 9.6 and 9.7.
 - g. Signs less than ten (10) sq. ft. in area not otherwise listed above.

B. Materials, Construction, Design and Maintenance:

1. Building Code: All signs shall be constructed and maintained in a manner consistent with building code provisions and maintained in good structural condition at all times, free of hazards to the general public. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.
2. Integrally Designed: A sign shall be integrally designed so that its elements are of a unified character versus comprised of an assemblage of different sign types and materials. No support shall be used to accommodate multiple sign units or faces intended to serve the same business, tenant or occupant of a lot.
3. Width/Length Ratio: No free-standing sign shall have a dimension that exceeds five times that of its opposite dimension, such as in the case of a sign's width and length.
4. EMC Signs:
 - a. An EMC sign shall be an integral part of a larger freestanding or wall sign.
 - b. That portion of a freestanding or wall sign comprised of an EMC sign shall not exceed a height of five (5) feet above the ground below in an Agricultural or Residential District and eight (8) feet above the ground below in all other districts.
5. Maintenance: All signs shall be kept neatly painted, stained, sealed or preserved including all metal parts and supports. Signs shall be maintained free of peeling material, fading, rust, rot, insect infestation or other conditions reflective of a state of disrepair.

C. Lighting:

1. Authorized Lighting: Signs may be illuminated unless specified otherwise, and may be internally or externally illuminated unless specified otherwise. All lighting shall comply with the National Electrical Code.
2. Moving Illumination: No sign shall include flashing, blinking, moving or variable intensity illumination except as authorized in subsection (5) below in association with an electronic message center (EMC) sign.
3. Exterior Illumination: The source of exterior sign illumination shall be shielded from public road right-of-ways and adjacent properties, and shall not be visible beyond the property line of the lot on which the sign is located. All externally lit signs shall be illuminated by lights affixed to the sign and directed downward on the sign face only. This subsection (3) shall not apply to neon lights, and exposed bulbs not exceeding fifteen (15) watts, provided such signs shall not exceed four (4) sq. ft. in area.
4. Interior Illumination: Interior illumination shall be limited to individual letters, lettering, symbols and logos on a sign. All other sign elements shall be opaque or otherwise not illuminated.
5. EMC Signs:
 - a. An image on an EMC sign, and any portion of an image on an EMC sign, shall stay constant for a minimum of thirty (30) seconds, without any change in movement, light intensity or color. Message scrolling and similar moving messages are prohibited.
 - b. Any change or transition in display on an EMC sign shall not exceed one (1) second in duration.
 - c. An EMC sign shall have no message changes during hours that the business or use is not open or otherwise available to the public, except that in no case shall an EMC sign in an Agricultural or Residential District have any message changes during the hours from 5:00 p.m. to 8:00 a.m.
 - d. An EMC sign shall be equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions. No EMC sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle meter at a distance determined by the square root of the sign's square foot area multiplied by 100. An example of such a determination for a 12 sq. ft. sign is: $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.

D. Measurements

1. Sign Area: The area of a sign shall be computed by calculating the square footage of a sign face as measured by enclosing the most protruding points or edges of all sign faces of the sign within a parallelogram, rectangle, triangle, or circle, or combination thereof, including any framing.
 - a. Where a sign has two (2) or more similarly shaped faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, the area of the sign shall be the area of one (1) face.
 - b. Where a sign has two (2) faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, but the signs are of differing sizes, the sign area shall be that of the larger sign.
 - c. In the case of a sign with three or more faces, the area of the sign shall be the area of all faces combined.

2. Sign Setbacks: Sign setbacks shall be measured from the lot line horizontally to the nearest edge of the sign. The "nearest edge of the sign" shall be the leading edge of the sign closest to such lot line as viewed from above in plan or bird's eye view.
3. Sign Height: The height of a ground sign shall be measured from the highest point of the sign, including all sign frame and structural members, to the average ground elevation within ten (10) feet of the sign base. The height of a sign placed upon a berm shall be measured from the base elevation of the berm.

E. Prohibited Signs:

1. Traffic Interference Signs:
 - a. Signs which, due to location, design, color, or lighting, encourage confusion among drivers due to unauthorized traffic signs, signals or devices, or signs that make use of the words "stop", "look", "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse drivers or pedestrians.
 - b. No sign shall be located so as to impede vision between the height of two and one-half (2 1/2) feet and ten (10) feet above road elevation on any corner lot, within thirty (30) feet of the intersecting road right-of-way lines.
2. Moving and Flashing Signs: Signs that have flashing lights, visible moving parts, visible revolving parts or visible mechanical movement of any type, or other apparent visible movement irrespective of the cause of the movement.
 - a. Banners, pennants, festoons, spinners and streamers, and similar devices, which move due to wind or mechanical devices and which are intended to draw attention to a location are considered moving signs and are prohibited except as otherwise expressly authorized in association with a temporary sign according to Sec. 9.8.
 - b. This subsection (2) shall not be construed to prohibit EMC signs or signs that rely on light-emitting diodes (LEDs) provided such signs are in compliance with Sec. 9.3(C).
3. Right-of-Way Signs: Signs placed in, upon, or over any public right-of-way, alley, or other public place, except that signs for the sole purpose of providing directional information are permitted in such public place upon approval of the governmental entity having jurisdiction over such right-of-way and the Township Board.
4. Signs Affixed to Natural Features: Signs affixed to trees, shrubs, rocks or similar natural features, except for "warning" and "no trespassing signs" no greater than two (2) sq. ft. in area and spaced no less than one-hundred (100) feet apart from each other.
5. Roof Signs: Signs affixed to a roof or which are affixed to a wall and exceed the height of the lowest portion of the roof.
6. Vehicle Signs: Signs on parked vehicles, within view of a public right-of-way or adjacent lot, where the sign is the primary use of the vehicle.
7. Temporary Signs: Signs constituting a temporary sign as defined in this Article, except as otherwise expressly authorized according to Sec. 9.8.
8. Sexual Content: Signs that have any words, lettering, photographs, silhouettes, drawings, or pictorial representations of a sexually explicit character including any sign elements portraying "specified anatomical areas" or "specified sexual activities" as defined in Section 7.21, Sexually Oriented Businesses.
9. Other Signs:
 - a. Signs that emit audible sound, odor, or visible matter.
 - b. Roof signs that extend above the peak of the roof.
 - c. Any sign or sign structure which constitutes a hazard to public health or safety due to inadequate maintenance.
 - d. All other signs not expressly authorized by this Ordinance.

Section 9.4 Nonconforming Signs

A. Continuance: The continuance of a lawful use of any sign existing on the date of adoption of this Ordinance or amendment thereto, although such sign may not conform to the provisions of this Article, shall be permitted according to Article 6. In no case shall the provisions of Article 6 be construed to authorize any of the following:

1. Replacing a nonconforming sign with another nonconforming sign,
2. Structurally altering a nonconforming sign so as to prolong the life of the sign or to change its shape, size, type, or design.
3. The reconstruction of a nonconforming sign upon its removal or destruction.

Section 9.5 Reserved for Future Use

Section 9.6 Permitted Non-Temporary Signs by District

Table 9-1 identifies authorized signs in each district according to the limitations specified in the Table regarding sign type, number, area, height and setbacks. Table 9-1 applies to signs that do not constitute temporary signs as defined in this Article. See Section 9.8 regarding temporary signs. Nothing in Table 9-1 shall be construed as authorizing a sign, sign area, sign height or sign setback that is otherwise regulated by other Sections of this Article.

Table 9-1

See “Special Provisions” on following page.

FS = Free-Standing Sign WS = Wall Sign

District See Sec 3.2 for District Classification	Authorized Signs And Number	Maximum Area of Signs	Maximum Sign Height	Minimum Sign Setback from Lot Lines
Agricultural	FS: One (1) WS: One (1)	FS: 24 sq. ft. WS: 24 sq. ft.	FS: 8’; 5’ for ground sign. WS: Top of wall.	FS: Same as setback specified in Table 3-4 of Article 3.
Residential See Sec. 9.7 for dwellings.	FS: One (1) WS: One (1)	FS: 24 sq. ft. WS: 32 sq. ft.	FS: 8’; 5’ for ground sign. WS: Top of wall.	FS: Same as setback specified in Table 3-4 of Article 3.
Commercial	FS: One (1) WS: One (1)	FS: 1 sq. ft. for each 2’ of building length generally oriented to the road, measured as a straight line between building corners, except no sign has to be less than 16 sq. ft. and no sign shall be greater than 32 sq. ft. except on a lot that has frontage on M-50, M-124 or US-127, in which case such sign shall not exceed 48 sq. ft. WS: 2 sq. ft. for each 1’ of building length generally oriented to the road from which access is gained, except that no sign shall extend across more than 60% of the building length and 30% of the building height.	FS: 10’; 5’ for ground sign. WS: Top of wall.	FS: One-half (1/2) of setback specified in Table 3-4 of Article 3.
Industrial	FS: One (1) WS: One (1)	FS: 1 sq. ft. for each 2’ of building length generally oriented to the road, measured as a straight line between building corners, except no sign has to be less than 16 sq. ft. and no sign shall be greater than 32 sq. ft. WS: 2 sq. ft. for each 1’ of building length generally oriented to the road from which access is gained, except that no sign shall extend across more than 60% of the building length and 30% of the building height.	FS: 8’; 5’ for ground sign. WS: Top of wall.	FS: Same as setback specified in Table 3-4 of Article 3.

Table 9-1
Special Provisions

1. **Window Signs:** No sign affixed to or covering a window which is intended to be viewed from the outside shall exceed one-quarter (25%) of the total window area. Window signage in excess of a total of sixteen (16) sq. ft. shall be applied to the calculation of total wall sign area.
2. **Corner Lot:** The standards of Table 9-1 shall apply to each frontage separately for a corner or through lot, provided each frontage meets the minimum lot width standard of the district in which it is located and the frontage is along a road classified as "primary" according to the Jackson County Department of Transportation.
3. **Business Center Signs:**
 - a. **Freestanding Signs:** A business center shall be permitted one (1) free-standing sign, not to exceed forty-eight (48) sq. ft. in area and twelve (12) feet in height, for the purpose of identifying the business center and displaying a directory of the individual businesses or tenants contained within. Such sign shall not exceed thirty-two (32) sq. ft. where no directory is provided.
 - (1) In the case of a business center that exceeds three hundred (300) linear feet of building facade along a single road, one (1) additional freestanding sign is permitted provided a minimum of three hundred (300) feet is maintained between such signs.
 - (2) In the case of a business center comprised of multiple buildings, one (1) ground sign shall be permitted for each building provided such sign is located in the immediate proximity of the building to which it pertains and does not exceed five (5) feet in height and eighteen (18) sq. ft. in area.
 - b. **Wall Signs:** A business center shall be permitted one (1) wall sign according to the height and area standards of Table 9-1, for the purpose of identifying the business center and which may include information on individual businesses or tenants located within. In addition, the business center shall be permitted one (1) wall sign for each business or tenant space having frontage along a public road or parking area, and such sign shall be attached to the façade of such business or tenant space.
 - (1) The total area of all wall signs shall not exceed ten percent (10%) of the vertical surface area of the facade forming the building frontage generally oriented to the road frontage or parking area.
 - (2) The total wall sign area for a specific business or tenant having frontage along such public road or parking area shall not exceed ten percent (10%) of the vertical surface area of the frontage facade comprising the specific business or tenant facade.
4. **Drive-Through Signs:** Any use that includes a drive-in or drive-through facility or other similar station where persons communicate from their vehicle with persons inside a building on the same lot shall be permitted to have signs that relate to the drive-in/drive-through facility, such as menu order board signs or information signs. The drive-through signs shall have a maximum height of six (6) feet and a maximum area of thirty-two (32) sq. ft. per drive-in/drive-through use, and shall not be included in the computation of total sign area for the parcel unless such signs are legible from a point of observation off the premises.

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Section 9.7 Additional Non-Temporary Signs Permitted in All Districts

A. Authorization and Limitations: The signs delineated in subsection (B) shall be permitted in all Districts in addition to the signs authorized by Section 16.6, subject to the standards and limitations prescribed herein. This Section applies to signs that do not constitute temporary signs as defined in this Article. See Section 9.8 regarding temporary signs.

1. Section 9.3: Signs shall comply with Section 9.3.
2. Setbacks: Unless provided otherwise by this Article, signs shall be set back from all lot lines a minimum distance of ten (10) feet.
3. Illumination: Signs may be illuminated unless otherwise provided.
4. Area Calculations: Signs permitted by this Section shall not be applied toward the permissible sign areas authorized by Section 9.6.

B. Permitted Signs

1. Dwellings: One (1) sign may be erected on a lot on which a single-family or two-family dwelling is located, set back a minimum distance of ten (10) feet from all lot lines, and one (1) sign may be erected within ten (10) feet of an entrance way to an indoor space within a multiple family dwelling. Such signs shall not exceed four (4) sq. ft. in area and may be illuminated. These limitations shall not prohibit the display of an additional non-illuminated address identification sign, part of a mailbox or mailbox support, and in compliance with U.S. Postal standards, to facilitate identification of the property for postal, emergency, and other vehicles.
2. Entrance Signs:
 - a. One (1) sign at an entrance driveway excluding driveways serving single-family and two-family dwellings. Such sign shall not exceed four (4) sq. ft. in area and four (4) feet in height and shall be located within ten (10) feet of the edge of the driveway and street right-of-way.
 - b. One (1) sign at an entrance to a residential or non-residential development consisting of a platted subdivision, condominium subdivision, multiple family development, manufactured housing community, or other unified development consisting of at least five (5) dwelling units or at least three (3) buildings used for commercial, industrial or institutional purposes. Such sign shall not exceed twenty-four (24) sq. ft. in area and six (6) feet in height.
 - c. One (1) sign at an entrance to a business, agency or other facility, excluding single-family and two-family dwellings. Such sign shall have a maximum height of six (6) feet and shall not exceed eight (8) sq. ft. in area. In no case shall the sign be farther than ten (10) feet from such door.
3. Parking Lot Signs: Signs no greater than three (3) sq. ft. in area and three (3) feet in height, located in a parking lot, and provided a minimum of sixty (60) feet shall be maintained between such signs.
4. Flags:
 - a. In Commercial and Industrial Districts, no more than two (2) flags shall be erected on a lot. No such flag shall exceed thirty-five (35) sq. ft. in area and twenty-five (25) feet in height except that the maximum height of no more than one (1) flag shall be thirty-five (35) feet where such flag is within five hundred (500) feet of the right-of-way of M-50, M-124 or US-127. All flags shall comply with the minimum lot line setback standards of Table 3-4 of Article 3.
 - b. In all districts other than Commercial and Industrial Districts, no more than one (1) flag shall be erected and such flag shall not exceed twenty-four (24) sq. ft. in area and twenty (20) feet in height, and shall comply with the minimum lot line setback standards of Table 3-4 of Article 3.
5. Other: Any temporary sign no greater than two (2) sq. ft. in area attached to or part of portable devices such as a sign on a garbage container, a sign that is part of weatherproofing wrapped around items stored outdoors, or a sign attached to or part of construction materials.

Section 9.8 Additional Permitted Temporary Signs

A. Authorization and Limitations: In addition to all other signs authorized by Sec. 9.6 and Sec. 9.7, additional temporary signs are permitted according to the requirements and limitations of this Section.

B. Purpose: A temporary sign may be used for any purpose including, but not limited to, announcements pertaining to a grand opening, an upcoming special event, or the availability of a dwelling or real estate for sale or rent; seasonal celebrations; construction signs providing information about the project under construction; and expressions of political, religious and ideological views.

C. Illumination: A temporary sign shall not be illuminated except in association with a seasonal celebration or where otherwise attached to a building wall and provided there is compliance with Section 9.3.

D. Area Calculations: Signs permitted by this Section shall not be applied toward the permissible sign areas authorized by Section 9.6.

E. Agricultural and Residential Districts: The following temporary signs are permitted in Agricultural and Residential Districts according to the standards prescribed:

1. **Number:** No more than one (1) temporary sign shall be displayed on a lot at any time for each one-hundred (100) feet of the lot's road frontage or portion thereof, but in no case shall more than three (3) temporary signs be displayed at any single time.
2. **Sign Area:** Temporary signs shall not exceed four (4) sq. ft. in area except when attached to a building wall, in which case such sign shall not exceed eight (8) sq. ft. in area. In the case where the lot is comprised of more than ten (10) dwelling units or ten (10) tenant spaces, a temporary sign shall not exceed eight (8) sq. ft. in area except when attached to a building wall, in which case such sign shall not exceed sixteen (16) sq. ft. in area.
3. **Sign Height:** Temporary signs shall not exceed a height of three (3) feet except where attached to a building wall, in which case such signs shall not exceed a height of eight (8) feet. In the case where the lot is comprised of more than ten (10) dwelling units or ten (10) tenant spaces, temporary signs shall not exceed a height of four (4) feet except where attached to a building wall, in which case such signs shall not exceed a height of eight (8) feet.
4. **Setbacks:** Temporary signs shall be set back a minimum distance of twenty (20) feet from side and rear lot lines. Temporary signs greater than four (4) feet in height or eight (8) sq. ft. in area shall be set back a minimum distance of ten (10) feet from a front lot line.
5. **Duration:** No lot shall exhibit a temporary sign for more than thirty (30) days during any consecutive three (3) calendar months in the case where such sign exceeds four (4) sq. ft. in area, irrespective of whether the location or message of such sign is modified during the three (3) calendar month period. All other temporary signs authorized by this Section may be erected and maintained year-round.
6. **Multiple Tenants:** In addition to the temporary signs authorized by this subsection (E), in the case of a lot that is occupied by three (3) or more dwelling units or three (3) or more tenant spaces, each dwelling or tenant may display a temporary sign for no more than fifteen (15) days during any consecutive three (3) months. Such temporary sign shall not exceed a height of three (3) feet and an area of four (4) sq. ft. and shall be set back from all lot lines a minimum distance of twenty (20) feet.
7. **Recreational Fields:** The limitations of this subsection (E) shall not apply to temporary signs affixed to fences or walls that enclose recreational fields owned by a township, city, county or the state, or a state certified school district.

F. Commercial and Industrial Districts

1. **Number:** No more than four (4) temporary signs shall be displayed on a lot at any time for the first one-hundred (100) feet of the lot's road frontage or portion thereof, and no more than two (2) additional temporary signs shall be erected for each additional full one-hundred (100) feet of additional lot frontage.
2. **Sign Area:** No temporary sign shall exceed sixteen (16) sq. ft. in area.
3. **Sign Height:** No temporary sign shall exceed a height of eight (8) feet.
4. **Setbacks:** Temporary signs shall be set back a minimum distance of ten (10) feet from side and rear lot lines. Temporary signs greater than six (6) feet in height or twelve (12) sq. ft. in area shall be set back a minimum distance of ten (10) feet from a front lot line.
5. **Duration:** There shall be no limitations on the time during which a temporary sign is displayed.
6. **Multiple Tenants:** In addition to the temporary signs authorized by this subsection (F), in the case of a lot that is occupied by two (2) or more tenant spaces, each tenant may display a maximum of two (2) temporary signs. Such signs shall comply with the area, height and duration restricts as provided in subsections (2) – (5).
7. **Recreational Fields:** The limitations of this subsection (F) shall not apply to temporary signs affixed to

fences or walls that enclose recreational fields owned by a township, city, county or the state, or a state certified school district.

G. Exceptions for Temporary Activities: In addition to the temporary signs authorized by subsections (E) and (F), additional temporary signs shall be permitted for temporary activities according to the following:

1. Temporary Real Estate Availability Signs:
 - a. In the case of the sale or lease of a lot, building, building space, or residence, one (1) temporary sign shall be permitted for each two hundred (200) feet of road frontage or portion thereof. No sign shall exceed an area of six (6) sq. ft. and a height not exceeding four (4) feet except that in Commercial and Industrial Districts, and on lots of a minimum area of twenty (20) acres in an Agricultural District, no sign shall exceed an area of thirty-two (32) sq. ft. and a height not exceeding six (6) feet. No more than a total of three (3) such signs shall be erected on the same lot.
 - b. A platted subdivision, site condominium, multiple family development, manufactured housing community, or other unified residential or non-residential development consisting of at least five (5) dwelling units, or three (3) acres of land in the case of a non-residential development, is permitted one sign advertising the sale or lease of lots, buildings or residences, not exceeding forty-eight (48) sq. ft. in area and five (5) feet in height. Such sign may be illuminated and the sign shall be removed after two (2) years or after the sale of seventy-five percent (75%) of all lots, units, or buildings within said development, whichever occurs first.
2. Temporary Construction Signs: Non-illuminated signs identifying the owners, financiers, contractors, architects and engineers of a project under construction and for which a Zoning Permit has been granted, provided no more than three (3) such signs are erected with each being no greater than six (6) sq. ft. in area and six (6) feet in height, or one (1) sign is erected with an area no greater than thirty-two (32) sq. ft. and six (6) feet in height. In the case of a sign in association with the construction of a single-family or two-family dwelling, the forgoing standards for sign area and height shall be reduced by fifty percent (50%). Construction signs shall be erected no earlier than thirty (30) days prior to the commencement of construction and shall be removed no later than fourteen (14) days after a certificate of occupancy is issued or two (2) years, whichever occurs first.
3. Other Signs: Other temporary signs including warning signs such as no trespassing, no hunting, and warning of electrical current or animals, provided that such signs shall not exceed two (2) sq. ft. in area and four (4) feet in height, and spaced no closer than sixty (60) feet to one another.

Section 9.9 Off-Premises Advertising Signs

A. Off-Premises Advertising Signs (Billboards): Off-Premises advertising signs are permitted in compliance with the Highway Advertising Act, P.A. 106 of 1972, as amended, and the following additional limitations:

1. Such signs are permitted only on an undeveloped lot in an A-1, C-3, I-1 or I-2 District, and such lot has frontage along U.S.-127, M-50 or M-124. For the purposes of this Section 9.9, "undeveloped lot" shall be defined as a lot upon which there are no buildings or structures except the sign.
2. Such signs shall be set back from all lot lines a minimum distance of fifty (50) feet but in no case shall such a sign be located within one hundred (100) feet of a Residential District or a dwelling existing at the time of erection of the sign.
3. There shall be a minimum of fifteen hundred (1,500) feet between any two such signs along the same side of the highway. A double-face sign, or V-type sign where the interior angle does not exceed twenty degrees (20°) shall be construed as a single sign.
4. Such sign's total sign area facing any single direction shall not exceed three-hundred (300) sq. ft.
5. Such signs shall not exceed a height of twenty (20) feet above the average grade. Average grade shall be determined by the ground on which the sign sits or the grade of the abutting road, whichever is higher.

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End of Article 9

Article 10 OFF-STREET PARKING and LOADING

Section 10.1 Purpose

It is the purpose of this Article to establish standards and requirements to ensure that appropriate parking and circulation shall be adequately provided and maintained on each lot in every District for the off-street parking of motor vehicles as may be necessary, including in association with employees and patrons, ingress, egress, and the receiving and distribution of goods. It is the purpose of this Article to prevent hazards and undue interferences among and between vehicles and pedestrians and protect the public health, safety and welfare.

Section 10.2 General Requirements

A. Fractional Space: When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

B. Requirements for a Use Not Mentioned: In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is mentioned and which is most similar to the use not listed shall apply. This determination shall be made during site plan review proceedings.

C. Use of Off-Street Parking Areas: Off-street parking areas shall be reserved for the parking of vehicles used to service the establishment to which it is accessory and by its patrons. No commercial repair work, storage, selling or any other activity shall be conducted in an off-street parking area except as may be authorized as part of site plan approval proceedings or other approval under this Ordinance.

D. Building Additions or Other Increases in Floor Area: Whenever a use requiring off-street parking is increased in area, or when interior building modifications result in an increase in capacity for any premise use, additional parking shall be provided and maintained in the proper ratio to the increased floor area or capacity.

E. Decrease in Parking Areas: No off-street parking area that exists on the date of adoption of this Ordinance or which is provided subsequent thereto, for the purpose of complying with this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance unless additional parking area or space is provided sufficient to meet the requirements of this Article.

F. Location and Joint Use of Parking Areas: All off-street parking areas shall be located on the same lot, or on the adjacent premises in the same District as the use they are intended to serve, but in no case shall such off-street parking areas be located more than three hundred (300) feet from the uses the parking areas are intended to serve except upon a finding by the Township Board that, within the context of the specific use and anticipated vehicle and pedestrian patterns, no practical alternative is available and a greater distance shall not encourage excessive traffic in nearby residential areas or otherwise undermine public safety for pedestrians or motorists. The joint use of parking facilities by two or more uses may be granted during site plan review proceedings whenever such joint use is practical and satisfactory to each of the uses intended to be served, and when all requirements of this Article are met.

1. **Computing Capacities:** In computing capacities of any joint use, the total space requirement shall be the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced by the Township Board below the sum total of the individual space requirements. Such reduction shall not exceed twenty-five percent (25%).
2. **Record of Agreement:** A copy of a proposed agreement between joint users, when the joint uses are located on separate lots, shall be filed with the application for a zoning permit and a copy shall be recorded with the County Register of Deeds upon approval of the application. The agreement shall include a guarantee for continued use of the parking facility by each party and a provision requiring written approval by all joint users and the Township Board for termination of such agreement. No such joint use shall be approved if vehicular access between the two lots requires the use of a public or private road.

G. Barrier-Free Parking Spaces: Barrier-free parking spaces shall be provided in accordance with the most current standards and rules of the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division. Such spaces shall be placed in the most convenient locations to facilitate access into a building. Such spaces shall be clearly identified by both adequate paint striping and wall or post signs.

Section 10.3 Site Development Requirements for Off-Street Parking

All off-street parking areas, except for single family and two family dwellings, shall be designed, constructed and maintained in accordance with the following standards and requirements.

A. Marking and Designation: Parking areas shall be so designed and marked as to provide for orderly and safe movement and parking of vehicles.

B. Driveways:

1. Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided. A driveway shall not be used for off-street parking except where specifically designed to accommodate such parking and approved during site plan review proceedings.
2. Two-way drives for ingress and egress to a parking area shall be not less than twenty-five (25) feet wide and all turning radii shall comfortably accommodate vehicle turning patterns.
3. Each entrance to and exit from an off-street parking area shall be at least twenty-five (25) feet from a side lot line, fifty (50) feet from another driveway, and seventy-five (75) feet from an intersection. The Township Board may modify these standards as applied to a specific site plan based on review comments by the Jackson County Transportation Department or Michigan Department of Transportation.

C. Surface: All required off-street parking areas intended to accommodate four (4) or more spaces, including aisles and driveways, shall be paved with concrete, bituminous asphalt or similar material approved by the Township Board. The Township Board may waive this requirement in the case of a lot outside of a Commercial or Industrial District upon its determination that such paving is not in character with the surrounding and intended land use pattern, the lack of paving will not cause a dust or noise nuisance to current and future residents, and the nature of the use generates comparatively low traffic volumes on a day-to-day basis. Paved parking spaces shall be marked with striping.

D. Drainage: All required off-street parking areas shall provide adequate surface drainage facilities to collect and properly manage storm water runoff. Off-street parking areas shall be drained so as to prevent increased rates of runoff onto abutting properties and public roads.

E. Location/Setback:

1. Side and Rear Yard Setbacks: Off-street parking areas shall comply with the required yard setbacks for the principal building in the District except that the minimum side and rear yard setback in Commercial Districts shall be five (5) feet, and shall be increased to twenty (20) feet when adjacent to a lot in an Agricultural or Residential District.
2. Front Yard Setbacks: Off-street parking areas shall comply with the required front yard setback for the principal building in the District except that the minimum setback in Commercial Districts shall be ten (10) feet.
3. Building Setback: Off-street parking areas shall be designed and arranged to prohibit a parked vehicle from being closer than five (5) feet to a building, including any bumper overhang.

F. Lighting: Required off-street parking areas shall be provided adequate light levels to enable pedestrians to safely move through such areas during hours when the use is operational. All lighting shall comply with Section 12.4.

G. Parking Spaces and Maneuvering Lanes: Each parking space within an off-street parking area shall be provided with adequate access by means of maneuvering lanes. The layout of off-street parking areas shall comply with the following minimum standards:

Parking Pattern	Maneuvering Lane Width		Parking Space Width	Parking Space Length
	One-Way	Two-Way		
0° (Parallel)	12 ft.	22 ft.	9 ft.	22 ft.
30°- to 53°	13 ft.	22 ft.	10 ft.	20 ft.
54°- to 74°	16 ft.	22 ft.	10 ft.	20 ft.
75°- to 90°	15 ft.	22 ft.	10 ft.	20 ft.

H. Service Drives and Connections to Adjacent Parking Areas: To minimize traffic hazards and congestion and protect the public health, safety and welfare through appropriate access management, the Township Board may require the development of a parcel in a Commercial or Industrial District to include one or both of the following improvements, where practical and feasible:

1. Off-street parking areas shall provide for direct vehicular access to existing or potential off-street parking areas on adjacent parcels to minimize the necessity for additional curb cuts onto public roads to gain access to nearby lots or businesses.

2. Off-street parking areas shall include a service drive across the front or rear of the respective lot to collect traffic from parking areas and funnel the traffic to one or more curb cuts along a public road, so as to reduce the number of curb cuts that would otherwise be required if each parking area accessed the public road. Such service drives shall be designed to afford connections to existing or potential service drives on adjacent parcels.

I. **Number of Spaces:** See Section 10.4.

J. **Landscaping and Screening:** See Article 11.

K. **Clear Vision:** Off-street parking shall comply with Section 13.4.

Section 10.4 Parking Space Requirements

A. Compliance with Required Number of Parking Spaces:

1. **Required Spaces:** The minimum number of off-street parking spaces to be provided on each lot shall be as specified in this Section according to land use type. Where a lot is comprised of multiple uses, such as in the case of a motel with a restaurant or a building comprised of office and retail tenants, the total number of spaces to be provided shall be the sum of all of the individual uses except as may be otherwise provided by the Article.
2. **Waivers:** Where it can be demonstrated according to the discretion of the Township Board that the parking requirements of this Section would result in more parking spaces than are necessary for the parking needs of a particular use, the Township Board may approve a parking plan with fewer spaces than required by this Section according to the following requirements:
 - a. The applicant shall provide written evidence to the Township Board that the parking proposed on the site for the specific use is sufficient to meet the parking needs of those who will patronize the use as well as the parking needs for employees during the largest working shift. Such evidence may consist of: arrangements for nearby shared parking, evidence that the proposed use will also be patronized by pedestrians, evidence from the parking history of the proposed use or a use similar to the proposed use at other locations, or that there is sufficient designated parking within the road right-of-way and such designated parking is authorized by the governmental entity having jurisdiction over the road right-of-way and the use of such right-of-way will not result in a visible increase in traffic congestion or traffic hazards.
 - b. If a plan is approved to allow fewer parking spaces than required by this Section, such parking plan shall only apply to the stated use. All other uses shall comply with the requirements of this Section.
 - c. The Township Board may require a reserved parking area on the lot for possible future use, and the Township Board may subsequently require the applicant to construct such parking spaces on the lot if the Township Board finds that the reduced number of parking spaces is not adequate to meet the parking needs of the use and public safety and welfare is at risk. Upon such a determination, the applicant shall convert the reserve parking area into available parking spaces, meeting all requirements of this Article, within six (6) months of such determination. The approved site plan shall clearly identify the location of this reserve area including parking spaces and aisles, and no buildings, structures, or similar improvements shall be established in the reserve area.

B. Residential Uses:

1. **One and Two Family Dwellings:** Two (2) spaces for each single family dwelling unit.
2. **Multiple Family Dwellings:** Two (2) spaces for each multiple family dwelling unit plus one space per five (5) units for guest parking, and one (1) additional parking space shall be provided for each employee of the largest work shift.
3. **Assisted Living Facilities and Group Homes (adult foster care):** One (1) space for every three (3) residents of the home, and one (1) additional parking space shall be provided for each employee of the largest work shift.

C. Commercial Uses: In addition to the parking spaces required below, an additional one (1) parking space shall be provided for each employee of the largest work shift.

1. **Housing, Lodging, and Care Facilities:**
 - a. **Bed and Breakfast:** One (1) space for each rental room.
 - b. **Hospital:** One (1) space for each two (2) beds.
 - c. **Motels and Hotels:** One (1) space for each sleeping unit.
 - d. **Medical Clinics:** Two (2) spaces for each examination or treatment room.
 - e. **Day Care Centers, Child Care Center, Nursery School, School of Special Education:** One (1) parking space for each 350 sq. ft. of usable floor space or one (1) space for each seven enrolled persons, whichever is greater, and a drop-off area capable of accommodating six (6) vehicles.

- f. **Nursing Facility, Convalescent Home, and Home for the Aged:** One (1) space for each three (3) beds.
 - g. **Senior Independent Housing:** One (1) space per living unit.
2. Recreation:
- a. **Par 3 Golf Courses:** Three (3) spaces for each hole.
 - b. **Par 4 or Greater Golf Courses:** Four (4) spaces for each hole.
 - c. **Miniature Golf Courses:** Two (2) spaces for each hole.
 - d. **Roller Skating Rinks and Pool and Billiard Rooms:** One (1) space for every three (3) persons allowed based on the maximum capacity of the facility as determined by the State Fire Marshall.
 - e. **Bowling Alleys:** Three (3) spaces for each alley.
 - f. **Athletic Clubs, Physical Exercise Establishments, Health Studios, Self-Defense Clubs:** One (1) space per three (3) patrons based on the occupancy load established by the State Fire Marshall.
3. Retail Sales:
- a. **Automobile or Machinery Sales:** One (1) space for each 200 sq. ft. of showroom floor area. Spaces used for storage of vehicles for sale shall not be used to meet parking requirements.
 - b. **Clothing, Furniture, Appliance, Hardware, Automobile, and Machinery Sales.** One (1) space per six hundred (600) square feet of gross floor area.
 - c. **Service Stations:** Two (2) spaces for each repair and service stall (a service stall is not considered a parking space) and one (1) space for every two hundred (200) sq. ft. of gross floor area exclusive of stall areas. Parking spaces available for the fueling of vehicles may be applied to meeting up to seventy percent (70%) of the required one (1) space for every two hundred (200) sq. ft. of gross floor area.
 - d. **Standard Restaurants, Taverns, and Bars:** One (1) space for every three (3) seats provided plus one (1) additional space for each fifty (50) sq. ft. of standing room available to customers.
 - e. **Restaurant, Drive-Through (with indoor eating facilities):** One (1) space for every three (3) seats and fifteen (15) sq. ft. of floor area devoted to placing orders, plus sufficient area for eight (8) stacking spaces for drive-through windows.
 - f. **Restaurant, Drive Through (no indoor eating facilities):** One (1) space for every 15 sq. ft. of usable floor area.
 - g. **Restaurant, Carry-Out (no indoor eating facilities):** One (1) space for every fifteen (15) sq. ft. of usable floor area, provided a minimum of five (5) spaces are provided.
 - h. **Supermarket, Convenience Store, Self-Service Food Store:** One (1) space for every three-hundred (300) sq. ft. of useable floor area.
 - i. **Retail Stores and Facilities, (not otherwise specified above):** One (1) space for every two hundred (200) sq. ft. of gross floor area.
4. Offices and Services:
- a. **Banks and Financial Institutions:** One (1) parking space for every 250 sq. ft. of usable floor area plus sufficient area for five (5) stacking spaces for the first drive-through window and two (2) spaces for each additional window.
 - b. **Barber Shops and Beauty Parlors:** Two (2) spaces for each chair and other treatment station.
 - c. **Vehicle Service/Repair:** Two (2) spaces for each service bay, but not less than six (6) spaces.
 - d. **Car Wash, Automatic:** For those systems which do not operate as a continuous conveyor system accommodating multiple vehicles at a single time, reserve parking or storage for eighty (80) percent of the manufacture's hourly rated capacity for the system in use shall be required.
 - e. **Car Wash, Self-Service:** Reserve parking required to accommodate up to five (5) times the maximum number of vehicles able to be undergoing some phase of washing at the same time, determined by dividing the awaiting wash line(s) by twenty (20) feet.
 - f. **Funeral Homes and Mortuaries:** One (1) space for every fifty (50) sq. ft. of floor area of chapels and assembly rooms.
 - g. **Kennels:** One (1) space for each five (5) animals of the facility's capacity.
 - h. **Laundromat:** One (1) space for every three (3) washing or drying machines.
 - i. **Offices and Professional:** One (1) space for every two hundred (200) sq. ft. of gross floor area.
 - j. **Personal Service Establishments (not otherwise specified above):** One (1) space per four hundred (400) feet of gross floor area.
 - k. **Banquet Hall:** One (1) space for every four (4) seats provided plus one (1) additional space for each fifty (50) sq. ft. of standing room available to attendees.

D. Industrial Uses: In addition to the parking spaces required below, an additional one (1) parking space shall be provided for each employee of the largest work shift.

1. **Industrial or Manufacturing Establishments:** One (1) space for every two-thousand (2,000) sq. ft. of floor area.
2. **Warehouses, Wholesale Stores:** One (1) space for every one-thousand (1,000) sq. ft. of floor area.

E. Other Uses: In addition to the parking spaces required below, an additional one (1) parking space shall be provided for each employee of the largest work shift.

1. **Religious Institutions:** One (1) space for each three (3) seats or six (6) linear feet of pew or bench seating in the main unit of worship.
2. **Non-School Auditorium, Theater, Assembly Hall:** One (1) space for each four (4) seats or five (5) linear feet of bench seating, or one (1) space for each three (3) persons based on the occupancy load as established by the State Fire Marshall, whichever is greater.
3. **Private Civic Club or Lodge:** One (1) space for each three (3) members, based upon the load capacity as determined by the State Fire Marshall.
4. **Elementary and Middle Schools:** See requirements for non-school auditoriums.
5. **High Schools:** One (1) space for each ten (10) students (based on the capacity of the facility as determined by the Fire Marshall), plus one (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
6. **Libraries and Museums:** One (1) space for every four hundred (400) sq. ft. of floor area.
7. **Outdoor Theaters and Other Outdoor Entertainment Facilities:** One (1) space for every four (4) fixed seats or five (5) linear feet of bench seating, and one (1) additional space for one hundred (100) sq. ft. available to accommodate additional attendees not otherwise restricted to a fixed seating area.

Section 10.5 Loading and Unloading Space Requirements

A. Additional Space: Loading space required under this Section shall be provided as area additional to off-street parking space required under Section 10.4.

B. Space Requirements: There shall be provided an adequate space for standing, loading, and unloading services. Each space shall be a minimum of twelve (12) feet in width and twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, and be of such pavement design to accommodate the anticipated truck traffic. The site plan approval body may require a greater space length where necessitated by the anticipated type of truck traffic. The number of spaces shall be provided as follows:

<u>Gross Floor Area</u>	<u>Spaces Required</u>
Up to 5,000 sq. ft. of gross floor area:	1 space, if determined necessary during site plan review.
5,001 to 50,000 sq. ft. of gross floor area:	1 space.
50,001 or more sq. ft. of gross floor area:	2 spaces, plus 1 space per each 100,000 sq. ft. of gross floor area, or fraction thereof, in excess of the first 100,000 sq. ft.

C. Access: Access to a truck standing, loading, and unloading space shall be provided directly from a public road or alley and such space shall be so arranged to provide sufficient off-street maneuvering as well as adequate ingress and egress to and from the road or alley.

D. Screening: All loading and unloading areas that are adjacent to a different District or residentially-used property, excluding residentially-used property in the Agricultural District, or face or are visible from a public road, shall be screened.

E. Location:

1. Designated Loading-unloading spaces shall not be located in any front yard.
2. Loading-unloading spaces shall not be located in a required side or rear yard setback except where such yard adjoins a Commercial or Industrial District, but in no case shall such loading-unloading area be located within ten (10) feet of the lot line.
3. In no case shall loading-unloading spaces be located closer than fifty (50) feet to a lot used principally for residential purposes.

End of Article 10

Article 11 LANDSCAPING and SCREENING

Section 11.1 Purpose

The purpose of this Article is to establish standards and requirements to assure adequate landscaping and screening so that land uses minimize noise, air, and visual pollution; improve the appearance of off-street parking and other vehicular use areas; assure adequate buffering between differing uses; support the desired community character along property adjoining public rights-of-way; prevent soil erosion and soil depletion; and protect and preserve the appearance, character, and value of the community as a whole.

Section 11.2 Uses Subject to This Article

The requirements of this Article shall apply to those uses for which site plan approval is required under Article 14, Site Plan Review, and any other use so specified in this Ordinance. This Article shall not apply to single family and two-family dwellings. See Section 20.14 for additional provisions addressing fences and walls.

Section 11.3 Landscape Plan Required

- A.** A landscape plan is required to be submitted as part of a site plan (see Article 14). The plan shall be prepared at a minimum scale of 1" = 100' and shall identify all buffer areas. See Sections 11.4 and 11.5.
- B.** The landscape plan shall include, but not necessarily be limited to, the clear delineation of the following:
1. Proposed plant location, spacing, size, common and botanical name, and growth habit of each plant type proposed.
 2. Identification of grass and other proposed ground cover, including common and botanical name.
 3. Existing and proposed contours at no greater than two-foot (2') contours.
 4. Planting and staking details in either text or drawing form to ensure proper installation of proposed plant materials, including significant construction details to resolve specific site conditions such as tree wells to preserve existing trees.
 5. Identification of existing trees and vegetative cover to be preserved.

Section 11.4 Buffer Areas

- A. Side and Rear Yard Buffer Areas:** Except in the case of an Agricultural District, a buffer area shall be established along all side and rear lot lines. The buffer area shall not be used for off-street parking, storage or used in any other manner except for the purposes of a buffer.
1. **Width:** The buffer area shall extend from the respective lot line for a minimum width equal to the required setback for the principal building on the lot except that the minimum side and rear yard buffer width in Commercial Districts shall be ten (10) feet, and shall be increased to twenty (20) feet when adjacent to a lot in an Agricultural or Residential District.
 2. **Plantings:** In the case of a proposed use on a lot in an Agricultural or Residential District or otherwise adjacent to an Agricultural or Residential District, the buffer area shall be planted and maintained with evergreen trees such as spruce, pines, or firs, and deciduous trees. While such plantings need not be evenly spaced, the trees shall be provided at a rate of at least one (1) evergreen tree per thirty (30) linear feet and one (1) deciduous tree per fifty (50) linear feet. At the time of their planting, evergreen trees shall be a minimum of six (6) feet in height and deciduous trees shall have a caliper of at least two and a half (2 1/2) inches, measured five (5) feet above the ground surface, and be a minimum of twelve (12) feet in height. Where a solid wall or fence is part of the buffer area, the required plantings shall be located on the exterior side of such wall or fence.
 3. **Berm, Wall and/or Fence:** In the case of a proposed use on a lot in an Agricultural or Residential District or otherwise adjacent to an Agricultural or Residential District, the buffer area shall include a minimum five (5) foot high berm or solid wall or fence, or a combination thereof, where the Township Board determines during site plan review proceedings that the buffer width and plantings required by subsections (1) and (2) above do not adequately mitigate negative impacts.
 - a. A berm, wall and/or fence shall not eliminate the requirement for plant material required by subsection (2) above.
 - b. A berm or solid wall or fence, or combination thereof, shall not be required along any portion of a lot line where there exists such features in the adjacent yard on the adjacent lot unless the Township Board determines during site plan review proceedings that such additional buffering measures are necessary.

4. Corner Lot: In the case of a corner lot, the buffer requirements of this subsection (A) shall equally apply to the side yard adjacent to a road.

B. Front Yard Buffer Areas: A buffer area shall be established along all front lot lines. The buffer area shall not be used for off-street parking, storage or in any other manner except for the purposes of a buffer.

1. The buffer area shall extend from the respective lot line for a minimum width of twenty (20) feet except that such buffer width shall be a minimum of ten (10) feet in a Commercial District. The buffer area shall be landscaped with a minimum of one (1) tree meeting the minimum size requirements specified in Section 11.4(A)(3) above for each fifty (50) lineal feet, or portion thereof, of frontage adjoining the road right-of-way. The remainder of the front yard buffer area shall be landscaped in grass, shrubs, trees and/or other ground cover. Access ways through required buffer areas shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of required trees.

Section 11.5 Parking Lot Landscaping and Screening

A. Parking lots shall be landscaped and screened as follows:

1. There shall be provided a minimum of one (1) deciduous tree of at least two and a half (2 1/2) inch caliper for every eight (8) parking spaces or fifty (50) linear feet of parking lot edge, whichever is greater. Such trees shall be located within parking islands or within ten (10) feet of the edge of the parking lot. A minimum distance of three (3) feet shall be maintained between proposed tree or shrub plantings and the edge of curbing and pavement.
2. Where a parking lot is more than two thousand (2,000) sq. ft. in area, including parking aisles, and is within one hundred (100) feet of a Residential District, or public road, a berm, fence, wall and/or vegetative screen shall be installed to screen views to the parking area. All berms and plant material, either individually or in combination, shall be of such height and spacing to provide a minimum fifty percent (50%) screen of the parking lot border to a minimum height of four (4) feet at the time of berm and plant material installation. Shrub materials shall be of evergreen or otherwise densely-branched screening character.

Section 11.6 Minimum Standards of Landscape Elements

A. Quality and Composition: Plant material shall be free of insects and diseases, and hardy to the climate. Plant species which are generally considered undesirable due to limited disease tolerance, low wood strength and/or high wood-splitting tendencies, such as boxelder, mulberry, and willows, are prohibited unless specifically authorized by the Township Board based on the manner in which the plant material is to be used or located. A mixture of plant material shall be required to protect against insect and disease infestation.

B. Existing Trees: If existing plant material is labeled "To Remain" on site plans by the applicant or required by the site plan approval body, protective techniques such as fencing, placed at the dripline around the perimeter of the plant material, shall be indicated on the site plan. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. In the event that existing healthy trees which are used to meet the minimum requirements of this Ordinance, or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the Township Board, the applicant shall replace them with trees that meet Ordinance requirements. Such replacement trees shall be planted at a rate of one (1) tree per two (2) inches of tree caliper of the tree cut down, damaged, or otherwise destroyed.

Section 11.7 Installation, Maintenance and Completion

All landscaping required by this Ordinance shall be planted prior to obtaining a Certificate of Occupancy or, where the applicant can demonstrate to the Zoning Administrator that seasonal conditions prohibit the installation of the plant material prior to desired occupancy, the plant material shall be installed within six months of receipt of such Certificate. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner and according to accepted good planting and grading procedures. All plant material shall be maintained in a healthy condition, and free of refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.

Section 11.8 Fencing and Walls Construction

A. General: All required fencing and walls shall be constructed and maintained in a sound manner to assure long-term structural integrity and visual character. Site plans shall include all necessary construction details to illustrate compliance with this requirement. The finished side of fencing shall face abutting properties.

B. Additional Fencing and Walls Provisions: See also Section 20.14 for additional provisions regarding fences and walls.

Section 11.9 Waivers and Modifications

Any of the requirements of this Article may be modified through site plan review proceedings, provided the Township Board makes a finding that identifies characteristics of the site or site vicinity that would make required buffer areas, fencing, or screening unnecessary, inappropriate, or ineffective, or where it would impair vision at a driveway or street intersection.

Section 11.10 Clear Vision Zones

See Section 13.4 regarding clear vision zones.

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End of Article 11

Article 12 ENVIRONMENTAL PROTECTION

Section 12.1 Purpose

The purpose of this Article is to promote a healthy environment as it relates to the Township's natural resources; and sensitive ecosystems; the quality of the Township's visual environment including the management of outdoor lighting and its impact upon traffic safety, adjacent land uses and the night sky; and the provision of adequate sewage disposal and potable water.

Section 12.2 Natural Resources

A. Compliance with Local, County, State, and Federal Regulations: All land uses and construction activities shall conform to the provisions of this Ordinance and all local, county, state and federal rules and regulations including, but not limited to fire safety and emergency vehicle access requirements of the State Construction Code and State Fire Marshall; requirements of the Michigan Department of Environmental Quality including those applying to air and water quality protection, wetlands, stream crossings, fills in or near water bodies or in flood plains, discharges into the air, surface or ground waters, and land, and waste disposal; regulations pertaining to the loading/unloading, transport, storage, use and/or disposal of hazardous substances including fuels and other flammable liquids; and the requirements of the Jackson County Health Department and Drain Commissioner.

B. Evidence of Compliance: Except where required to do so by state or federal law, the Township shall not approve any land use which requires a county, state, or federal permit until such permit has been obtained and satisfactory evidence has been submitted verifying the acquisition of the necessary permits.

C. Clearing of Top Soil, Grading, and Drainage:

1. **Removal of Topsoil:** Stripping and removal of topsoil from a site is prohibited prior to the completion of all approved site improvements and the seeding, sodding, and landscaping of all disturbed areas except where expressly authorized as part of an approved site plan. "Disturbed areas" shall be interpreted to mean any area of a lot which is altered by grading or other construction activities and which area is not proposed to be paved or otherwise built upon. This subsection (1) shall not apply to a lot used for dwelling purposes or a lot for which a building permit has been issued for a dwelling.
2. **Drainage/Flow Restrictions:**
 - a. Temporary and permanent ground elevations surrounding a building or structure shall be designed and landscaped such that surface waters flow away from the building or structure.
 - b. It shall be prohibited to increase the rate or quantity of runoff upon adjacent properties or public roads, to cause erosion or filling of a roadside ditch, stream or other water body, to block a public watercourse, or create standing water over a sewage disposal drainage field.

Section 12.3 Potable Water and Sewage Disposal

Any building intended for human occupancy and used for dwelling, businesses, industrial, recreational, or institutional purposes shall not be erected, altered, used or moved upon any premises unless said building shall be provided with a potable water supply and waste water disposal system that ensures a safe and effective means of collection, treatment, and disposal of generated wastes. All sewage disposal and potable water facilities shall be constructed and maintained in accordance with the requirements and standards of the Jackson County Health Department as well as those of other applicable local, county, state, or federal agencies. This Section 12.3 shall apply to buildings intended for human occupancy including new buildings, altered buildings, and buildings that undergo a change in use.

Section 12.4 Lighting

- A.** No land-based lighting shall in any way impair the safe movement of traffic on any road or lake or other waterway.
- B.** Lighting associated with a commercial, industrial, or other non-residential uses shall comply with the following:
1. A wall, fence, or berm, at least four (4) feet in height, shall be erected to prevent headlight glare shining onto adjacent residential property from vehicles in parking spaces. Such wall/fence shall in no way impair safe vertical or horizontal sight distance for moving vehicles.
 2. Exterior lighting shall be designed and installed so that the surface of the source of light shall be hooded or louvered to the greatest extent practical to ensure that:
 - a. All emitted light is directed downward onto the lot upon which the light source is located.
 - b. Light sources shall not be visible from beyond the lot lines and shall be so arranged to reflect light away from adjacent properties.
 - c. No more than one foot candle power of light shall cross a lot line five (5) feet above the ground.
 3. Subsections (1) and (2) above shall not apply to outdoor recreation and amusement areas, and similar outdoor use of light, provided the lighting is designed with baffling and glare guards to ensure that no more than one foot candle power of light shall cross a lot line five (5) feet above the ground in a Residential District, and such lighting is turned off during hours the facility is closed to the public.
- C.** Lighting designed to illuminate residences and residential yards, driveways and walkways shall comply with the following:
1. Exterior lighting in excess of six (6) feet above the ground below shall be designed and installed so that the surface of the source of light shall be hooded or louvered to the greatest extent practical to ensure that all emitted light is directed downward onto the lot upon which the light source is located, and that the light source shall not be visible from beyond the lot lines and shall be so arranged to reflect light away from adjacent properties.
 2. No more than one foot candle power of light shall cross a lot line five (5) feet above the ground, excluding light emitted from an approved neighborhood street lighting system.

Section 12.5 Vibration

The operation of any land use including equipment and devices associated therewith, that creates vibrations that are typically discernible by human senses at or beyond the lot line of the source, is prohibited. For the purposes of this Section, "typically discernible by human senses" means vibrational motion of such character to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or observation of moving objects.

Section 12.6 Glare and Heat

Any operation which produces glare or heat shall be conducted within an enclosed building or other enclosure so as to be completely imperceptible from any point beyond the lot lines of the lot upon which the source of glare or heat is located.

End of Article 12

Article 13 ACCESS and PRIVATE ROADS

Section 13.1 Purpose

The purpose of this Article is to provide regulations and standards that will facilitate safe, practical and efficient traffic movement and vehicular access in the Township, including provisions addressing the design, construction and maintenance of private roads. The standards contained herein are intended to protect the public health, safety, and welfare, including minimizing congestion and potential for accidents, and better assure accessibility to property under emergency conditions. The regulations and standards of this Article apply to all properties in the Township unless specified otherwise, and shall be applied in addition to the requirements of the Michigan Department of Transportation, Jackson County Department of Transportation, and other provisions of this Ordinance.

Section 13.2 Lots to Have Access

All lots hereinafter created in the Township shall have frontage on a public road, or private road constructed and approved according to this Ordinance, and take their access from such frontage so as to provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. This Section shall not apply to buildings and activities associated with a farm operation.

Section 13.3 Driveways

A. Approval Required: All plans for structures to be erected, altered, moved or reconstructed, and use of premises, shall contain a plan for the proposed driveway access to the premises which shall be part of the required plot plan or site plan.

B. Standards: Driveways shall meet the following minimum standards:

1. All driveways shall be within ten (10) degrees of perpendicular to the road at their point of intersection.
2. Residential driveways in excess of one hundred (100) feet in length shall be a minimum of twelve (12) feet in clear unobstructed width, be clear and unobstructed to a minimum height of twelve (12) feet, and shall be constructed of a minimum two (2) inch thickness of asphalt or concrete, or six (6) inches of gravel, stone, or similar aggregate material capable of facilitating emergency vehicle access. This subsection (2) shall not apply in the case where an existing dwelling is undergoing alterations and/or reconstruction.
3. Non-residential driveway ingress and egress points shall comply with the following additional standards:
 - a. Shall not be closer than one-hundred (100) feet to the intersection of any two (2) roads or closer than one hundred (100) feet to an adjacent non-residential driveway, except upon a finding by the Township Board that lesser separation distances shall not undermine the public health, safety and welfare based on vehicle speeds, projected turning patterns and vehicle trips.
 - b. Shall comply with the locational and design standards of the Jackson County Transportation Department including turning radii, tapers, and cross-sectional design.
 - c. See Section 10.3 regarding off-street parking aisle and related standards.
 - d. This subsection (3) shall not apply to ingress and egress points used exclusively for agricultural operations.

Section 13.4 Clear Vision Zone

No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located so as to impede vision between the height of two and one-half (2 1/2) and ten (10) feet above road elevation on any corner lot, within thirty (30) feet of the intersecting road right-of-way lines. No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located so as to impede vision between the height of two and one-half (2 1/2) and ten (10) feet above road elevation on any lot, within thirty (30) feet of the road right-of-way line and the edge of an intersecting driveway edge including in the case of off-street parking access drives.

Section 13.5 Private Roads

A. Private Roads Permitted: Private roads are permitted provided such roads comply with the regulations and standards of this Ordinance.

B. Zoning Permit Required: No private road, including a new private road or a private road existing on the effective date of this Ordinance, shall be constructed, extended, improved, or relocated unless a Zoning Permit has been issued for such construction by the Zoning Administrator, after approval of the Township Board. No permit is required for routine maintenance of existing roads such as road patching, resurfacing, and regrading of road surfaces.

C. Application for Zoning Permit for Private Road Construction: Application for a private road shall require site plan approval by the Township Board according to Article 14. Approval of such application shall result in the issuance of a zoning permit authorizing construction of such road. In addition to the data required by Article 14 for site plan approval, the following additional information shall be provided:

1. **Development Plan:** A general property development plan identifying the following:
 - a. Project description, in both narrative and map form, including the location of the proposed private road easement and location of proposed lots to gain access from said private road.
 - b. The legal description of the proposed private road easement.
 - c. Construction plans and drawings illustrating the proposed design and construction features of the proposed road and easement, including existing and proposed elevation contours within all areas to be disturbed or altered by construction. Proposed traffic control measures (including signs) and proposed road names shall also be indicated.
2. **Easement Agreement:** Road easement agreement signed by the applicant/owner(s) to be recorded with the Township Clerk and Jackson County Register of Deeds providing for:
 - a. Easements to the public for purposes of emergency and other public vehicles, and easements for utilities.
 - b. A provision that the owners of any and all of the property using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesman, delivery persons, and others bound to or returning from any of the properties having a need to use the road.
 - c. A provision that substantially conforms to the following wording:

This parcel of land has private road access across a permanent easement which is a matter of record and a part of the deed. This notice is to make Purchaser aware that this parcel of land has egress and ingress over this easement only. Jackson County and Columbia Township have no responsibility for maintenance or upkeep of any improvement across this easement, except as may be provided by an established special assessment district. Maintenance is the responsibility of the owners of record. The United States mail service and the local school district are not required to traverse this private improvement and may provide service only to the closest public access.
3. **Maintenance Agreement:** Road maintenance agreement signed by applicant/owner(s) to be recorded with the County Register of Deeds providing for:
 - a. A method of initiating and financing such road in order to keep the road up to properly engineered specifications and free of snow or debris.
 - b. A workable method of apportioning the costs of maintenance and improvements to current and future owners.
 - c. A notice specifying that the proposed development may be subject to the establishment of a special assessment district by the Township Board, as provided by law, to ensure continued and adequate maintenance of the road in the event the necessary maintenance is not undertaken by the property owners that are served by such road, and that no public funds of the Township shall be used to build, repair, or maintain the private road except through such an assessment district.

D. Use of Private Road: Upon completion of the construction of a private road as authorized by an approved site plan and Zoning Permit, no construction shall be initiated nor shall any zoning permit be granted for any structure or use of a lot that relies upon such road for access until the Township Board grants final approval for use of the road as stated in the application. The Township Board shall grant such final approval when the following conditions have been met:

1. The applicant's civil engineer shall certify, in writing, that the required improvements were made in accordance with this Article and Ordinance and all approved plans. The applicant's engineer shall be registered in the State of Michigan.
2. The Township's engineer has determined that the required improvements were made in accordance with this Article and Ordinance and all approved plans, where requested by the Planning Commission or

Township Board to perform such an assessment.

3. The Township Clerk has received copies of the approved road easement agreement and road maintenance agreement recorded with the County Register of Deeds.
4. The Township Clerk has received an agreement from the applicant that indemnifies and holds harmless the Township and its representatives from any and all claims of personal injury and property damage arising from the use of the private road.
5. The Township Clerk has received payment from the applicant for all costs incurred by the township in association with the verification of the constructed road's compliance with this Ordinance.

E. Design Standards: Private roads shall be located and constructed according to the standards of the Jackson County Department of Transportation applicable to a public road that would function in the same general manner as the proposed private road, including drainage, ground elevations, slopes, and alignments, except as provided below and Section (F).

1. Easement Width and Surface Width: A private road shall be within a private road easement of a minimum width of sixty-six (66) feet, and the private road shall have a minimum drivable surface of twenty (20) feet.
2. Maximum Length: No private road segment shall extend from an intersection with a public road for a distance of more than 1,320 feet unless such segment is provided with a second intersection with a public road.
3. Cul-de-sac: Private roads that terminate at a dead-end shall include a cul-de-sac of a minimum sixty (60) foot radius or other turn-around design element, such as a T-turnaround, capable of accommodating snow removal and emergency vehicle movements including fire trucks.
4. Surface Material/Depth: Private roads serving no more than six (6) lots shall have a minimum surface material equal to the aggregate base course required by the Jackson County Department of Transportation for a public road that would function in the same general manner as the proposed private road.
5. Vertical Clearance: In order to provide adequate access for emergency vehicles, fifteen (15) feet of overhead clearance shall be provided within the width of the road surface.
6. Road Names and Signs: All private roads shall be posted with clearly visible road names. These signs shall be green in color, shall comply with Jackson County Department of Transportation regulations, and shall clearly indicate the road is private. All signs within the private road easement shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices. Street signs shall be provided at all intersections. All private road names shall be subject to the approval of the Jackson County Street Naming Coordinator to ensure no duplication of road names or other road names that may create confusion for emergency services.

F. Waiver of Design Standards: Private roads shall be constructed according to the standards of subsection (E) above except that the Township Board may consider alternative design standards that an applicant may propose and, upon finding such alternatives provide equal or greater structural stability and longevity and do not undermine the public health, safety and welfare, may approve such alternatives. Sufficient engineering data shall be submitted to substantiate the proposed alternative and its merits.

G. Existing Nonconforming Private Roads

1. Maintenance and Existing Lots: Private roads which were lawful prior to the adoption of this Ordinance or amendment thereto, but that are inconsistent with the standards herein, may continue and undergo routine maintenance for safety purposes. The erection of new dwellings or other principal buildings on existing lots which front along such private road is permitted subject to all other requirements of this Ordinance.
2. Extensions: No private road that was lawful prior to the adoption of this Ordinance or amendment thereto, but that is inconsistent with the standards herein, shall be extended in length, or be subject to an increase in the number of building sites through the partitioning of land along such road or road extension, except upon a finding that the road will be capable of providing sufficient access including year round access for emergency vehicles. The Township Board may require improvements of such road as a condition of the establishment of new building sites.

End of Article 13

Article 14 SITE PLAN REVIEW

Section 14.1 Purpose

It is the purpose of this Article to specify the process that shall be followed in the preparation, review and approval of site plans as required by this Ordinance, including the standards by which such plans shall be evaluated, to ensure that proposed uses subject to site plan review are in conformance with this Ordinance.

Section 14.2 Site Plan Approval Required

A. Uses Requiring Site Plan Approval: Except as provided in subsection (B) or elsewhere in this Ordinance, site plan approval is required by the Township Board, prior to the issuance of a zoning permit, for the following:

1. All principal uses and accompanying structures and modifications thereto, permitted by right within any Agricultural or Residential District, excluding agricultural buildings and single family and two-family dwellings and alterations and accessory structures and buildings thereto.
2. All uses and accompanying structures and modifications thereto permitted by right within any Commercial and Industrial District.
3. All special land uses and accompanying structures and modifications thereto.
4. All uses for which this Ordinance requires five (5) or more off-street parking spaces, including multiple family dwellings.
5. All platted subdivisions subject to the platting requirements of P.A. 288 of 1967, the Land Division Act, as amended.
6. All condominium subdivisions subject to P.A. 59 of 1978, the Condominium Act, as amended.
7. All manufactured housing communities (mobile home parks) according to Section 3.7 of this Ordinance.
8. All other uses as required elsewhere in this Ordinance.

B. Exceptions:

1. Single family or two-family dwelling, and alterations and accessory structures and buildings thereto, shall be subject to plot plan approval by the Zoning Administrator according to Section 2.4(B).

Section 14.3 Review Procedures

A. Optional Preliminary Plan: Prior to preparing a detailed final site plan and seeking approval of such site plan, an applicant may seek approval of a preliminary plan for the purpose of receiving approval of the general design and layout of the project. A preliminary plan shall be reviewed and acted upon in the same manner as the final site plan as delineated in subsections (B) – (E) below. An applicant that exercises his/her right to not submit a preliminary plan and proceed to final site plan approval directly bears the risk of the time and costs incurred in the preparation of a final site plan without the benefit of official action on a preliminary plan first.

1. **Level of Detail:** The preliminary site plan shall be prepared according to the manner and information required for a final site plan pursuant to Section 13.3(B), except that detailed grading, storm water management and other construction drawings to address specific site improvements are not necessary. However, the detail of the preliminary information shall adequately portray the arrangement and feasibility of critical components of the project such as, but not limited to, preliminary storm water management including flow direction and preliminary location of detention/retention basins; preliminary grading including approximate limits of clearing and proposed contours at minimum five (5) foot intervals; vehicular circulation including approximate road alignments, parking spaces and parking circulation; arrangement of lots and lot areas and lot lines; signage; and conceptual landscaping.
2. **Approval Standards:** A preliminary plan shall be evaluated according to the level of information required at the preliminary plan level. A preliminary plan shall be approved if it contains the information required by, and is in compliance with the approval standards of Sec. 14.4, other planning documents, other applicable ordinances, and state and federal statutes.
3. **Approval Period:** Approval of a preliminary plan is valid for a period of one (1) year. If a complete final site plan has not been submitted during this period, the approval of the preliminary plan shall be null and void unless the Township Board finds that no changes have occurred to ordinance regulations, abutting properties, or other conditions that suggest revisions to the previously approved preliminary plan. The Township Board may request a recommendation from the Planning Commission regarding an extension of the one (1) year time limit.

B. Final Site Plan Application Submittal, Distribution and Data: A minimum of ten (10) copies of a site plan shall be submitted to the Zoning Administrator along with any supporting documents and application fee. The Zoning Administrator, Planning Commission or Township Board may require additional copies where necessary to ensure adequate copies for professional reviews, public inspection or for other practical purposes. Upon receipt of the application, the Zoning Administrator shall record the date of their receipt and transmit copies to the Planning Commission, Township Board and other agencies or individuals selected to review such plans. The Zoning Administrator shall request all reviewing entities to respond within twenty (20) calendar days of receipt of the materials. The Planning Commission or Township Board need not delay taking action on the application if such response has not been received within such period.

1. Format of Site Plan: The site plan shall be of a scale not less than 1" = 100' and with a north arrow on each sheet. The site plan shall be of a scale not less than 1" = 50' where the parcel is less than three (3) acres in area. All information depicted shall be designed by a professional engineer, land surveyor, or landscape architect licensed in Michigan and shall bear the seal and signature of the licensed individual. The site plan shall present all necessary information in a clear and comprehensible fashion.
 - a. The Planning Commission may waive the requirement that the site plan shall be prepared by a professional engineer, land surveyor, or landscape architect, where it determines that the character of the proposed alterations to the lot are of a minimal and non-complex nature such as, by example, where no building, paved parking or grading is proposed or required.
2. Site Plan Information: A site plan shall include, at a minimum, the following except where the Planning Commission determines that the waiving of specific submittal items, due to the particular character of proposed development or site or surrounding conditions, shall not undermine the ability to effectively evaluate the extent to which the site plan complies with the standards of this Ordinance and protects the public health, safety and welfare. The Planning Commission or Township Board may subsequently void this waiver should deliberations reveal the need for additional information.
 - a. The applicant's full name, address and phone number, the name, address and phone number of the person and firm who prepared the plan, and the date each drawing was prepared or last revised.
 - b. A vicinity sketch showing the location of the property subject to the application in relation to the surrounding road system for a minimum distance of one-thousand (1,000) feet in all directions; the uses and locations of all structures and buildings within one-hundred (100) feet of the property; the delineation of driveways within one-hundred (100) feet of the property; and the zoning classification of the subject parcel and all surrounding parcels.
 - c. A property line survey, correlated with a legal description, showing property line dimensions and bearings, lot area in acres and square feet, and graphic scale.
 - d. Existing uses, buildings, structures, roads, easements and all other existing site improvements, including dimensions thereof, with a designation as to which are to be retained, removed, or otherwise altered.
 - e. Existing natural features on and within one-hundred (100) feet of the site including woodland areas; wetlands; drainage courses, water bodies, and 100-year flood plain areas; topography at no greater than two-foot contour intervals; and soils by type and drainage features according to the County Soil Survey or well/boring logs.
 - f. Required front, side and rear yard setbacks for principal buildings.
 - g. Proposed lots including area, dimensions and lot line bearings; proposed principal and accessory uses, buildings, and structures including trash storage areas and screening, signs, and lighting; the total number of dwelling units and dwelling density calculations; total and usable floor area of each non-residential building; carports and garages; proposed open spaces and type of recreation facilities to be provided; computations associated with the number of parking spaces required and provided including anticipated number of employees; and a project narrative that addresses the intended use of the property and each building proposed.
 - h. Proposed public right-of-ways and private easements, including their widths and purposes, and deed restrictions.
 - i. Proposed roads, drives, and alleys including widths, cross-sections and profiles; acceleration, deceleration and turn lanes; driveways, loading and unloading areas, parking spaces, and parking aisles, with an indication of the total number of spaces and typical space and aisle/driveway dimensions, the direction of travel, the inside radii of all curves including driveway curb returns, and the number of total parking spaces along with the consecutive numbering of such spaces; and sidewalks and other non-motorized travel ways. Proposed traffic control measures (including signs) shall also be indicated.
 - j. Proposed source and location of all public and private utilities including potable water, sewage disposal, and electrical and communication lines, and the necessary easements that exist or are to

- be established for installation, repair and maintenance of such utilities.
- k. Proposed signs and light fixtures including the heights and construction type thereof.
 - l. A graphic illustration of the location and extent to which natural features on the site shall be disturbed or otherwise cleared including those under subsection (e) above.
 - m. Proposed landscaping/screening plan in compliance with the requirements of Article 11, including the identification of proposed fences and walls and the heights and construction type thereof.
 - n. Proposed grading, storm drainage and storm water management plan, including soil erosion and sedimentation control measures and spot elevations to adequately portray drainage patterns and final elevations and grades. Such plan shall include the location of drainage easements, exterior drains, dry wells, catch basins, retention and/or detention areas, sumps and other facilities designed to collect, store or transport storm water. The point of discharge for all drains and pipes shall be specified on the site plan as well as invert and related elevations, and pipe lengths and slope, to construct the same. Such plans shall document the extent of clearing of vegetation and the extent of other clearing, cuts, fills, or other grading, and the finished floor elevations of all buildings. Minimum two-foot contour elevations shall be delineated.
 - o. Proposed location and specifications for any existing or proposed above or below ground storage facilities for any toxic or hazardous substances, as well as any containment structures or clear zones required by government authorities; a complete inventory of toxic or hazardous substances to be stored or used on the site, including the quantity of substances, substance names and characteristics; the proximity of such materials to ground water aquifers, wetlands, surface waters, existing and proposed wells, storm sewers, storm drains, and sanitary sewers; and a proposed storage and disposal plan for such materials including their transfer and/or transport.
 - p. Proposed elevation drawings of all buildings, and floor plans for all buildings to be occupied.
 - q. Proposed area of the parcel, in acres and square feet, to be dedicated to buildings, roads, access drives and parking areas, and the area of the parcel to be dedicated to landscaping and other dedicated open space areas.
 - r. A statement identifying all federal, state, county and local permits required, if any.
 - s. Proposed project completion schedule.
 - t. Other information as is necessary to enable designated reviewing bodies to determine whether the proposed site plan shall conform to the provisions of this Ordinance.
3. Property Staking: All lot corners shall be conspicuously staked at the time a preliminary and final site plan application is submitted.

C. Planning Commission Review and Recommendation on Final Site Plan: The Planning Commission shall review the application and plans and determine their conformity with the provisions of this Ordinance, including the site plan submittal requirements of Section 14.3(B) and the site plan approval standards of Section 14.4. After conducting a review, the Planning Commission shall recommend to the Township Board to reject, approve, or conditionally approve the site plan and accompanying zoning permit application, as it pertains to requirements and standards contained in the Zoning Ordinance. The Planning Commission shall recommend to approve or conditionally approve a site plan if the site plan contains the information required by and is in compliance with this Ordinance, the conditions imposed pursuant to the Ordinance, other Township planning documents, other applicable ordinances, and state and federal statutes. Any conditions recommended by the Planning Commission shall be stated in writing. See Section 20.2 regarding conditional approvals.

1. Fully Revised Final Site Plan: The Planning Commission may require the submittal of a fully revised site plan upon its determination that the conditions necessary for a recommendation of approval of such plan are of an extent or character that a fully revised set of documents is necessary to clearly portray the plan as anticipated to be approved.

D. Township Board Action on Final Site Plan: Upon receipt of a recommendation from the Planning Commission, the Township Board shall review the final site plan application materials and determine their conformity with the applicable provisions of this Ordinance including the standards of Section 14.4. After conducting a review, the Township Board shall deny, approve, or conditionally approve the final site plan as it pertains to requirements and standards contained in this Ordinance, including the standards of Section 14.4. A site plan shall be approved if it contains the information required by, and is in compliance with this Ordinance, the conditions imposed pursuant to the Ordinance, other Township planning documents, other applicable ordinances, and state and federal statutes. Any conditions required by the Township Board for approval shall be stated in writing, together with the reasons, and delivered to the applicant. See Sec. 20.2 regarding conditional approvals.

1. Fully Revised Final Site Plan: The Township Board may require the submittal of a fully revised site plan upon its determination that the conditions necessary for the approval of such plan are of an extent or character that a fully revised set of documents is necessary to clearly portray the plan as anticipated to

be approved.

2. Issuance of Zoning Permit: Upon approval or conditional approval of the site plan and accompanying zoning permit application by the Township Board, the Zoning Administrator shall issue a Zoning Permit authorizing the use and construction subject to the approved application.
3. Building Permit Required: Upon issuance of a Zoning Permit, no construction shall be initiated prior to the acquisition of all necessary Building Permits from the Building Inspector unless expressly authorized by the Township Board.

E. Approved Site Plans: Two (2) copies of an approved site plan, with any conditions contained within, shall be maintained as part of the Township records for future review and enforcement. A third copy shall be returned to the applicant. For identification of the approved plans, each of the three (3) copies shall be signed and dated with the date of approval by the Township Supervisor and Township Clerk. If any variances from the Zoning Ordinance have been obtained from the Zoning Board of Appeals, the approved minutes concerning the variances shall also be filed with the Township records as a part of the site plan and delivered to the applicant.

F. As-Built Drawings: The applicant shall submit three (3) copies of as-built drawings upon completion of construction activities, but no later than sixty (60) days from the issuance of a permit of occupancy by the Building Inspector. Such drawings shall identify all improvements made upon the site including utility locations and services.

Section 14.4 Site Plan Approval Standards

A. Specific Site Development Standards: Each site plan shall conform with the specific site development standards of this Ordinance such as requirements pertaining to lot area, lot width, setbacks, heights, permitted uses, existing nonconformities, signs, road access, potable water, sewage disposal, landscaping and screening, and the specific development standards of Article 7.

B. General Site Plan Approval Standards: In addition to compliance with the standards of subsection (A) above, all site plans shall comply with the following general site plan approval standards:

1. All elements of the site plan shall be harmoniously and efficiently organized in relation to the size and character of the lot, the manner in which buildings and support facilities on the lot relate to one another, and the character of the proposal as viewed from nearby properties and roads.
2. The site plan shall be of a character that supports the purpose of the District in which the site is located.
3. The site plan shall not impede the normal and orderly development, improvement, or enjoyment of surrounding property for uses permitted in the District, including matters pertaining to visual impacts from lighting, signage, outdoor storage, utility areas, and off-street parking.
4. The site plan shall preserve the environmental character of the site insofar as practical by minimizing the removal or disturbances to on-site natural features such as trees, woodlands, soils, topography, water courses and wetlands.
5. The site plan shall provide for the removal of storm water so as to minimize on-site flood conditions and assure the well being of the users of the property, while not adversely affecting adjacent properties and public and natural drainage systems due to flooding, erosion, sedimentation, increased rates or quantities of runoff, or other negative impacts. Storm water management plans shall rely on existing drainage patterns to the greatest extent practical and minimize topographic alterations, and incorporate the necessary measures to discourage soil erosion and sedimentation and the discharge of impurities into the groundwater and nearby water courses.
6. The site plan shall provide vehicular and non-motorized circulation and parking in a manner that ensures for all users visually clear, safe, convenient and efficient travel in the site and at ingress and egress points, including minimizing congestion and conflicting turning patterns, minimizing negative impacts upon abutting properties and roads, coordinating access with the existing and planned public circulation system and improvements thereto, avoiding unnecessary curb cuts and encouraging the use of shared drives where practical, and ensuring that all buildings shall be so arranged as to permit fire emergency access by some practical means to all sides.
7. The site plan shall provide for adequate utilities, and the appropriate location of all necessary and proposed utilities. Underground facilities shall be provided to the greatest extent practical.
8. Where a project is proposed for construction in phases, the project shall be so designed that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and public health, safety and welfare. In developments that are intended to be of a mixed-use character, the Township Board may require a phasing plan to ensure that the intended dominant character of the development is preserved, such as the specification of a number or percentage of the proposed residential units in a predominantly residential development be constructed prior to or

concurrently with nonresidential components.

9. Site plans shall conform to all applicable Township planning documents including the Columbia Township Master Plan, other applicable township ordinances, and county, state and federal statutes and standards including, but not limited to:
 - a. Jackson County Department of Transportation
 - b. Jackson County Drain Commissioner.
 - c. Jackson County Health Department
 - d. Michigan Dept. of Environmental Quality
 - e. Michigan Dept. of Transportation
 - f. Columbia Township Fire Department

Section 14.5 Conformity to Approved Site Plans

Property which is the subject of site plan approval shall be developed in compliance with the approved site plan and any approved changes thereto. If construction or use of the property does not conform to such approved plans, the approved Zoning Permit shall be subject to revocation pursuant to Section 2.4(C).

Section 14.6 Changes to Approved Site Plans

A. Site Plan Changes: No changes shall be made to an approved site plan prior to, during, or after construction except according to the following procedures:

1. **Major Changes:** Major changes to an approved site plan shall be reviewed and acted upon according to Section 14.3. A "major change" shall include a change in excess of five (5) feet in the location of vehicular circulation ways, parking areas, or exterior building walls; a change in the number of accesses to a street or alley or any other change impacting the basic circulation pattern and/or traffic flow; a reduction or increase of more than four (4) parking spaces or one-hundred (100) square feet of floor area; an increase in the number of dwelling units or the realignment of lot lines where such realignment exceeds two (2) feet at any single point; an increase of more than three (3) feet in building height, and any modification for which a variance from the Zoning Board of Appeals is required.
2. **Minor Changes:** Minor changes shall be subject to Zoning Administrator approval. Approved changes shall be clearly specified in writing and signed by the Zoning Administrator. The Zoning Administrator shall keep accurate records of approved changes. The Zoning Administrator may defer action on a minor change to the Township Board. Minor changes to an approved site plan shall include changes not otherwise identified as a major change in (A)(1) above including changes to required landscaping and screening where the change will not alter the overall appearance and effectiveness of the required landscaping and screening, and changes to the location, elevation or grade of storm sewer, sanitary sewer, or other utilities where such change has received the approval of a licensed engineer and required county, state and federal review entities.
3. **Federal, State and County Approvals:** All minor and major site plan changes shall be subject to federal, state and county approvals as may be applicable.

Section 14.7 Expiration of Site Plan Approval

An approved site plan shall expire upon the expiration of the zoning permit for which the site plan pertains. In the case of a multi-phased project, site plan approval for each phase shall expire when a zoning permit for such phase has not been issued within one (1) year of the intended initiation of such phase, according to the construction/phase schedule of the approved site plan. The body that originally granted approval of the site plan may extend the site plan approval time for such phase, for multiple periods with each period not to exceed one (1) year, provided such body finds that surrounding conditions and land uses, and the most current standards of this Ordinance, continue to support the adequacy of the site plan. See Section 2.4(C) regarding expiration of zoning permits.

End of Article 14

Article 15 SPECIAL LAND USES

Section 15.1 Purpose

It is the purpose of this Article to specify the process that shall be followed in the review and approval of “special land uses” as authorized by the Use Tables of Article 3 and elsewhere in this Ordinance, including the standards by which such applications shall be evaluated to ensure conformance with this Ordinance and encourage public health, safety and welfare.

Section 15.2 Review Procedure

- A. Application:** An application for a Zoning Permit for a special land use shall consist of the following:
1. An application form available from the Zoning Administrator or designated representative of the Township, signed by the property owner(s) and applicant(s).
 2. A preliminary or final site plan prepared according to Sec. 14.3.
 3. A detailed description of the proposed project, in narrative form.
- B. Procedures / Public Hearing:**
1. Application for a zoning permit for a special land use shall follow the same general procedures as delineated for site plan review according to Section 14.3(A) except that upon finding that the application materials are complete, the Planning Commission shall hold a public hearing on such application prior to forwarding a recommendation on the application to the Township Board for final action. Notice of the hearing shall comply with Section 2.11.
 2. An application for a zoning permit for a special land use shall be an application to determine the appropriateness of both the proposed use on the subject property and the manner in which the proposed use is to be arranged and function on the site as delineated in the required site plan. The use and site plan shall be viewed as inseparable and shall be acted upon through a single motion.
 3. When evaluating the application, the Planning Commission and Township Board shall refer to the approval standards set forth in Section 15.6 in addition to those specified for site plan approval (Section 14.4). Action on the application by the Planning Commission and Township Board shall be incorporated in a statement of findings and conclusions relative to the Special Land Use application that specifies the basis for the decision and any conditions of approval.

Section 15.3 Appeals

A person aggrieved in association with a special land use decision may appeal the special land use application decision to the Circuit Court only.

Section 15.4 Reapplication

No application for a zoning permit for a special land use which has been denied wholly or in part shall be resubmitted until the expiration of one (1) year from the date of such denial, except on the grounds of newly-discovered evidence or proof of changed conditions having bearing on the basis for the previous denial, as determined by the Township Board. A reapplication shall require a new fee and the process shall follow the provisions of Section 15.2.

Section 15.5 Changes

- A. Site Plan:** Changes to an approved site plan that are classified as “minor” according to Section 14.6 shall be acted upon as provided in Section 14.6. In the case where such change constitutes a “major” change, such change shall be subject to the same review and approval provisions as specified in Section 15.2.
- B. Use or Activity:** A change in the character of the use or activity from what the originally approved Zoning Permit authorized shall not occur until such change is applied for and approved according to the application and review procedures of Section 15.2. Examples requiring a new application and review procedure include the establishment of another special land use and an expansion or increase in intensity of use including but not necessarily limited to the erection of additional buildings, the extension of authorized hours of operation, or the addition of more than two-hundred (200) square feet of floor area.

Section 15.6 Approval Standards

A. General Standards: No special land use application shall be approved except where the application complies with the following standards:

1. Shall be consistent with the goals, objectives and policies of the Columbia Township Master Plan.
2. Shall be consistent with the purpose of this Ordinance including the purpose of the zoning district in which it is to be located.
3. Shall be designed, constructed, operated and maintained so as to be compatible with the existing and planned character of the general vicinity, taking into consideration such features as the bulk, placement, and materials of proposed structures, open space areas, lighting, and landscaping and screening.
4. Shall be served adequately by essential public facilities and services such as roads, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, and minimize the impact of traffic on adjacent properties by the proposed development.
5. Shall not be hazardous, disturbing, or detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the vicinity in general, taking into consideration such features as the location of driveways and traffic flow patterns including turning patterns, vehicular and pedestrian safety, the intensity and character of traffic and parking conditions, hours of operation, and the production of noise, glare, vibration, odors, or other external impacts.
6. Shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment including air, soil, surface water, and ground water resources.
7. Shall not create excessive additional requirements at public cost for public facilities and services.
8. Shall be in compliance with the site plan approval standards of Section 14.4.

B. Specific Standards: In addition to compliance with the above standards in subsection (A), special land uses shall comply with the standards and regulations applicable to each specific land use as may be identified in this Ordinance including Article 7.

Section 15.7 Expiration

A Zoning Permit issued for a special land use shall not expire except according to Section 2.4(C) and in the case where the special land use has been abandoned or has been otherwise inactive for a period of more than three (3) years. Where such a permit has expired, the use shall not be reinitiated except upon approval of a newly submitted application including site plan approval and a public hearing.

End of Article 15

Article 16 ZONING BOARD of APPEALS (ZBA)

Section 16.1 Purpose

The purpose of this Article is to establish a Zoning Board of Appeals (ZBA) pursuant to Public Act 110 of 2006, as amended, including its responsibilities, procedures, and standards of review, to ensure that the objectives of this Ordinance are fully and equitably achieved.

Section 16.2 Creation and Membership

A. Establishment and Appointment of Members: The Zoning Board of Appeals (ZBA) previously created under the 2005 Columbia Township Zoning Ordinance shall continue to function under this Ordinance, and each member shall remain in office until such time that the member is not reappointed or otherwise no longer eligible to serve. The ZBA is retained in accordance with Public Act 110 of 2006 as amended. The ZBA shall consist of five (5) members, appointed by the Township Board by majority vote. One (1) of the members shall be a member of the Planning Commission. One (1) regular or alternate member of a ZBA may be a member of the Township Board but shall not serve as the chairperson. The remaining regular members, and any alternate members, shall be selected from the electors of the Township residing within. The members selected shall be representative of the population distribution and of the various interests present in the Township. An employee or contractor of the Township Board may not serve as a member of the ZBA.

B. Alternate Members: The Township Board may appoint not more than two (2) alternate members to the ZBA. The alternate members shall be called on a rotating basis to sit as regular members of the ZBA in the absence of a regular member if the regular member will be unable to attend one (1) or more meetings of the ZBA. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. An alternate member shall serve on a case until a final decision is made. The alternate member shall have the same voting rights as a regular member of the ZBA.

C. Terms of Appointment: Members, including alternate members, shall be appointed for three (3) year terms except in the case of a Planning Commission and/or Township Board member serving on the ZBA, whose terms on the ZBA shall be limited to the time they are members of the Planning Commission or 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 in the same manner as the original appointment. Members may be reappointed.

D. Removal from Office / Conflict of Interest: A ZBA member may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. A member shall disqualify himself or herself from deliberations and a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from deliberations and a vote in which the member has a conflict of interest constitutes malfeasance in office. A conflict of interest shall be considered to be present where the member may not be capable of evaluating an application objectively due to special personal interests in or ties to the application and/or applicant, and may be further defined in adopted ZBA rules of procedure.

Section 16.3 Organization

A. Rules of Procedure and Officers: The Zoning Board of Appeals (ZBA) shall adopt rules of procedure for the conduct of its meetings and the implementation of its duties. The ZBA shall annually elect from its members a chairperson, vice-chairperson, and secretary.

B. Meetings and Quorum: Meetings of the ZBA shall be held at the call of the chairperson and at such other times as the ZBA in its rules of procedure may specify. A majority of the regular membership of the ZBA shall comprise a quorum, which may include an alternate member(s) sitting in for a regular member(s). The ZBA shall not conduct official business unless a quorum is present. All meetings shall be open to the public and conducted pursuant to the requirements of the Open Meetings Act (P.A. 267 of 1976, as amended).

C. Oaths and Witnesses: The chairperson may administer oaths and compel the attendance of witnesses.

D. Records/Minutes: The ZBA shall maintain a record of its proceedings which shall be filed in the office of the Township Clerk, and shall be a public record according to the Freedom of Information Act. All minutes shall state the grounds for each determination, including findings of fact and conclusions, and shall be available to the public according to the Open Meetings Act.

E. Legal Counsel: The Township Attorney shall act as legal counsel for the ZBA.

Section 16.4 Jurisdiction

The Zoning Board of Appeals (ZBA) shall act upon questions as they arise in the administration of this Ordinance and take other actions as specified in this Ordinance. The ZBA shall perform its duties and exercise its powers as provided in Public Act 110 of 2006, as amended. The ZBA shall not have the power to alter or change the zoning district classification of any property, nor make any change in the terms or intent of this Ordinance, but shall have the power to act on those matters so specified in this Ordinance including Ordinance interpretations, variances, and the review of an order, requirement, decision, or determination made by an administrative official or body charged with the administration or enforcement of this Ordinance.

Section 16.5 Appeals for Administrative Reviews

A. Authority: The Zoning Board of Appeals (ZBA) shall hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, or decision by the Zoning Administrator or any other body or official in administering or enforcing the provisions of this Ordinance. Within this capacity the ZBA may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of such body or official. The ZBA shall have all the powers of the body or official that made the decision subject to the appeal.

B. Standards: The ZBA shall reverse or otherwise modify the decision of such body or official from whom the appeal is taken only if it finds that the action or decision appealed:

1. was arbitrary or capricious, or
2. was based upon an erroneous finding of a material fact, or
3. constituted an abuse of discretion, or
4. was based upon erroneous interpretation of the Zoning Ordinance or zoning law, or
5. did not follow required procedures.

C. Procedures:

1. **Application Requirements:** A written application for an appeal for administrative review shall be completed and filed with the Zoning Administrator on forms established for that purpose, within twenty-one (21) days after the date of the meeting during which the meeting minutes addressing the decision being appealed was approved. Application for an administrative review shall specify, at a minimum, the name, address, and phone number of the applicant; the decision being appealed; and the basis for the appeal. A minimum of seven (7) copies of the application shall be submitted along with any application and/or professional review fees required according to Section 2.8.
2. **Stay:** An appeal of an administrative decision shall stay all proceedings in furtherance of the action appealed unless the officer or body from whom the appeal is taken certifies to the ZBA, after the notice of appeal is filed, that by reason of facts stated in the certification, a stay would, in the opinion of the officer or body, cause imminent peril to life or property. If such a certification is filed, the proceedings shall only be stayed by a restraining order. A restraining order may be granted by the ZBA or by the Circuit Court, on application, on notice to the officer or body from whom the appeal is taken and on due cause shown.
3. **Record of Facts / Transmission of Record:** Upon receipt of an application for administrative review, the officer or body that made the decision being appealed shall transmit to the ZBA all papers constituting the record associated with the decision being appealed. In hearing and deciding administrative appeals, the ZBA's review shall be based upon the record of the administrative decision being appealed, and the ZBA shall not consider new information which had not been presented to the administrative official or body from whom the appeal is taken except where the ZBA first remands the matter, along with the new information, back to the body that made the original administrative decision, for reconsideration.
4. **Hearing:** Upon receipt of an application, the chairperson of the ZBA shall fix a reasonable time and date for a hearing, taking into account adequate time for members of the ZBA to review the application prior to such hearing. Notice of the hearing shall comply with Section 2.11. See Sec. 2.7 regarding timely action. Upon the hearing, any party may appear in person or by agent or attorney. See subsection (5) regarding participation at the hearing by a member of the ZBA who is also a member of the Planning Commission or the Township Board.
5. **Decision:** The ZBA shall render a decision in the form of a motion containing its record of findings and determination, and basis for such determination. The concurring vote of a majority of the members of the ZBA shall be necessary to reverse or otherwise modify the action subject to the appeal. A ZBA member who is also a Planning Commission member shall not participate in a public hearing, deliberation, or vote, on the same matter that the member voted on as a Planning Commission member.

Section 16.6 Interpretations

A. Authority: The Zoning Board of Appeals (ZBA) shall hear and decide upon requests to interpret the provisions of this Ordinance when it is alleged that certain provisions are not clear or that they could have more than one meaning, including the determination of the precise location of the boundary lines between zoning districts, application of off-street parking and loading requirements for a specific use, and whether a particular use is authorized in a particular district.

B. Procedures:

1. **Application Requirements:** A written application for an interpretation shall be completed and filed with the Zoning Administrator on forms established for that purpose. Application for an interpretation shall specify, at a minimum, the name, address, and phone number of the applicant; the standard, regulation or provision requiring an interpretation; and a plot plan, site plan, elevations or similar drawing illustrating the application or relevance of such interpretation. A minimum of seven (7) copies of the application shall be submitted along with any application and/or professional review fees required according to Section 2.8.
2. **Hearing:** Upon receipt of an application, the chairperson of the ZBA shall fix a reasonable time and date for a hearing, taking into account adequate time for members of the ZBA to review the application prior to such hearing. Notice of the hearing shall comply with Section 2.11. See Sec. 2.7 regarding timely action. Upon the hearing, any party may appear in person or by agent or attorney.
3. **Decision:** The ZBA shall render a decision in the form of a motion containing a full record of the findings and determination of the ZBA, and basis for such determination. The concurring vote of a majority of the members of the ZBA shall be necessary to make an interpretation. In deciding on an interpretation, the ZBA shall ensure that its interpretation is consistent with the intent and purpose of the Ordinance, the Article in which the language in question is contained, and all other relevant provisions in the Ordinance.
 - a. Prior to deciding a request for an interpretation, the ZBA may confer with Township staff, legal counsel, and consultants to gain insight into the provision subject to interpretation and any consequences which may result from differing decisions.
 - b. A decision providing an interpretation may be accompanied by a recommendation to the Planning Commission for consideration of an amendment of the Ordinance to address what the ZBA may find is a problematic aspect of the Ordinance.

Section 16.7 Variances

A. Authority: The Zoning Board of Appeals (ZBA) shall have the power to authorize specific variances from specific site development standards contained in this Ordinance, such as lot area and width requirements, building height and setback requirements, yard width and depth requirements, lot depth to width ratio requirements, off-street parking and loading space requirements, and sign requirements. The ZBA shall not have the power to authorize variances from requirements of this Ordinance pertaining to permitted uses of land in a District.

B. Standards: The ZBA shall have the power to authorize variances from specific site development requirements provided that all of the standards listed below are met and the record of proceedings of the ZBA contains evidence supporting each conclusion.

1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to unique circumstances specific to the property such as its narrowness, shallowness, shape, or topography, that do not generally apply to other property or uses in the same district, and shall not be recurrent in nature. These difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance is not a result of the applicant's actions.
3. That the variance will relate only to property described in the variance application.
4. That the variance will be in harmony with the purpose of this Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically.
5. That the variance will not cause a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.
6. That strict compliance with the site development requirement in question would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
7. That the variance requested is the minimum amount necessary to overcome the inequality inherent in

the particular property or mitigate the practical difficulty.

C. Procedures

1. **Application Requirements:** Application for a variance shall specify, at a minimum, the name, address, and phone number of the applicant; the legal description for the lot subject to the variance; a specification of the Ordinance's standards for which a variance is sought and the specific variance being requested; a plot plan, site plan, elevations or similar drawing that adequately illustrates the proposed improvements to the lot for which the variance is requested; and a property stake survey prepared by a licensed surveyor that identifies property lines and all structures, utilities and easements. In all variance proceedings, it shall be the responsibility of the applicant to provide information, plans, testimony and/or evidence from which the ZBA may make the required findings, including any information the applicant may choose to submit to demonstrate conformance with the standards of subsection (B) above. A minimum of seven (7) copies of the application shall be submitted along with any application and/or professional review fees required according to Section 2.8.
2. **Hearing:** Upon receipt of an application, the chairperson of the ZBA shall fix a reasonable time and date for a hearing, taking into account adequate time for members of the ZBA to review the application prior to such hearing. Notice of the hearing shall comply with Section 2.11. See Sec. 2.7 regarding timely action. Upon the hearing, any party may appear in person or by agent or attorney.
3. **Decision:** The ZBA shall render a decision in the form of a motion containing a full record of the findings and determination of the ZBA, and basis for such determination. The concurring vote of a majority of the members of the ZBA shall be necessary to grant a variance.
 - a. In granting a variance, the ZBA may prescribe appropriate conditions and safeguards in conformity with this Ordinance. In the case where the ZBA prescribes such conditions, the ZBA may require that a performance guarantee be furnished to ensure compliance with such conditions, according to Section 3.6. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance. See Section 20.2 (Supplemental Provisions) regarding conditional approvals.
 - b. A variance shall become null and void unless the construction authorized by such variance has been commenced within one (1) year after the granting of the variance, and there is a continuous good faith intention to continue construction to completion. The ZBA may extend this time limit upon its finding that no substantial changes have occurred to ordinance regulations, abutting properties, or other conditions that undermine the basis for the original issuance of the variance.
 - c. No application for a variance which has been acted upon shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly-discovered evidence or proof of changed conditions having bearing on the basis for the original denial, in the discretion of the ZBA.

Section 16.8 Review by Circuit Court

A. Circuit Court Review: The decision of the ZBA shall be final. However, any party aggrieved by an order, determination or decision of the ZBA may obtain a review thereof in the Circuit Court provided that application is made to the Court within thirty (30) days after the ZBA issues its decision in writing signed by the chairperson, or within twenty-one (21) days after the ZBA approves the minutes of its decision. The Circuit Court shall review the record and decision of the ZBA to insure that the decision:

1. Complies with the constitution and laws of the State.
2. Is based upon proper procedure.
3. Is supported by competent, material, and substantial evidence on the record.
4. Represents the reasonable exercise of discretion granted by law to the ZBA.

End of Article 16

Article 17 ZONING MAP and TEXT AMENDMENTS

Section 17.1 Purpose

This Article establishes procedures for the review and action on amendment petitions. Amendments to this Ordinance shall be processed according to Public Act 110 of 2006, as amended, and in doing so, the procedures of this Article shall be followed. It is not intended that this Ordinance be amended except to correct an error; to address changed or changing conditions including in a particular area in the Township; to institute new or modified measures or standards to ensure the public health, safety and welfare; to conform with the Master Plan and/or other ordinances of the Township; and to meet a public need for new or additional land uses in appropriate locations.

Section 17.2 Initiation of Amendments

Petitions for amendments may be initiated by the Township Board or Planning Commission, by its own motion, or by petition of one (1) or more owners of property to be affected by the proposed amendment. Only the Township Board may amend this Ordinance.

Section 17.3 Procedures

A. Application, Distribution and Data: A petitioner shall submit fifteen (15) copies of a completed application to the Zoning Administrator on a form established for that purpose, which shall include a detailed description of the proposed amendment including the name, address and phone number of the applicant and the desired change(s) and reason(s) for such change(s), along with any application fees. The Zoning Administrator shall record the date of their receipt and review the application materials for completeness. Any application not properly filed or complete shall be returned to the applicant with a written notice of deficiencies. The Zoning Administrator shall transmit copies of complete application materials to the Planning Commission, Township Board, and other agencies or individuals selected to review such petitions including but not necessarily limited to Township departments and staff, consultants, and other entities from which review comments are determined beneficial.

1. When the petition involves a change in the Zoning Map, an application shall be submitted for each parcel of land which is not contiguous to any adjacent parcel of land being proposed for the same amendment, and the applicant shall also submit the following information:
 - a. A legal description of the property, and a scaled map of the property correlated with the legal description and clearly showing the property's location.
 - b. The applicant's name, address and phone number and interest in the property, and if the applicant is not the owner, the name, address and phone number of the owner.
 - c. The desired change and reasons for such change.
 - d. Signature(s) of petitioner(s) and owner(s) certifying the accuracy of the required information.

B. Planning Commission Action

1. **Public Hearing:** The Planning Commission shall establish a date and time for a public hearing on the application and conduct such hearing. The Planning Commission Chairperson may establish the hearing date and time as representative of the Planning Commission. Notice of the public hearing shall comply with Section 2.11.
2. **Planning Commission Review / Recommendation:** In reviewing any amendment petition, the Planning Commission shall identify and evaluate all factors relevant to the application.
 - a. If the petition involves an amendment to the official zoning map, matters to be considered by the Planning Commission shall include, but need not be limited to, the following:
 - 1) What, if any, identifiable conditions related to the petition have changed which justify the proposed zoning district change?
 - 2) What is the impact of the zoning district change on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed zoning district change is adopted?
 - 3) Will the petitioned district change adversely affect the value of the surrounding property?
 - 4) Is the site's environmental features compatible with the host of uses permitted in the proposed district, and will development under the petitioned district change be likely to adversely affect environmental conditions?
 - 5) Can the subject parcel comply with all requirements of the proposed zoning classification?

- 6) Is the subject property able to be put to reasonable economic use in the zoning district in which it is presently located?
 - 7) Is the petitioned district change consistent with the zoning classification of surrounding land?
 - 8) Does the petitioned district change generally comply with the Master Plan?
 - 9) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
- b. If the petition involves an amendment to the text of the Ordinance, matters to be considered by the Planning Commission shall include, but need not be limited to, the following:
- 1) Is the amendment petition supported by documentation, such as from the Zoning Board of Appeals, that the proposed amendment would minimize problems or conflicts with specific sections of the Ordinance?
 - 2) Is the amendment petition supported by reference materials, planning and zoning publications, information gained at seminars or experiences of other communities to more effectively address certain zoning issues?
 - 3) Is the amendment petition supported by significant case law?
3. **Planning Commission Recommendation:** Following the hearing, the Planning Commission shall transmit a summary of comments received at the hearing to the Township Board, along with its recommended action on the petition. The Planning Commission shall also forward its recommended action on the petition to the Jackson County Planning Commission for advisory comments.

C. Township Board Action

1. After receiving the findings and recommendations of the Planning Commission, the Township Board at any regular meeting or at any special meeting called for that purpose, shall consider said findings and recommendations. The Township Board may refer any proposed amendment back to the Planning Commission for further consideration and comment within a time specified by the Township Board. The Township Board may adopt the amendment, with or without changes. Such action shall be by Ordinance, requiring a majority vote of the Township Board.
 - a. If the Township Board has not received County Planning Commission comments within thirty (30) days of the submittal of the Township Planning Commission's recommendation, the Township Board need not delay taking action on the amendments.
 - b. The Township Board may hold additional public hearings if the Township Board considers it necessary. The Township Board shall grant a hearing on the proposed amendment to any interested property owner who has filed a written request to be heard. Such written request shall take the form of a certified mail letter from the property owner to the Township Clerk. A hearing under this subsection (b) is not subject to the notice requirements of Section 2.11, except that notice of the hearing shall be given to the interested property owner according to Section 2.11(A) and (C). The Township Board may require the property owner to justify the property owner's interest on which the additional hearing request is based.

D. Publication of Notice of Ordinance Amendments: Following adoption of amendments by ordinance by the Township Board, the amendment ordinance shall be filed with the Township Clerk and one (1) notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. Promptly following adoption of an amendment ordinance by the Township Board, a copy of the notice of adoption shall also be mailed to the airport manager of each airport that registers its name and mailing address with the Township Clerk for the purpose of receiving such notices. The adoption notice shall provide either a summary of the regulatory effect of the amendments including the geographic area affected, or the text of the amendment, and the effective date of the amendment ordinance and the place and time where a copy of the amendment ordinance may be purchased or inspected.

1. **Effective Date:** The effective date of an amendment ordinance shall be the expiration of eight (8) days after publication of the notice of adoption as provided in (D) above except where the Township Board expressly provides a greater number of days.

Section 17.4 Resubmittal

No petition for an amendment which has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly-discovered evidence or proof of changed conditions, found upon inspection by the Planning Commission to be valid.

End of Article 17

Article 18

(RESERVED FOR FUTURE USE)

(Balance of Page Blank)

End of Article 18

Article 19

(RESERVED FOR FUTURE USE)

(Balance of Page Blank)

End of Article 19

Article 20 SUPPLEMENTAL PROVISIONS

Section 20.1 Purpose

The purpose of this Article is to recognize that there are certain conditions concerning land uses that warrant specific exceptions, regulations, or standards in addition to the regulations contained elsewhere in this Ordinance, and to establish such exceptions, regulations, and standards. The following supplemental provisions apply to all uses and all zoning districts unless otherwise indicated.

Section 20.2 Conditional Approvals

A. Conditions on Discretionary Decisions: The Planning Commission, Zoning Board of Appeals, and Township Board may attach conditions to the approval of a site plan, special land use, variance or other discretionary approval. Conditions shall be based upon standards in this Ordinance and may be imposed to:

1. Insure 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.
2. Protect the natural environment and conserve natural resources and energy.
3. Insure compatibility with adjacent uses of land.
4. Promote the use of land in a socially and economically desirable manner.

B. Requirements for Valid Conditions: Conditions imposed shall meet all of the following requirements:

1. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
2. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.
3. Be necessary to meet the intent and purpose of the Zoning Ordinance, be related to the standards established in the Ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

C. Record of Conditions and Changes: Any conditions imposed shall be recorded in the record of the approval action. These conditions shall not be changed except upon the mutual consent of the approving authority and the property owner.

D. Performance Guarantees: Performance guarantees may be required to ensure compliance with conditions on discretionary decisions pursuant to the requirements of Section 3.6.

Section 20.3 Moving Buildings

A. No existing building or structure within or outside of the Township shall be relocated on any lot in the Township except in compliance with (1) or (2) below:

1. The building or structure meets all provisions of this Ordinance and the Michigan Construction Code and a zoning permit has been issued for such relocation.
2. In the case where the building or structure may not comply with all provisions of this Ordinance and the Michigan Construction Code, the building or structure may be relocated on such lot provided no occupancy or use of the building or structure occurs prior to alterations resulting in compliance with this Ordinance and the Michigan Construction Code, such alterations are completed within 180 days of the building's placement on the lot, and an occupancy permit has been issued by the building inspector. The Zoning Administrator may grant no more than one (1) extension of no greater than one hundred eighty (180) days upon finding that delays are beyond the applicant's control and the applicant is making a concerted effort to complete required alterations. A performance guarantee shall be posted in an amount as established by the Township Board, to ensure removal of the building if Ordinance and Code compliance is not established within the designated time period.

Section 20.4 Essential Services

Essential services as defined in this Ordinance shall be permitted as authorized and regulated by law and other Township ordinances, it being the intention hereof to exempt such essential services from the application of this Ordinance. This exemption shall not apply to administrative buildings, communication towers, public utility storage yards, substations and similar above-ground structures and uses associated with such services.

Section 20.5 One Dwelling Unit / Principal Use per Lot

A. Dwellings: No more than one (1) single family dwelling unit shall be established on a lot except as otherwise authorized by this Ordinance, such as in the case where Tables 3-2 or 3-3 of Article 3 authorize two-family or multiple family dwellings, or where a temporary dwelling may be authorized (Section 20.7, Temporary Dwellings), or as agricultural labor housing may be permitted according to state law. Subsection (A) shall not prohibit living accommodations in a detached structure provided such accommodations do not constitute a dwelling unit as defined in this Ordinance.

B. Principal Uses: No more than one (1) principal use shall be established on a lot except as may be authorized in a Commercial or Industrial District and according to an approved site plan pursuant to Article 14.

Section 20.6 Single Family Dwelling Standards

A. All single family dwellings and modifications thereto shall comply with the requirements of this Ordinance including the following standards, provided that the foregoing standards shall not apply to temporary dwellings, agricultural labor housing, or mobile homes located in a licensed manufactured housing community, except to the extent required by State and Federal law.

1. The dwelling shall have a minimum floor area, above the surrounding ground elevation, of seven hundred fifty (750) square feet for one (1) or two (2) bedroom dwellings and an additional one hundred fifty (150) square feet for each additional bedroom contained within. The dwelling shall have a minimum ceiling height of seven and one-half (7.5) feet.
2. The dwelling shall have a minimum width across its front, sides and rear elevations of twenty (20) feet.
3. The dwelling and all modifications thereto shall comply in all respects with the Michigan Construction Code and the fire codes of the Township. Where a dwelling is required by law to comply with federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by such codes, then and in that event such federal or state standard or regulation shall apply.
4. The dwelling shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code and shall have a wall of the same perimeter dimensions of the dwelling, except in the case of cantilever architecture, and constructed of such materials and type as required by the building code for such dwelling. In the case of a mobile home as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device, and shall be set on a concrete footing with a masonry wall extending from the perimeter wall of the dwelling to ground, or on a concrete footing with fireproof supports and shall have a continuous skirt extending from perimeter to ground, made of commercial quality or equivalent, and comply with the rules and regulations of the Michigan Mobile Home Commission, the Public Health Department, and HUD Regulations 24 CFR 3280, being the "Mobile Home Construction and Safety Standards". No dwelling shall have exposed wheels, towing mechanism, undercarriage, or chassis.
5. The dwelling shall have steps connected to exterior door areas, or to porches connected to exterior door areas, where the difference in elevation exceeds twelve (12) inches.
6. Any additions or modifications to a dwelling shall be constructed of similar or better quality workmanship as the original structure, including permanent attachment to the principal structure and foundation.
7. The dwelling shall contain storage area equal to fifteen percent (15%) of the square footage of the dwelling or 100 square feet, whichever shall be less, and shall be located in a basement under the building, in an attic area, in closet areas, or in a separate structure constructed of similar or better quality workmanship as the principal dwelling.
8. The dwelling shall be connected to a public sewer and water supply or to such private facilities approved by the Jackson County Health Department.
9. The dwelling shall have a roof overhang of not less than six (6) inches along all sides or shall have recessed windows and roof drainage systems concentrating roof drainage at collection points. This provision shall not apply to minor architectural features such as in the case of gables and other limited portions of a dwelling.

Section 20.7 Temporary Dwellings

A. Authorization: Temporary dwellings are prohibited except according to this Section and as may be expressly authorized elsewhere in this Ordinance such as in the case of campgrounds.

1. **Emergency Housing:** A temporary dwelling may be authorized by the Zoning Administrator to allow a recreational vehicle or mobile home to be placed on the lot while the existing permanent dwelling on the same lot is under repair due to destruction by fire, collapse, explosion, Acts of God, or acts of a public enemy, to the extent that it is no longer safe for human occupancy, and for which repairs a zoning permit and building permit have been issued. Application for and authorization of such a temporary dwelling shall require the submittal of a zoning permit application available from the Zoning Administrator including a plot plan prepared according to Section 3.4(B).
2. **New Home Under Construction:** A temporary dwelling may be authorized by the Zoning Administrator to allow a recreational vehicle or mobile home to be placed on the lot while a permanent dwelling on the same lot is under new construction and for which a zoning permit and building permit have been issued. Application for and authorization of such a temporary dwelling shall require the submittal of a zoning permit application available from the Zoning Administrator including a plot plan prepared according to Section 3.4(B).
3. **Temporary Visitation:** In addition to A(1) and (2) above, a recreational vehicle may be used as a temporary dwelling on any lot on which a permanent dwelling is located and which includes operational water and sewage disposal facilities accessible to the occupants of the recreational vehicle. No lot shall have a recreational vehicle used as a temporary dwelling for more than fourteen (14) days in any consecutive thirty (30) day period. A zoning permit is not necessary for such temporary dwelling.
4. **AG-1 and RR District Exceptions:** In addition to A(1), (2) and (3) above, a recreational vehicle may be used as a temporary dwelling on any AG-1 or RR District lot on which another dwelling is not present provided the following conditions are met:
 - a. The lot shall be a minimum of five (5) acres, and required setbacks for the recreational vehicle shall be one hundred (100) feet from all lot lines.
 - b. The recreational vehicle shall not be located on the lot for more than 180 days during any calendar year.
 - c. No more than one (1) recreational vehicle shall be located on the lot at any one (1) time.
 - d. If the recreational vehicle relies on its own means of travel, as in the case of a self-contained engine, the vehicle shall be operational and comply with state licensing and registration requirements.

B. Standards

1. In the case of A(1) and (2) above, a temporary dwelling may be placed in any yard except where the dwelling is to be located in a platted or condominium subdivision, in which case the temporary dwelling shall be located in the rear yard only unless the Zoning Administrator determines that the location of the permanent dwelling, or other features of the lot, present a substantial practical difficulty in complying with such yard restriction.
2. In the case of A(1) and (2) above, a temporary dwelling shall comply with the setback standards of the District for the permanent dwelling unless the Zoning Administrator determines that the location of the permanent dwelling, or other features of the lot, prohibit compliance with such setbacks, in which case the Zoning Administrator may approve a reduction of up to fifty percent (50%) of the normally required setback.
3. In the case of A(1), (2) and (4) above, a temporary dwelling shall comply with county health department rules and regulations for potable water and sewage disposal. The temporary dwelling shall be connected to a county-approved on-site septic system or sewer system unless the Zoning Administrator determines that the permanent dwelling continues to provide necessary potable water and sewage disposal or determines the temporary dwelling is designed as a self-contained unit with potable water and sewage disposal facilities.

C. Permit Duration and Removal: No permit issued under A(1) and (2) above shall be issued for a duration exceeding one hundred eighty (180) days. A temporary dwelling shall be removed from the lot no later than the termination date of the permit or within thirty (30) days of the issuance of a certificate of occupancy for the permanent dwelling, whichever comes first. The Zoning Administrator may renew a temporary dwelling permit once and for a period not to exceed one hundred eighty (180) days upon the applicant adequately demonstrating that construction delays have been beyond the control of the applicant and that construction completion is continuing in an earnest manner.

Section 20.8 Accessory Buildings and Structures

A. Scope:

1. Accessory buildings, structures and uses shall be subject to the regulations of this Section except where expressly regulated otherwise by this Ordinance.
2. No provisions of this Section shall be interpreted as authorizing accessory uses, buildings or structures that do not conform to the definitions of Article 21 pertaining to the same.
3. For the purposes of this Section, a building shall be considered an accessory building where such building is not structurally attached to the principal building by either shared wall construction or by a fully and structurally enclosed corridor.
4. This Section shall not apply to fences and walls. See Section 20.14.

B. Permit Required: No accessory building or structure shall be erected prior to the issuance of a Zoning Permit for such structure or building, provided however that a permit is not required in the case of a building or structure that is no more than two-hundred (200) square feet in area but such building or structure shall comply with all requirements of this Ordinance including height and setback standards. Applications for accessory buildings and structures shall be administered and reviewed as part of the original or proposed revised plot plan (Section 2.4(B)) or site plan (Article 14).

C. Placement/Setbacks:

1. No accessory structure shall be located in a front yard except for one (1) structure that shall not exceed two hundred (200) sq. ft. in area and is of open construction including railings not exceeding four (4) feet in height.
2. An accessory building or structure shall comply with the setback standards for the principal building according to the District in which it is located, but in no case shall such setback be less than ten (10) feet. In the case of premanufactured devices used for storage or other purposes that are portable in character and lack an integral footing or foundation, and which shall be considered an accessory structure for the purpose of the subsection (C), including portable sheds and cargo units, the minimum side and rear setback shall be ten (10) feet.
3. An accessory structure shall not be located within ten (10) feet of another structure except as may be permitted by the State Construction Code according to properly rated fire walls, but in no case shall the separation distance be less than three (3) feet.
4. An accessory building or structure shall not be located so as to interfere with the proper functioning of utilities including existing and proposed back-up septic drain fields.

D. Height: Accessory buildings and structures in all districts shall comply with the maximum height standards of the principal structure on the lot according to Table 3-4 of Article 3. In the case of premanufactured devices used for storage or other purposes that are portable in character and lack an integral footing or foundation, and which shall be considered an accessory structure for the purpose of the subsection (D), including portable sheds and cargo units, the maximum height shall be (14) feet.

E. Area and Lot Coverage: The area of accessory buildings and structures shall be included in lot coverage calculations. No accessory building or structure shall be erected that results in a lot in noncompliance with the lot coverage standards of Table 3-4 of Article 3.

F. Habitation of Accessory Buildings or Structures: No accessory building or structure shall be used or occupied as a dwelling except as may be authorized pursuant to Section 20.7, Temporary Dwellings, and in the case of living accommodations in a stable or other structure housing livestock for use solely by a caretaker for such livestock.

G. Prior to a Principal Structure: Buildings and structures typically accessory in nature to a principal use authorized in the district, according to Tables 3-2 and 3-3, shall not be erected on a lot in such district prior to the establishment of the approved principal use except according to the following conditions. Nothing in this subsection (G) shall be interpreted as authorizing a use, building or structure not otherwise in compliance with this Ordinance.

1. General: Such buildings and structures shall not exceed two-hundred (200) square feet in area and twelve (12) feet in height, and shall be subject to plot plan approval by the Zoning Administrator pursuant to Section 2.4(B) and the Zoning Administrator finds that such building or structure complies with setback standards and shall not hinder the future erection of a principal building in conformance with all setback and other site development requirements of this Ordinance. The Zoning Administrator may require such structures to be landscaped or otherwise screened to be harmonious in appearance and character with surrounding properties.

2. **RLS Districts:** In the RLS District, an accessory garage may be established on a separate lot adjacent to a lot occupied by a dwelling that is to be served by such garage, or on a separate lot on the opposite side of the road where any portion of the frontage of such lot would be adjacent to the frontage of the lot on which the dwelling is located if the road right-of-way or easement was not present, provided the following conditions are met:
 - a. A deed restriction or similar legally binding tool is executed and filed in the county register of deeds office providing:
 - 1) The structure shall be used principally as a garage and may also include accessory bedroom and bathroom facilities but shall not include refrigerator, freezer, stove, oven or other kitchen facilities.
 - 2) The two lots may be sold but shall remain under one (1) ownership unless each individual lot complies with all provisions of this Ordinance including minimum standards for lot area, width and frontage.
 - b. A plot plan for the garage is submitted and approved by the Zoning Administrator, with such approval being subject to the conditions specified in (a)(1) and (2) above. The Zoning Administrator may require the garage to be landscaped or otherwise screened to be harmonious in appearance and character with surrounding properties.
 - c. The garage shall not exceed one thousand (1,000) square feet in floor area for each floor.

H. Items Prohibited as Accessory Uses and Structures: The following are prohibited as an accessory use or structure:

1. Mobile homes, irrespective of how the home may be used including for storage purposes, except as authorized by Section 20.7, Temporary Dwellings.
2. Tractor trailers, storage crates or canisters designed for hauling by motor vehicle, and similar vehicles and vehicle parts, converted or otherwise, except as may be authorized in association with the principal use of the lot and upon site plan approval. The subsection (2) shall not apply in the case where such items are being used in association with and part of agricultural operations.
3. Any use, structure or other aspect of a lot that does not conform to the definitions of Article 21 pertaining to accessory uses, buildings and structures.

Section 20.9 Home Occupations

A. Definitions: For the purpose of this Section and Ordinance, the following phrases and definitions shall apply:

1. **Home Occupation:** An occupation or profession conducted on the same lot as an occupied dwelling, accessory to and incidental to the principal residential use of the premises, and complies with the standards of this Section.
 - a. **Class 1 Home Occupation:** A home occupation that is conducted entirely within the dwelling, including an attached garage, and complies with the provisions of this Section.
 - b. **Class 2 Home Occupation:** A home occupation that is conducted wholly or in part outdoors or in an accessory building, and complies with the provisions of this Section.

B. Authorization: The operating or conducting of a home occupation is permitted according to the regulations and standards of this Section.

1. **Class 1 Home Occupation:** A Class 1 Home Occupation is permitted as an accessory use to the principal residential use of a lot and shall comply with the standards of subsection (C) below.
2. **Class 2 Home Occupation:** A Class 2 Home Occupation is classified as a special land use and permitted in the AG and RR Districts only, and shall be subject to the provisions of Article 15 and the standards of subsection (C) below. A permit issued for such home occupation shall clearly delineate any conditions upon which such approval is granted. In addition to the information required by Article 15, an application for a Class 2 home occupation shall also include a detailed description of the character of the home occupation such as service or product offered; the number of full-time and part-time employees of the business and the frequency at which such employees will be present at the site; the type and frequency of vehicular traffic to be generated by the home occupation; the location of all parking, delivery and storage areas; and proposed landscaping/screening in association with any outdoor area, including parking and storage areas, to minimize negative impacts on nearby properties.

C. Standards: Class 1 and 2 home occupations shall comply with the following standards:

1. The occupation shall be clearly secondary and incidental to the use of the dwelling as a place of residence, and shall not result in a change to the essential residential character of the premises including both the dwelling and yard areas. The dwelling shall have no exterior evidence of the home occupation except for a sign as permitted by Article 9.
2. The occupation shall not produce any noise, odors, vibration, vapors, fumes or smoke detectable to normal sensory perception beyond the lot lines. No equipment or process shall be used which creates electrical interference in any radio, television, or communication receivers off the premises, or cause fluctuations in line voltage off the premises. No home occupation shall present fire, explosion or radioactivity hazards.
3. A resident of the dwelling on the lot shall be actively and personally engaged in and be responsible for all home occupation operations.
4. The home occupation shall not involve the use or storage of explosive, flammable, or otherwise hazardous materials and waste not otherwise of a customary household nature, except as may be authorized in the case of a Class 2 home occupation. Refuse generated by the occupation shall be safely and properly disposed.
5. A Class 1 home occupation shall not occupy an area greater than thirty percent (30%) of the gross floor area of the dwelling excluding the basement. A Class 2 home occupation shall not occupy a total area, including indoor and outdoor facilities, greater than fifty percent (50%) of the gross floor area of the dwelling.
6. In the case of a Class 1 home occupation, no more than one (1) employee shall be present on the premises during the ordinary course of business, excluding employees residing in the dwelling. In the case of a Class 2 home occupation, no more than two (2) persons shall be present on the premises during the ordinary course of business, excluding employees residing in the dwelling, provided this provision shall not prohibit the arrival of up to two (2) additional employees to the premises for the purpose of receiving daily instructions for work to be performed elsewhere and provided there is compliance with subsection (7) below.
7. All traffic to and from the home occupation shall not result in more than ten (10) pedestrian or vehicular arrivals during the daily course of business, including those by customers, salesmen, delivery persons, or other business visitors.
8. All driveways serving home occupations shall comply with the locational standards of the Jackson County Transportation Department or Michigan Department of Transportation, according to the jurisdictional agency.
9. No portion of a Class 1 home occupation shall be located outdoors including the storage of equipment and materials. No portion of a Class 2 home occupation shall be located outdoors except as may be expressly authorized as part of an approved site plan, where the Township Board determines adequate screening measures are to be in place to minimize its visual and audio impacts on nearby roads and lots.

Section 20.10 Prohibited Vehicles in Residential Subdivisions

A. Prohibited Vehicles Identified: Any vehicle that meets one or more of the following is prohibited from being parked or stored overnight in a residential platted subdivision or condominium subdivision whether such parking or storage occurs outdoors or indoors:

1. Vehicles that have more than two axles.
2. Vehicles that have a gross vehicle weight rating in excess of 7,500 pounds that are used principally or regularly for commercial purposes including transporting of cargo, equipment or passengers.
3. Any vehicle that exceeds thirty (30) feet in length or nine (9) feet in height.
4. Tow-trucks, semi-tractors or trailers, sand and gravel hauling trucks, bulldozers, and graders.

B. Exceptions: Subsection (A) shall not prohibit the parking of the following vehicles in residential platted subdivisions or condominium subdivisions provided all specified conditions are met:

1. Semi-tractors or trailers, sand and gravel hauling trucks, bulldozers, graders and other earthmoving vehicles, where such vehicles are parked or stored overnight on a lot currently under construction and such construction requires the use of such vehicles.
2. Recreational vehicles as authorized and regulated by Sec. 20.7 and Sec. 20.18.
3. Vehicles expressly authorized as part of an approved home occupation or other non-residential use.
4. Agricultural vehicles and machinery on a lot devoted to agriculture and for which the vehicles and/or machinery is used.
5. Buses and commercially licensed vehicles on a lot devoted to the operations of a school, church or other institution located on such lot.
6. Emergency vehicles such as ambulances and fire emergency vehicles.

Section 20.11 Reserved for Future Use

Section 20.12 Keeping of Animals as Accessory Residential Use

A. Definitions: For the purpose of this Section, the following phrases shall have the following definitions:

1. "Household pets" shall be defined to include dogs, cats, fish, birds, hamsters and other types of commonly domesticated animals maintained in a residence.
2. "Large livestock" shall be defined as horses, ponies, cattle, swine and other livestock that can be reasonably expected to grow to a weight greater than two-hundred (200) pounds upon reaching maturity.
3. "Medium livestock" shall be defined as sheep, goats, ostrich, and other livestock that can be reasonably expected to grow to a weight of between forty (40) and two-hundred (200) pounds upon reaching maturity.
4. "Small livestock" shall be defined as rabbits, chickens, fowl, and other livestock that can be reasonably expected to grow to a weight of less than forty (40) pounds upon reaching maturity, but excluding roosters.
5. "Vicious animal" shall be defined as 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.
6. "Wild animal" shall be defined as any animal that is not considered widely and commonly domesticated by humans within the State of Michigan including, but not limited to, opossum, raccoon, bear, deer, moose, elk, wolf, coyote, elephants, and wild cats such as tiger, lion, and ocelot.

B. Keeping of Wild and Vicious Animals: No wild or vicious animal shall be kept permanently or temporarily in any District except as regulated and approved by the Michigan Department of Natural Resources and upon the filing of such approval with the Township Clerk .

C. Keeping of Household Pets: The keeping of household pets as an accessory use in association with any residentially-used lot is permitted provided such activities do not constitute a kennel as defined in this Ordinance, unless approval for such kennel has been granted pursuant to this Ordinance. No outdoor pen or enclosure for such pets shall be located in a front yard.

D. Keeping of Livestock: The keeping of livestock as an accessory use to the principal residential use of a lot shall be permitted in any Agricultural District. The keeping of livestock as an accessory use to the principal residential use of a lot shall be prohibited in all Residential Districts except the RR District, and provided such keeping of livestock is in compliance with the regulations of this Section. This subsection (D) shall apply only to the keeping of livestock as accessory to the principal residential use of a lot, including private stables, and shall not apply to a farm.

1. Small Livestock:
 - a. The keeping of small livestock shall occur only on parcels of one (1) acre or greater.
 - b. At no time shall the density of livestock exceed five (5) animals per one-half acre comprising the lot.
2. Medium Livestock:
 - a. The keeping of medium livestock shall occur only on parcels of five (5) acres or greater but in no case shall livestock be kept within a platted subdivision or site condominium.
 - b. At no time shall the density of livestock exceed one (1) animal per one-half acre comprising the lot.
3. Large Livestock:
 - a. The keeping of large livestock shall occur only on parcels of five (5) acres or greater but in no case shall livestock be kept within a platted subdivision or site condominium.
 - b. At no time shall the density of livestock exceed three (3) animals for the first five (5) acres and one (1) animal per each additional acre comprising the lot.

4. Regulations Applicable to All Livestock:

- a. Livestock shall be managed by the occupants of the premises, and shall be maintained in a healthy condition.
- b. Any building or structure housing livestock shall be set back no less than fifty (50) feet from a lot line.
- c. Newly born horses, cows, donkeys, mules and other animals that exceed forty pounds (40 lbs.) in weight at birth may be maintained on said parcel for up to six (6) months irrespective of whether such maintenance would increase the permitted number of animals beyond the animal density limitations of this Section. Newly born animals that do not exceed forty pounds (40 lbs.) in weight at birth may be maintained on said parcel for no more than sixty (60) days if such maintenance would increase the permitted number of animals beyond the animal density limitations of this Section.
- d. All livestock shall be completely enclosed by a fence of adequate height, design and construction to contain the animals.
- e. The retention or storage of animal waste shall be managed so as not to create a nuisance. There shall be no burning of animal waste and no storage of animal waste within one hundred fifty (150) feet of a lot line.
- f. The facility shall be constructed and maintained so that dust and drainage from a stable or other animal containment area shall not create a nuisance or hazard to adjoining property or uses.
- g. See Sec. 7.5 regarding commercial stable provisions.

Section 20.13 Roadside Stands

Roadside stands shall comply with the Generally Accepted Agricultural Management Practices as published by the Michigan Agriculture Commission, including, but not limited to, products sold. All parking shall be out of the public right of way. An area shall be provided for the orderly accommodation of a minimum of five (5) parking spaces outside of the public road right-of-way. Parking areas need not be paved but shall be adequately identified to ensure orderly ingress, egress and circulation.

Section 20.14 Fences and Walls

A. Residential and Park Uses: Fences and walls accessory to a residential use or a public or private park shall comply with the following:

1. No fence or wall exceeding six feet (6') in height, measured from the average ground elevation within ten (10) feet of the fence, shall be erected in any side or rear yard. Such fence may be solid. In the case of a fence located on a berm or other artificially created landform, the height of such landform shall be applied toward the fence height.
2. No fence or wall exceeding four feet (4') in height, measured from the average ground elevation within ten (10) feet of the fence, shall be erected in any front yard, and such fence shall be of open construction so as not to exceed fifty percent (50%) opacity when viewed perpendicularly to the fence or wall.
3. In addition to the restrictions of subsection (1) and (2) above, and in the case of a fence or wall on a waterfront lot, such fence or wall shall not extend toward the lake beyond the required setback from the water according to Table 3-4 of Article 3 or beyond the building facade closest to the lake, whichever is less.
4. In the case where a proposed fence or wall is within twenty (20) feet of a dwelling on an abutting lot, the finished side of the fence or wall shall face the abutting lot.
5. Fences and walls with barbs, spikes, nails, or other sharp or electrified devices are prohibited.
6. Fences and walls shall not be subject to setback requirements except as provided by subsection (3) above or as may be specified otherwise by this Ordinance.
7. No fence or wall shall be erected along or near a road in such a manner as to obstruct safe, free and clear vision of oncoming traffic or vehicles attempting to access such road or negotiate movement through an intersection.
8. Fences and walls shall be constructed of materials designed and intended for such purposes and shall be limited to wood, metal, plastic, or masonry. In no case shall a fence or wall be constructed of rotting lumber, pallets, glare-producing materials, trash or any materials capable of providing habitat for pests or vermin.
9. All fencing and walls shall be maintained in good exterior and structural condition.
10. No fence or wall shall be erected prior to the issuance of a zoning permit.
11. See Section 13.4 regarding clear vision zones.

B. Other Uses: The location, height and character of all fences and walls proposed as part of uses other than those addressed in subsection (A) above, including the commercial, industrial, public and/or institutional use of a lot, or any other use of a lot requiring site plan approval pursuant to Article 14, shall be reviewed according to the site plan review provisions of Article 14. No fence or wall shall be erected prior to the issuance of a zoning permit. See Section 13.4 regarding clear vision zones.

Section 20.15 Outdoor Residential Swimming Pools

A. Permit/Application: No outdoor swimming pool on a residentially-used lot shall be erected prior to the issuance of a zoning permit from the Zoning Administrator, and the necessary building permits from the Building Inspector. Application for a zoning permit shall be made to the Zoning Administrator on a form for such purpose and in the case of a residential lot, shall be accompanied by a plot plan (Section 2.4(B)) that identifies the location of the pool, pool decks, adjacent buildings, fencing, and gates. A certified property line survey is not required except when the Zoning Administrator finds otherwise due to limited lot area or width or other lot features that necessitates a more definitive accounting of the placement of the pool in compliance with this Ordinance.

B. Standards

1. No pool or pool fencing shall be located in a front yard.
2. Pools shall comply with the minimum side and rear yard setbacks for the dwelling, as measured from the interior wall surface. Pool deck areas shall comply with Section 20.11.
3. No pool shall be located under electrical wires and similar utility devices.
4. All swimming pools shall be designed, constructed and maintained in compliance with all building codes and the rules and regulations of county and state health departments, including fencing and other safety measures.
5. No swimming pool shall be occupied prior to receiving approval from the Building Inspector.

Section 20.16 Outdoor Display, Sales and Storage

A. Definition of Materials and Products: For the purpose of this Section, "materials and products" shall include lumber piles, crates, boxes, building materials, discarded materials, trash, junk, and similar items; finished or partially finished items intended for subsequent use or sale including pipes, logs, fire wood, and figurines; and motor vehicles, items intended for tow, landscape supply materials, and other items customarily requiring outdoor storage.

B. Commercial Display and Sales: Outdoor display or sales of materials and products in association with a commercial or industrial use is prohibited except where expressly authorized pursuant to an approved site plan. Such display or sales area shall not extend into a required setback for the principal building according to Table 3-4. The maximum permitted outdoor display or sales area shall be ten percent (10%) of the use's indoor retail sales floor area except that this limitation shall not apply to the display and sales of plant nursery stock, motor vehicles, items intended for tow, or other items customarily requiring outdoor display.

C. Commercial and Industrial Storage: The outdoor storage of materials and products in association with a commercial or industrial use, not otherwise comprising outdoor display and sales as determined by the Township Board, is prohibited except where the Township Board finds that proposed screening or enclosure of such storage area adequately minimizes negative impacts upon existing and planned surrounding land uses. Such enclosure or screen shall be subject to site plan approval. No outdoor storage of materials and products shall be located in a front yard.

D. Fireworks: Nothing in this Section 20.16 shall prohibit the display of fireworks in compliance with county and state rules and regulations and any Township ordinances addressing the same.

Section 20.17 Site Condominiums

A. Intent: The intent of this Section is to provide regulatory standards for site condominium projects similar to those required for projects developed under other forms of ownership. This section is not intended to prohibit or treat proposed or existing condominium projects different than similar projects developed under another form of ownership.

B. Applicability of District Regulations: A site condominium project, including single family detached units, shall comply with all standards of the district within which it is located including use, setback, height, lot coverage, lot area, and lot width requirements, and all other provisions of this Ordinance. A condominium unit in a site condominium is that portion of the project intended to function generally similar to a platted subdivision lot and shall comply with the use, setback, height, lot coverage, lot area, and lot width requirements of the District

within which it is located and all other provisions of this Ordinance.

C. Review and Approval Procedures:

1. **Zoning Permit Required:** No grading or any other form of construction shall be initiated for a site condominium prior to the approval of a final site plan and issuance of a zoning permit. The future erection of any dwelling or other structure or building in the site condominium, not expressly approved as part of the final site plan, shall require an additional zoning permit prior to erection.
2. **Site Plan Approval Required:** The issuance of a zoning permit shall require the submittal and approval of a preliminary and final site plan pursuant to Article 14, Site Plan Review, and master deed and bylaw documents.
 - a. In addition to the preliminary and final site plan information required by Article 14, the applicant shall also submit information constituting a condominium subdivision plan, including the size, location, area, width, 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.
3. **Master Deed/Bylaws Approval Required:** The applicant shall include as part of the Zoning Permit application a copy of the proposed master deed and bylaws. These shall be reviewed for compliance with Township ordinances and to ensure that an assessment mechanism has been included to guarantee adequate funding for maintenance of all common elements. The common area funding responsibility of the association shall include any necessary drainage-ways and the cost to periodically clean out such drainage ways to keep them functioning as intended in the approved plans. The master deed shall clearly state the responsibility of the owner and co-owners and shall state that all amendments to the master deed must conform to Township, County, and state laws and regulations. The Master Deed shall also include any variances granted by Township, County, or State authorities and include a hold harmless clause from these variances. All provisions of the condominium subdivision plan that are approved by the Township Board shall be incorporated, as approved, in the master deed for the condominium subdivision.
4. **Issuance of Zoning Permit:** Upon approval of the final site plan, by-laws and master deed, the applicant shall furnish the Zoning Administrator a copy of the final bylaws and master deed, and a copy of the approved site plan. Upon the satisfactory submittal of these documents, the Zoning Administrator shall issue a zoning permit.
5. **Changes:** Any changes to an approved site condominium including changes in the by-laws, master deed, or site plan, including changes in lot line or road configuration and the addition or relocation of buildings, shall require approval by the Township Board prior to such change.

D. Building Permit: No building shall be erected prior to the issuance of a zoning permit by the Zoning Administrator, and a building permit by the Building Inspector.

E. Utilities: The site condominium shall provide for dedication of easements to the appropriate public agencies for the purposes of construction, operation, maintenance, inspection, repair, alteration, replacement and/or removal of pipelines, conduits, mains and other installations of a similar character for the purpose of providing public utility services, including conveyance of sewage, potable water and storm water runoff across, through and under the property subject to said easement, and excavation and refilling of ditches and trenches necessary for the location of such installations.

F. Roads: All roads within a site condominium shall be designed and constructed in conformance with the standards of the Jackson County Transportation Department unless otherwise approved for private road construction pursuant to this Ordinance.

G. As-Built Plan and Occupancy: Submission of as-built plans of a condominium subdivision is required. The Township Board may allow occupancy of the project before all required improvements are installed provided that a financial performance guarantee is posted pursuant to Section 2.6.

H. Monuments: All condominium units that are building sites shall be marked with monuments as if such units were lots within a platted subdivision, and such monuments shall comply with the requirements of the P.A. 591 of 1996, the Land Division Act, as amended.

**Section 20.18 Outdoor Recreational Vehicle/Motorized Watercraft Storage
in Residential Districts**

Storage of recreational vehicles and watercraft on any lot in a Residential District shall be limited to recreational vehicles and watercraft registered to the owner or tenant with the exception of two (2) watercraft or two (2) recreational vehicles, or any combination thereof, un-owned by the lot owner or tenant. All motorized watercraft and recreational vehicles shall be titled.

Section 20.19 Outdoor Boilers

A. Outdoor Boiler Defined: For the purpose of this Section and Ordinance, “outdoor boiler” shall be defined as a boiler or furnace, fueled by wood as provided herein and located outside the structure it is used to heat, with the designated purpose of providing heat for water and/or air for a residence or any other structure including a swimming pool.

B. Approval Procedure:

1. Outdoor boilers serving residential uses are classified as an accessory structure and shall be subject to Zoning Administrator approval according to Section 2.4(B). The Zoning Administrator shall issue a zoning permit for such boiler upon finding that the application complies with the standards and regulations of this Section and Ordinance.
2. Outdoor boilers serving non-residential uses are classified as an accessory structure and shall be subject to Township Board approval according to Article 14. The Zoning Administrator shall issue a zoning permit for such boiler upon the Township Board’s determination that the application complies with the standards and regulations of this Section and Ordinance.

C. Standards: An outdoor boiler shall be installed and used only in accordance with the following provisions:

1. **Construction:**
 - a. An outdoor boiler shall comply with all codes of the Township including required building, electrical and mechanical permits, and shall comply with all other regulations and requirements of county, state and federal agencies.
 - b. An outdoor boiler shall meet the manufacturer’s specification for erection and operation and shall exceed such specifications where local codes, state or federal regulations require so.
 - c. An outdoor boiler shall comply with the United States Environmental Protection Agency’s 2010 Phase 2 standards for emissions and shall have an Underwriters Laboratories certification label, or similar label of another federally-approved safety testing laboratory, certifying that the boiler to which the label is attached complies with such emission standards.
2. **Setbacks and Placement:**
 - a. An outdoor boiler shall be located a minimum of two-hundred (200) feet from any dwelling not located on the same lot as the boiler.
 - b. An outdoor boiler shall be located a minimum of fifty (50) feet from all lot lines and from any structure located on the same lot as the boiler, but in no case shall a boiler be located in a front yard.
3. **Chimney Height:** An outdoor boiler shall have a permanent chimney that meets manufacturer’s specifications for height and in no case shall the chimney be less than ten (10) feet above the ground surface below the boiler.
4. **Fuel:** No outdoor boiler shall rely on any fuel except wood, wood pellets, corn, and agricultural seeds, provided such materials include no additives such as paints, varnishes, preservatives, resins, and glues. For clarification purposes, prohibited fuels include, but are not limited to, food wraps; packaging; animal carcasses or waste; paint or painted materials; furniture; composite shingles; construction or demolition debris or other household or business wastes; asphalt and products containing asphalt; plywood, composite wood or pressure treated woods; any plastic material including but not limited to nylon, PVC, polystyrene or urethane foam, synthetic fabrics, plastic films and plastic containers; rubber including tires and synthetic rubber-like products; rubbish or garbage including leaves, grass and food wastes; newspaper, corrugated cardboard, container board, and office paper; automobiles and other vehicles and parts thereof; toxic or explosive materials; electrical wiring; and other similar materials.
 - a. This provision shall not prohibit the burning of other fuels recommended by the manufacturer provided such fuels are not otherwise expressly prohibited by this subsection (4).
5. **Public Health, Safety and Welfare:** No outdoor boiler shall generate odors, fumes or smoke in such a manner so as to endanger the public health, safety or welfare.

Section 20.20 Temporary Non-Residential Buildings and Uses

A. Authorization: Temporary non-residential uses and buildings are prohibited except as authorized by this Section, upon approval of an application for such temporary condition. Such temporary uses and buildings may include, but shall not be limited to, field offices and tool sheds associated with new construction projects; temporary mobile homes and other buildings associated with school and religious facilities; temporary real estate offices part of a multi-unit residential development; and outdoor circuses, carnivals, theatrical exhibitions, and musical festivals.

B. Application: An applicant shall submit a completed application for a temporary non-residential building or use to the Zoning Administrator on a form established for that purpose. The application shall include a detailed description of the proposed temporary building and use, and a scaled drawing delineating the proposed location of all temporary buildings and uses, their locational relationship to existing and proposed permanent buildings and uses and required principal building setbacks, and measures to be employed to ensure the public health, safety and welfare including potable water and sewage disposal facilities, and traffic circulation. This requirement shall not be interpreted to require the submittal of a full site plan for the temporary condition, meeting the requirements of Article 14, unless the approving body finds such submittal information to be necessary.

C. Review and Action: The Zoning Administrator shall be responsible for the review and approval of temporary non-residential buildings and uses, except that the Township Board shall be the approving body for temporary conditions associated with a special land use or any events anticipated to attract more than one-hundred (100) persons during any single twenty-four (24) hour period. The Zoning Administrator may also refer an application to the Township Board for action in the case where, in the reasonable judgment of the Zoning Administrator, the application presents complexities or public health, safety and welfare issues that can most adequately be reviewed and acted upon by the Township Board. The approving body may require the submittal of additional information to adequately evaluate the merits of the request. The Township Board or Zoning Administrator may refer an application to building, police and fire officials to solicit comments regarding public health, safety and welfare concerns.

D. Permit Duration, Performance Guarantee and Removal: The permit shall specify the date by which the removal of the temporary use and associated facilities shall occur, and the approving body may require a performance guarantee according to Section 2.6. A Certificate of Occupancy shall be required for buildings as may be required by the State Construction Code.

1. No permit issued under this Section shall be authorized for a period exceeding thirty (30) days except in the case where the applicant demonstrates to the satisfaction of the approving body that the nature of the temporary building or use requires a longer duration, such as in the case of a model home in a subdivision serving as a real estate office for the sale of homes or lots in the subdivision. However, in no case shall such initial authorization exceed a three (3) month period and in no case shall more than one (1) additional authorization period be granted, not to exceed three (3) months. The temporary condition shall be removed from the lot no later than the termination date of the permit or upon the temporary condition becoming no longer necessary, whichever comes first.

E. Approval Standards: Temporary buildings and uses shall comply with the site plan approval standards of Article 14, including setbacks, except where the approving body finds that specific standards need not apply due to the temporary nature of the use and provided the approving body determines the waiving of such standards shall not undermine the public health, safety and welfare including compatibility with surrounding land uses. In ensuring the public health, safety and welfare, the approving body shall consider demands for and accommodations for public services including police, fire, and other emergency services, and utility services, can be adequately provided. Costs for providing such services, to the extent they exceed the normal operating costs of the Township, shall be the responsibility of the owner or operator. The following additional standards and conditions shall apply:

1. In the case of a use that is intended to attract more than one-hundred (100) persons during any single twenty-four (24) hour period, or where the nature of the temporary use involves the sale of outdoor items including Christmas trees, the area of the lot on which any temporary activities shall occur, including access drives, parking, restroom facilities, and lighting, shall not be located within one-hundred fifty (150) feet of a dwelling on an adjacent lot, and the permit shall not exceed thirty (30) days in duration.

End of Article 20

Article 21 DEFINITIONS

Section 21.1 Construction of Language

For the purpose of this Ordinance, certain rules of construction apply to the text as follows:

- A.** Words used in the present tense include the future tense; and the singular includes the plural, unless the context clearly indicates the contrary.
- B.** The word "person" includes a corporation, association, partnership, trust, firm, or similar activity as well as an individual.
- C.** The word "building" includes the word "structure" and both include any part thereof.
- D.** The word "lot" includes the word "plot", "tract", or "parcel".
- E.** The term "shall" is always mandatory and not discretionary; the word "may" is permissive.
- F.** The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended to be used or occupied," "arranged to be used or occupied," "maintained to be used or occupied," or "designed to be used or occupied."
- G.** The words "this Ordinance" means the text of this Ordinance as well as all maps, tables, graphics, and schedules, as included or attached as enacted or subsequently amended.
- H.** 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:
 - 1. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - 2. "Or" indicates the connected items, conditions, provisions or events may apply singly or in any combination.
 - 3. "Either/or" indicates that the connected items, conditions, provisions, or events shall apply singly, but not in combination.
- I.** The "Township" is the Township of Columbia in the County of Jackson, State of Michigan. The "Township Board", "Zoning Board of Appeals" and "Planning Commission" are, respectively, the Board of Trustees, Zoning Board of Appeals, and Planning Commission of the Township.
- J.** Any word or term not interpreted or defined by this Ordinance shall be used with a meaning of common or standard utilization. A dictionary may be consulted.
- K.** Where a specific agency, department, law, or rule is referred to in this Ordinance, such reference shall include any successor agency, department, law or rule.

Section 21.2 Definitions

- Abutting:** The sharing of a lot line between the subject lot and another lot, easement or other feature.
- Accessory Building or Structure:** A building or structure customarily incidental and subordinate to the principal building, and located on the same lot as the principal building except where this Ordinance expressly permits otherwise.
- Accessory Use:** A use customarily incidental and subordinate to the principal use of the lot, and located on the same lot as the principal use except where this Ordinance expressly permits otherwise.
- Adjacent:** To abut.
- Adult Foster Care Facility:** An establishment licensed under Public Act 218 of 1979, as amended, that provides to adults, for compensation, supervision, personal care, and protection in addition to room and board, for 24 hours a day, five (5) or more days a week, and for two (2) or more consecutive weeks, including facilities for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis but who do not require continuous nursing care. A foster care facility does not include a home for the aged licensed under Article 17 of Public Act 368 of 1978, as amended, nor a nursing home licensed under Public Act 139 of 1956, as amended.
 - a. **Family Home:** An adult foster care facility consisting of a private residence with the approved capacity to receive six (6) or fewer adults, the licensee for which shall be a member of the household and an occupant of the residence.
 - b. **Group Home:** An adult foster care facility with the approved capacity to receive seven (7) but no more than twenty (20) adults.

Agriculture: The cultivating or use of land, including associated buildings and machinery, for the commercial production of farm products including but not limited to forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan commission of agriculture.. "Agriculture" shall not be interpreted to include kennels, commercial stables, and similar activities that do not comprise the commercial production of farm products.

Airport: A facility for the landing, takeoff, shelter, supply, and repair of aircraft, licensed by the Michigan Department of Transportation, Office of Aeronautics and available to serve the general public.

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

Arcade: Any business within which are located ten (10) or more amusement devices. For purposes of this Section, amusement devices shall mean any device, machine or apparatus operated by a patron which plays, exhibits, emits, produces or displays, entertainment or amusement in the form of a game, motion picture, music, performances or similar entertainment. The term does not include vending machines used to dispense items, kiddy rides, jukeboxes, bowling alleys, or pool tables, or establishments otherwise defined as sexually oriented businesses.

Assisted Living Facilities: Any facility licensed by the State of Michigan that provides residential services to adults in addition to any other services essential for sustaining the activities of daily living, and not otherwise constituting an adult foster care facility as defined in this Ordinance. Such additional services may include, but need not be limited to, the provision of meals including congregate meals, transportation services, entertainment, nursing care, and day trips.

Banquet Hall: A facility that is used by individuals or groups, for a rental fee or other form of remuneration, to accommodate private functions including, but not limited to, meetings, banquets, weddings, gatherings association with anniversaries, birthday parties, and reunions, and other similar gatherings and celebrations. Such a use may include kitchen facilities for the preparation or catering of food and may include the serving of alcoholic beverages for on-premises consumption only during scheduled events, and shall not be open to the general public.

Basement: That portion of a building which is partly or wholly below grade, but so located that the vertical distance from the average outdoor abutting ground elevation along the entire perimeter of the walls surrounding the floor is greater than the vertical distance from such average elevation to the ceiling. A basement shall not be counted as a story.

Bed and Breakfast: A structure that was or is intended to be constructed, that is used for single family residential purposes, and which is also used for the purpose of renting bedrooms on a nightly basis, including the provision of bathing and lavatory facilities and a breakfast meal for overnight guests only, and occupied by the owner.

Berm: A mound of earth graded and shaped in such a fashion as to be used for visual and/or audible screening purposes.

Billboard: See Article 9 for billboard definition.

Building: Any structure having a roof supported by columns, walls, or any other supports, which is used for housing, sheltering, storing, or enclosing persons, animals, or personal property, or carrying on business or other activities. This definition includes but is not limited to dwellings, garages, and greenhouses, and anything that exceeds two-hundred (200) sq. ft. in floor area irrespective of the presence of permanent location on the ground or attachment to something having permanent location on the ground.

Building Code: Codes adopted by the Township pursuant to the Michigan Construction Code and fully independent of the Zoning Ordinance, that establish minimum standards for construction such as, but not limited to, standards pertaining to foundations, footings, framing, roof loads, plumbing systems, electrical systems and fire protection.

Building Height: The vertical distance measured from the average finished grade along the front of the building where it abuts the front yard to the highest point of the roof surface, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs.

Building Inspector: An individual or entity retained by the Township to administer the Michigan Construction Code.

Building Permit: Written authority by the building inspector confirming that proposed construction is in compliance with the Michigan Construction Code.

- Campground:** A facility where sites are offered for use by the public, either free of charge or for a fee, for the establishment of temporary living quarters. Temporary living quarters means a tent, recreational vehicle, or any portable temporary housing designed to be carried or towed by a vehicle and placed for temporary living quarters.
- Cemetery:** Property, including crematories, mausoleums, and/or columbariums, used or intended to be used solely for the perpetual interment of deceased human beings or customary household pets.
- Certificate of Occupancy:** A document issued by the building inspector certifying that the described property and/or construction on such property complies with the provisions of the Building Code and may be legally occupied.
- Church:** A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. "Church" shall not be construed to mean an undertaker's chapel or funeral home.
- Club:** An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics, agriculture or similar activities, but not operated for profit nor open to the general public, and does not provide merchandise, vending, or services customarily offered on a commercial basis except incidentally for the membership and purpose of such club.
- Condominium:** A project consisting of two (2) or more condominium units established and approved in conformance with the Condominium Act (Public Act 59 of 1978, as amended).
- Condominium Master Deed:** The condominium document recording the condominium project to which are attached as exhibits and incorporated by reference the bylaws for the project and the condominium subdivision plan for the project.
- Condominium, Site:** A condominium project designed to function in a similar manner, or as an alternative to a platted subdivision, where the condominium units function largely as lots within a platted subdivision.
- Condominium Subdivision Plan:** The drawings attached to the master deed for a condominium project which describe the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the condominium project, as well as the nature, location and size of common elements. A site condominium may not necessarily have vertical or volumetric limits.
- Condominium Unit:** That portion of a condominium designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. A condominium unit may consist of either vacant land as in the case of a site condominium, or space which either encloses or is enclosed by a building. A condominium unit in a site condominium shall be equivalent to the term "lot" for the purposes of determining compliance of the site condominium with the provisions of this ordinance pertaining to minimum lot size, minimum lot width, setbacks, maximum lot coverage, and similar standards pertaining to lots.
- Contractor's Yard:** A site on which a building or construction contractor stores equipment, tools, vehicles, building materials, and/or other appurtenances used in or associated with building or construction. A contractor's yard may include outdoor or indoor storage, or a combination of both, and accessory office space.
- Convalescent Home:** A facility that houses persons who receive a wide range of health and support services including the provision of meals and nursing care (also referred to as a nursing home).
- Day Care Center:** A facility, other than a private residence, receiving one (1) or more preschool or school age children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Day care center includes a facility which provides care for not less than 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. Day care center does not include a Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization or a facility operated by a religious organization where children are cared for comparatively short periods of time while persons responsible for the children are attending religious services.
- Day Care, Family Home:** A private home in which the operator permanently resides as a member of the household in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than 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. Family day care home includes a home that gives care to an unrelated minor child for more than 4 weeks during a calendar year.
- Day Care, Group Home:** A private home in which the operator permanently resides as a member of the household in which more than six (6) but not more than twelve (12) minor 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. Group day care home includes a home that gives care to more than six unrelated minor children for more than 4 weeks during

a calendar year.

District: See Section 3.1.

Drive-In / Drive-Through Establishment: A business establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.

Driveway: A means of access for vehicles from a public road or approved private road or alley, across a lot, to a parking or loading area, garage, dwelling or other structure or area on the same lot, that is located and constructed in accordance with the requirements of this Ordinance and any requirements of the Jackson County Transportation Department and Michigan Department of Transportation, and which is intended to principally serve the occupants of the lot. A driveway shall not be construed as a public or private road as defined in this Ordinance.

Dwelling, Multiple Family: A building containing three (3) or more dwelling units for three or more families living independently of each other.

Dwelling, Single Family: A detached building or portion thereof designed and used exclusively by one family for living, cooking and sleeping purposes, which meets the standards of Sec. 20.6.

Dwelling, Two Family (Duplex): A building containing two separate dwelling units.

Dwelling Unit: One or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one family for living, cooking, sleeping and ingress/egress purposes. In cases of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit and shall comply with the provisions of this Ordinance pertaining to dwellings.

Easement: A legally recorded grant of one or more of the property rights of a property owner to the public or another person or entity.

Erected: Anything built, constructed, reconstructed, moved upon, or any physical operations upon a lot required for such activities. Excavations, fill, grading, drainage, and the like, shall be considered a part of "erection."

Essential Services: The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground, surface or overhead gas, communication, telephone, electrical, steam, fuel or water transmission or distribution systems, collections, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety, convenience, or welfare, but not including communication or other towers, buildings, substations, the storage of or shelters for service equipment, maintenance depots, and similar above ground facilities. "Public utilities or municipal departments" shall include private contractors operating under the express direction of such public utilities and municipal departments.

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

Extraction Operation: The removal of more than fifty (50) cubic yards in any calendar year of any earthen material, including top soil, sand, gravel, stone or any other earthen material, for the purpose of sale or use or disposition on another parcel, including mining, moving, crushing, sorting, washing, and other activities directly relating to the extraction operation. Extraction operations shall not be construed to apply to excavation activities that are necessitated by and part of the construction of a building, parking lot, or other construction project on the same lot and for which all necessary permits have been granted.

Family:

- a. An individual or group of two (2) or more persons related by blood, marriage, or adoption, including foster children and servants, together with not more than two additional persons not related by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit; or
- b. A collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period. This definition shall not apply in instances of group care centers, or state licensed residential facilities as established under P.A. 395 of 1976, as amended.

Fence or Wall: An accessory structure typically constructed of wood, plastic, brick, stone, concrete, metal, iron, canvas or other fabric-like material hung or attached to a frame, or simulated materials to appear the same, and comparatively narrow in width, that serves as an obscuring screen, physical barrier, boundary demarcation and/or decorative landscape element.

Filling: The depositing or dumping of any matter into or onto the ground.

Flood Plain: The land area anticipated to be covered by flood waters in association with a storm event having a one percent (1%) chance of occurring in any given year, as determined by the Federal Emergency Management Agency.

Floor Area, Gross: The sum of all horizontal areas of all floors of a building or buildings, measured from the interior faces of exterior walls.

Floor Area, Dwelling: The sum of the floor area of each story of a dwelling unit, measured from the interior faces of the exterior walls but excluding floor area associated with a basement, unfinished attic, attached garages, breezeways, and enclosed and unenclosed porches.

Floor Area, Usable: For the purposes of computing parking requirements, usable floor area shall be considered as that area to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, stairways, and elevator shafts, or for restrooms and janitorial service rooms, shall be excluded from the computation of usable floor area. Usable floor area shall be measured from the interior faces of the exterior walls and includes the sum of the usable floor area for all floors unless expressly specified otherwise.

Frontage: The total continuous length of the front lot line. See definition for "lot lines."

Garage: An accessory building or an accessory portion of a principal building designed or used primarily for the storage of non-commercial motor vehicles, boats, motor homes, snowmobiles, and similar vehicles owned and used by the occupants of the building to which it is accessory.

Home Occupation: See Section 20.9.

Hospital: An institution that is licensed by the State of Michigan to provide in-patient and out-patient medical and surgical services for the sick and injured, and which may include such related facilities as laboratories, medical testing services, staff offices, pharmaceutical services, and other support facilities and services.

Hotel/Motel: A building or group of buildings, whether detached or in connecting units, used as individual sleeping or dwelling units designed primarily for transient vehicular travelers. The term "hotel" shall include buildings designated as motels, auto courts, tourist cabins and courts, motor courts, motor hotel, and similar appellations which are designed as integrated units of individual rooms under common ownership. A hotel shall not be construed as a multiple family dwelling. A hotel may include support services, including recreation facilities and the serving of meals, where approved for such.

Junkyard: Any outdoor area or building used for: 1) the abandonment, storage, keeping, collecting, selling, exchanged or baling of scrapped, worn out, abandoned or discarded materials, which may include but need not be limited to paper, rags, glass, cans, bottles, appliances and construction materials; and/or 2) the abandonment, demolition, dismantling, storage, keeping, collecting, selling, exchanging or salvaging of machinery, automobiles or other vehicles not in normal running condition, or parts thereof. A junkyard may also be referred to as a salvage yard.

Kennel: A lot or premises on which three (3) or more dogs, or three (3) or more cats, or three (3) or more similar animals, six (6) months of age or older, are kept for compensation, either permanently or temporarily, for the purposes of breeding, boarding, housing, leasing, sale, or transfer.

Landscaping Services: A lot used for office purposes, along with the storage of supplies and equipment, in association with the provision of landscape services to off-site locations. Landscape services may include lawn mowing and maintenance, snow removal, landscape design and installation, and the sale and delivery of landscape materials such as mulch, plants, seed, fertilizer, gravel, soil, pavers, and similar landscape supplies.

Livestock: Cattle, horses, sheep, goats, swine, poultry, and other similar domestic animals or fowl normally kept or raised on a farm.

Lot: A tract of land occupied, or intended to be occupied, by one or more buildings or uses, together with such yards and open spaces as are required under the provisions of this Ordinance, and which is described as a platted lot or portion thereof or a tract of land described by metes and bounds or a portion of such parcel described by metes and bounds. A lot may or may not be specifically designated as such on public records. Within a site condominium, a condominium unit shall be synonymous with a lot for the purposes of compliance with this Ordinance (*see Figure 21-1 at end of this Article*).

Lot Area: The area of the horizontal plane within the lot lines of a lot, exclusive of any public or private road right-of-way or easement abutting any side of the lot.

Lot, Corner: Any lot having at least two (2) contiguous sides abutting upon one or more streets, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five (135) degrees. A lot abutting a curved road(s) shall be a corner lot if the arc has a radius less than one hundred and fifty (150) feet. (see *Figure 21-1 at end of this Article*).

Lot Coverage: The amount of a lot, stated in terms of percentage, which is covered by all buildings and structures located thereon. Lot coverage shall not be deemed to include fences, walls, decks, patios or swimming pools. In the case of a building, the coverage shall be measured from the building's exterior wall faces.

Lot Depth: The distance from the front lot line of the lot to its opposite rear line, measured midway between the side lot lines.

Lot Lines: The lines bounding a lot (see *Figure 21-2 at end of this Section*).

a. **Lot Line, Front:** In the case of a lot not located on a corner, the line separating said lot from the road right-of-way or easement from which it gains access. In the case of a corner lot, the front lot line shall be the shorter of the two (2) lines separating said lot from the adjacent road right-of-ways or easements unless designated otherwise on a recorded plat. In the case of a through lot, the front lot line shall be as designated on the plot plan or site plan, subject to approval of such plan. On a flag lot, the front lot line shall be the interior lot line most parallel to and nearest the road from which access is obtained. See *Figure 21-2 at end of this Article*.

b. **Lot Line, Rear:** The lot line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot or parcel, an imaginary line at least ten feet in length entirely within the lot or parcel, parallel to and at a maximum distance from the front lot line. In the case of a waterfront lot, the ordinary high water mark or a lawfully erected seawall. (See *Figure 21-2 at end of Article*)

c. **Lot Line, Side:** Any lot line other than a front or rear lot line. (See *Figure 21-2 at end of Article*)

Lot, Through: A lot having frontage on two (2) roads other than a corner lot (see *Figure 21-1*).

Lot, Waterfront: A lot having frontage on a lake or stream.

Lot Width: The straight line horizontal distance between the side lot lines, extending from the front lot line toward the rear lot line and continuing over at least seventy percent (70%) of the lot area.

Manufactured Housing: A dwelling unit which is designed for long term residential use and is wholly or substantially constructed at an off-site location. Manufactured housing includes mobile homes and modular housing units.

Manufactured Housing Community: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Marina: A constructed facility that extends along and/or into or over a lake or stream, the primary purpose of which is to offer services to the public or private members of the facility for the docking of recreational watercraft, and may also offer accessory services such as the loading and unloading of watercraft into and out of the water, servicing and repair of watercraft, parking for persons using marina facilities, and the sale of boating supplies. The term marina shall not apply to a dock whose principal function is to serve the occupants of a dwelling on the same lot on which the dock is located.

Master Deed: The document recorded as part of a condominium subdivision to which are attached as exhibits and incorporated by reference the approved bylaws for the condominium subdivision and the condominium subdivision plan.

Master Plan: The officially adopted policies of the Township addressing community growth, development, land use, and preservation, prepared pursuant to Public Act 33 of 2008, as amended, the Planning Enabling Act, and consisting of maps, charts and written material.

Medical Clinic: An establishment where human patients, not lodged overnight, are admitted for examination and treatment by two (2) or more 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.

Mini/Self Storage: A building or group of buildings in a controlled access or fenced area that contains individual compartmentalized and controlled access stalls or lockers for the storage of customer's goods or wares which are generally not used on a daily basis, and which are available to the public for lease, rent, fee or other arrangement.

Mobile Home: A structure, transportable in one 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. The term "mobile home" shall not include pick-up campers, travel trailers, motor homes, modular homes, recreational vehicles, converted buses, tent trailers, or other transportable structures designed for temporary use.

Motor Home: A self-propelled, licensed vehicle prefabricated on its own chassis, intended for recreational activities and temporary occupancy.

Nonconforming Building or Structure: A building or structure (or portion thereof) lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto, that does not conform to the provisions of this Ordinance relative to height, bulk, area, placement, yards or similar features for the District in which it is located.

Nonconforming Lot: A lot lawfully existing at the effective date of this Ordinance, or affecting amendment, and which fails to meet the area and/or dimensional requirements of the District in which it is located.

Nonconforming Use: A use of a building or structure, or of a parcel or tract of land, lawfully existing at the time of adoption of this Ordinance or subsequent amendment thereto, that does not conform to the regulations of the District in which it is located.

Ordinary High Water Mark: The line between upland and bottomland which persists through successive 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 itself, the configuration of the surface of the soil, and the vegetation.

Owner: The owner of the premises or lesser estate in the premises, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, leasee, or any other person, sole proprietorship, partnership, association, or corporation directly or indirectly in control of a building, structure, or real property, or his or her duly authorized representative.

Parking Space: An area of definite length and width as designated in this Ordinance for parking an automobile or other vehicle, and which is fully accessible for such purposes.

Plat: A map of a subdivision of land recorded with the Register of Deeds pursuant to the Land Division Act of 1996, as amended, or a prior statute.

Plot Plan: A plan showing all salient features of a proposed development, so that it may be evaluated in order to determine whether it meets the provisions of this Ordinance. A plot plan generally contains less comprehensive and detailed information about improvements proposed on the site than does a site plan, and is required for such uses as single family dwellings and two family dwellings. Plot plan approval is generally delegated to the Zoning Administrator.

Portable: Something that can be moved from place to place, by hand or by vehicle, and if anchored in any fashion, relies only upon a tie-down system for anchoring.

Principal Building: The main building on a lot in which the principal use exists or is served.

Principal Use: The main use to which the premises are devoted and the main purpose for which the premises exist.

Private Landing Strip: A cleared and level area used by the owner or lessee of the premises for the operation and maintenance of personal aircraft only, and recognized by a state authorized body.

Public Facility: Land and associated structures and buildings used to carry out a governmental function(s) or provide a governmental service(s), such as a use or service owned or managed by a city, village, township, county, state, or public school board, and including commissions or other arms of such entities. Examples of such facilities include, but are not necessarily limited to, municipal parks and cemeteries, museums, police and fire protection facilities, courts of justice, and government offices.

Public Utility: Any person, firm, or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public; water, gas, steam, electricity, sewage disposal, communication, transportation or water.

Recreational Vehicle: A vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

Recycling Center: A facility where 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. A facility that enables the general public to drop off products such as bottles, cans, plastics, and newspapers, without the payment of a fee of any kind and which is commonly referred to as a "transfer station," for subsequent transport to another off-site facility, shall not be construed as a "recycling center."

Restaurant, Class 1: A restaurant whose principal method of operation includes one or more of the following characteristics:

- a. customers, normally provided with an individual menu, are served their food and beverage by a restaurant employee, at the same table or counter at which food and beverage are consumed, within a building.
- b. a cafeteria-type operation where food and beverage are consumed within a building.
- c. customers are served by a delivery service by the restaurant to the customer at another location.
- d. customers are served from a counter for consumption by the customer off-site, commonly referred to "take out."

Restaurant, Class 2: A restaurant whose principal method of operation includes one or both of the following characteristics:

- a. customers are served from a drive-through window in motor vehicles, commonly referred to as a "drive-through."
- b. customers are served by a delivery service from the restaurant building to the customer in the customer's vehicle other than by a drive-through window, for consumption in the vehicle on the restaurant property, commonly referred to as a "drive-in."

Restoration: The reconstruction or replication of an existing building's original architectural features.

Retreat Center: A facility used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing and recreation for participants during the period of the retreat or program only, and provided all kitchen facilities are limited to a single centrally located building and not within individual sleeping quarters. This term shall not apply to facilities utilized by the general public for meals or overnight accommodations.

Right-of-Way: A public or private road, alley, or other thoroughfare or easement permanently established for passage of persons, vehicles, or the location of utilities. A right-of-way is delineated by legally established lines or boundaries.

Right-of-Way Line: The legal line of demarcation between a right-of-way and abutting land.

Road: A thoroughfare that affords the principal means of access to abutting property. The term "road" also includes the term "street."

Road, Private: A private way or means of approach for use and operation of vehicular traffic that is not dedicated for general public use, is owned by persons, an association, or other legal entity, and the maintenance for which is the responsibility of the owners, and meets the requirements of this Ordinance to provide access to two (2) or more abutting lots.

Road, Public: Any public thoroughfare dedicated and maintained for the use and operation of vehicular traffic by the Jackson County Transportation Department or State of Michigan.

Roadside Stand: A place or an area where transactions between a roadside stand operator and customers take place on a seasonal or year-round basis, where at least 50 percent of the products marketed and offered for sale at the roadside stand including processed products, measured as an average over the roadside stand's marketing season or up to a five-year timeframe, are produced on and by a farm which is under the same ownership as the roadside stand itself. A roadside stand need not be located on the farm where the products for sale are produced, but the roadside stand site shall be under same ownership or lease as such farm and located in a District that authorizes agriculture. A roadside stand need not necessarily include a physical structure and may be commonly referred to as a farm market. The Farm Market GAAMPS prepared by the Michigan Commission of Agriculture and Rural Development shall be used as guidelines where a question may arise as to whether a particular activity or use constitutes a roadside stand under this definition.

Sawmill: A facility of a permanent nature where harvested trees are cut, split, shaved, stripped, chipped or otherwise processed to produce wood products including the processing of harvested trees that may be transported to the sawmill facility, but excluding a temporary sawmill and the harvesting of trees for use on the same lot by the owner or resident of that lot.

Service Station: A place used primarily for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles, and where minor automobile repairs may occur such as engine tune-ups and servicing of brakes, air conditioning, and exhaust systems; oil change or lubrication; wheel alignment or balancing; or similar servicing or repairs that do not normally require any significant disassembly or storing the automobiles on the premises overnight. A service station may also include floor area devoted to the sale of convenience items such as beverages, food products, and magazines, and similar convenience items.

Setback: The minimum distance by which any specified building, structure, or use must be separated from a lot line or other specified feature.

Sexually Oriented Business: Refer to Section 7.21 for definitions pertaining to sexually oriented businesses.

Shooting Range: An outdoor or indoor facility designed for and devoted to the shooting of firearms or archery equipment, including what are commonly referred to as a gun club, hunt club, sportsman club, rifle range, pistol range, trap/skeet range, sporting clay range, and archery range.

Sign: See Article 9 for sign definitions.

Site Plan: A plan showing all salient features of a proposed development, so that it may be evaluated in order to determine whether it meets the provisions of this Ordinance. A site plan contains more comprehensive and detailed information about improvements proposed on the site than does a plot plan because of the more complex nature of land uses required to receive site plan approval, such as business, industrial, and multiple family developments.

Solar Energy System (SES): A system consisting of a device or combination of devices, structures or parts thereof, that collect, transfer or transform solar radiant energy into thermal, chemical or electrical energy.

Related terms and definitions for solar energy systems are:

Large Solar Energy System (Large SES): A solar energy system of a utility-scale intended to principally serve property and persons not located on the lot on which the system is located, and which relies on roof mounted and/or ground mounted collection systems that occupy, in total, more than five (5) acres.

Medium Solar Energy System (Medium SES): A solar energy system used to produce energy for use in association with the lot on which the system is located and/or for use by off-site properties and persons including in association with energy utility providers, and which relies on roof mounted and/or ground mounted collection systems that occupy, in total, more than one-quarter (0.25) but not more than five (5) acres.

Small Solar Energy System (Small SES): A solar energy system intended to principally serve a single residential unit or business and which relies on roof mounted and/or ground mounted collection systems that occupy, in total, no more than one-quarter (0.25) acre.

Solar Collection Panels: Panels and tiles comprised of semiconductor devices and typically referred to as photovoltaic cells, which collect and convert solar energy directly into electricity. Ground mounted solar collection panels are panels attached to the ground by a pole, metal frame or other similar support structure.

Special Land Use: Uses and structures which are generally accepted as reasonably compatible with the primary uses and structures permitted in a District, but could present potential injurious effects upon the primary uses and structures within the District or are otherwise unique in character, and therefore require special consideration in relation to the welfare of adjacent properties and to the Township as a whole. All such uses are subject to a public hearing.

Stable, Commercial: A structure and/or land use where horses are kept and does not meet the definition requirements of a private stable, including the breeding, rearing, training, caring for, and/or boarding, for remuneration. A commercial stable may provide riding lessons, horse shows, training exhibitions, or any other horse-based activity typically characterized by the gathering of spectators or observers.

Stable, Private: An accessory structure and/or land use where horses are kept solely for the personal and private use of the owner of the property on which the facility is located, and such structure or animals are not available for hire or lease. A private stable shall not be construed to include a facility operated by a club or similar association of persons.

Stop Work Order: An administrative order which is either posted on the property or mailed to the property owner, which directs a person not to continue or not to allow the continuation of an activity which is in violation of this Ordinance, and which informs the person of the nature of the violation.

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor or ceiling next above. A basement shall be counted as a story if its ceiling is over four (4) feet above the average grade of the adjoining ground elevation.

Street: See "Road."

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having such location on the ground including but not limited to all buildings, independently supported decks, satellite dishes and free-standing signs, but excepting anything lawfully in a public right-of-way including but not limited to utility poles, sewage pumping stations, utility manholes, fire hydrants, electric transformers, telephone boxes, and related public facilities and utilities defined as "essential services." "Structure" shall not be construed to include paved surfaces such as sidewalks and roads except where otherwise provided in this Ordinance.

Swimming Pool: A constructed basin or structure for swimming and aquatic recreation, except that basins or water containment devices that hold less than three hundred (300) gallons of water and are generally portable upon their emptying shall not be considered a swimming pool.

Tavern: An establishment, or portion thereof, serving alcoholic beverages for principal consumption on the premises.

Township Engineer: The licensed staff engineer of the Township or a licensed engineer the Township may hire from time to time as needed.

Truck Terminal: A building or area in which freight brought by truck is assembled or stored for further routing or reshipment, or in which trailers are parked or stored during the interim between hauling runs, and may include accessory repair and maintenance services and other support facilities and services such as restroom and shower facilities.

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

Variance: A variance is a modification of the literal provisions of the Zoning Ordinance where such variance will not be contrary to the public interest and will mitigate an otherwise practical difficulty, and the issuance of which is based upon standards in this Ordinance (See Article 16).

Vehicle/Car Wash: A building, or portion thereof, designed and used for the washing of two (2) or more vehicles irrespective of whether the washing process is automated or performed manually.

Veterinary Clinic: An establishment which is licensed by the Michigan Department of Community Health to provide for the care, diagnosis, and treatment of sick or injured animals, including those in need of medical or surgical attention. A veterinary clinic may include fully enclosed pens or cages for the overnight boarding of animals receiving medical treatment and such related facilities as laboratories and offices.

Vehicle Repair Shop: Buildings and premises for the purpose of engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service such as body, frame and fender repair, and painting.

Wall: See "Fence."

Wireless Communication Towers: All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals; including, but not limited to, radio towers, television towers, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings, private and commercial mobile radio service facilities, and cellular telephone towers. Not included in the definition are: citizen band radio facilities; short wave receiving facilities; radio and television broadcast reception facilities; satellite dishes; federally licensed amateur (HAM) radio facilities, towers for personal communications only, and governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

Yard: An open space, on the same lot with a principal building, unoccupied and unobstructed from the ground upward by a building or structure, except as otherwise permitted in this Ordinance and as defined herein (see *Figure 21-2 at end of this Article*):

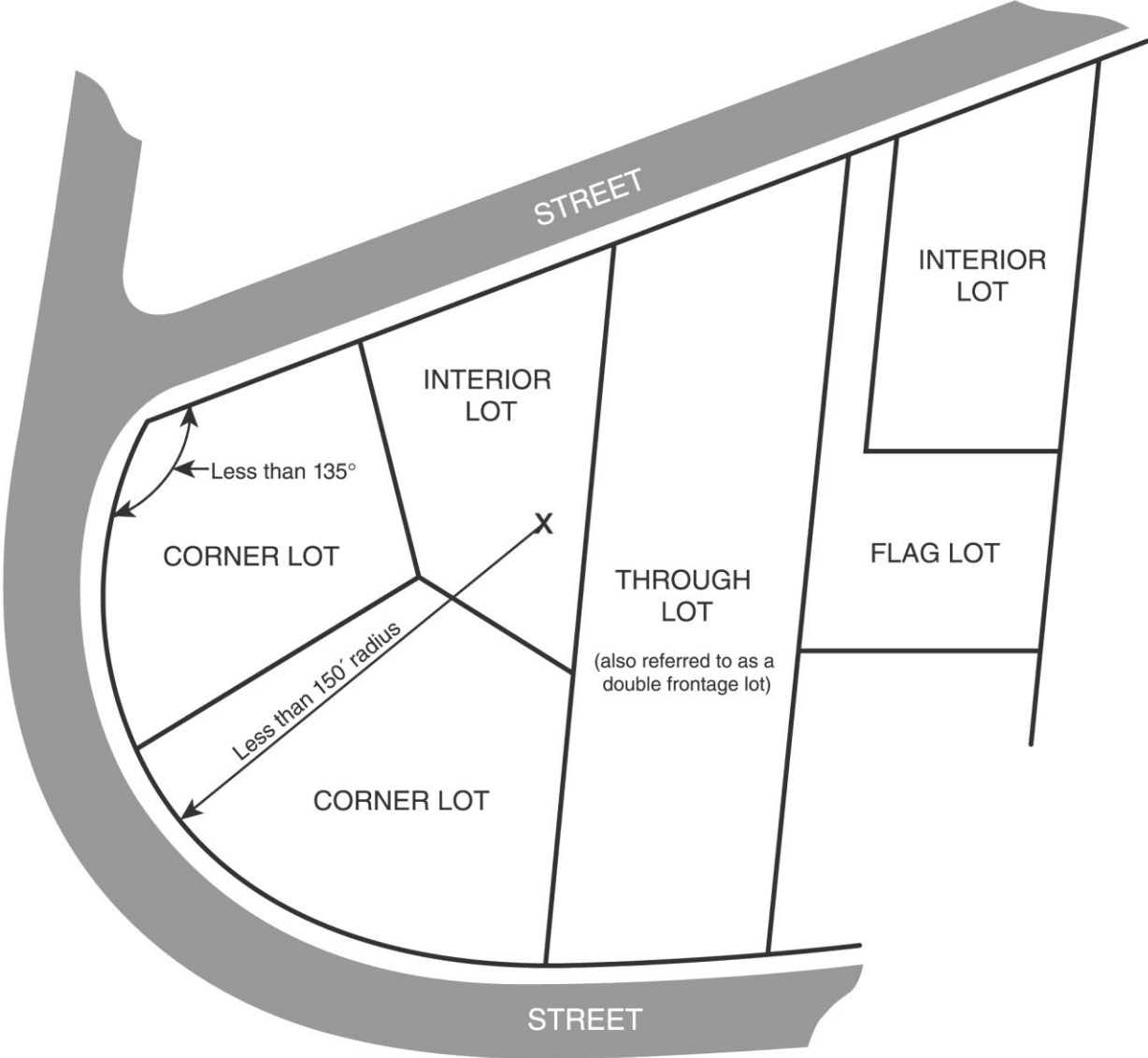
- a. **Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the principal building or other feature as may be specified. See definition for "lot lines" as applied to corner lots and through lots. There shall be maintained a front yard on each street side of a corner lot.
- b. **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 principal building or other feature as may be specified. In the case of corner lots, there shall only be one rear yard which shall be determined by the owner at the time of plot plan approval. See definition for "lot lines" as applied to corner lots and through lots.
- c. **Side Yard:** An open space between the principal building or use 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 of the side lot line to the nearest point of the principal building or other feature as may be specified.

Zoning Administrator: The authorized individual charged with the responsibility of administering this Ordinance and appointed by the Township Board of Trustees.

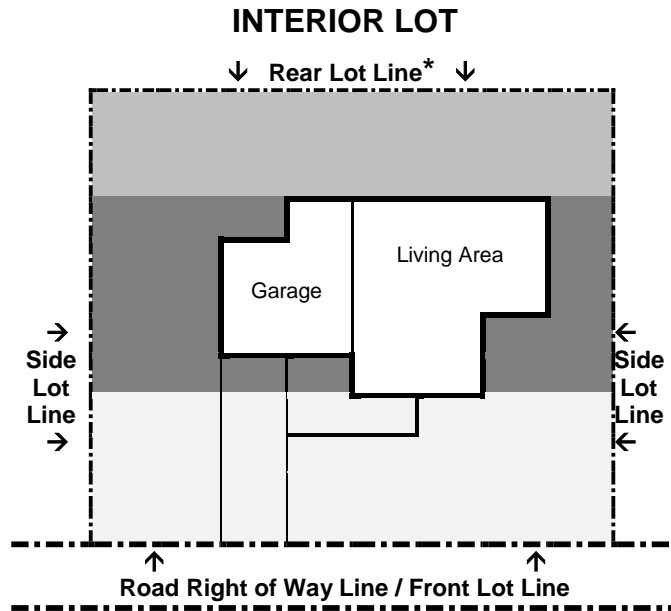
Zoning District: See Section 3.1

Zoning Permit: A permit signifying compliance with the provisions of this Ordinance and issued by the Zoning Administrator upon approval of the proposed land use or development plan by the designated approving body.

**Figure 21-1
LOT TYPES**

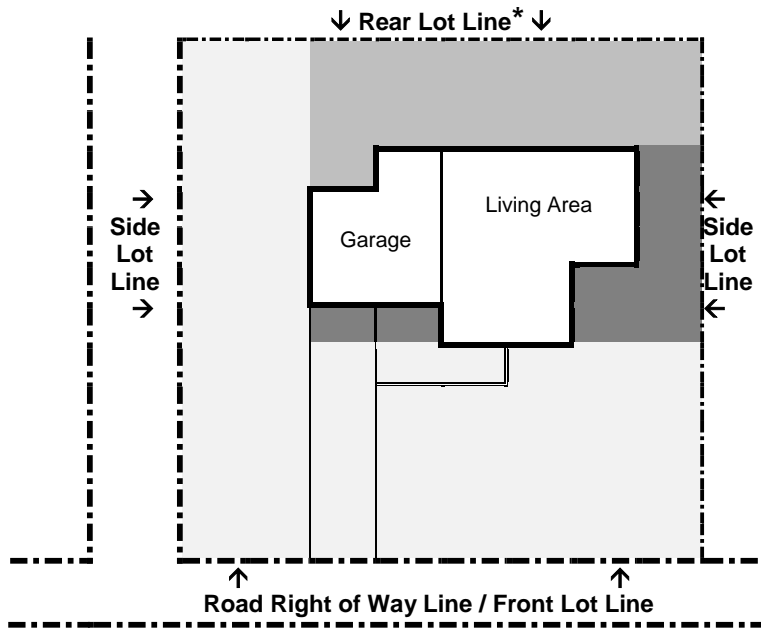


**Figure 21-2
LOT LINES and YARDS**



**In the case of a waterfront lot, the rear lot line is the ordinary high water mark.*

Front Yard
Side Yard
Rear Yard



CORNER LOT

End of Article 21

Article 22
INTERPRETATION, SEVERABILITY, VESTED RIGHT, REPEAL,
and EFFECTIVE DATE

Section 22.1 Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, prosperity and general welfare. Unless specifically provided for, it is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with the existing and unrepealed provision of law or ordinance or any rules, regulations or permits previously adopted or issued pursuant to law relating to the use of building or land, provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or structures or land or upon the courtyards or other open spaces than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits, the provisions of this Ordinance shall control.

Section 22.2 Severance Clause

Sections of this Ordinance and amendments thereto shall be deemed to be severable and should any section, paragraph, or provision thereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance as a whole or any other part thereof, other than the part so declared to be unconstitutional or invalid by court decree. Further, if any court shall declare 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.

Section 22.3 Vested Right

Nothing in this Ordinance should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety, and welfare, except as provided in Article 7, Nonconforming Lots, Uses and Structures.

Section 22.4 Repeal

The Columbia Township Zoning Ordinance adopted on July 18, 2005, and amendments thereto, is hereby repealed as of the effective date of this Ordinance. The repeal of such ordinance and its amendments does not affect or impair any act done, offense committed or right accrued or acquired, or liability, penalty, forfeiture or punishment incurred prior to the time it was enforced, prosecuted or inflicted.

Section 22.5 Effective Date

This Ordinance shall take effect eight (8) days following adoption and upon publication of a notice of adoption in accordance with the provisions and procedures of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Made and passed by the Township Board of the Township of Columbia, Jackson County, Michigan on February 18, 2019.

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End of Article 22