

VILLAGE OF CARLETON
MONROE COUNTY, MICHIGAN

ZONING ORDINANCE

Adopted: December 10, 1979

Amended: January 8, 2001



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FOR
VILLAGE OF CARLETON

Prepared By:

Monroe County Planning Department

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VILLAGE OF CARLETON ZONING MAP

ARTICLE I
TITLE, PURPOSES AND LEGAL CLAUSES

SECTION 1.01 TITLE

This Ordinance shall be known and may be cited as "The Zoning Ordinance of The Village of Carleton".

SECTION 1.02 REPEAL OF ORDINANCE

The Village of Carleton Zoning Ordinance adopted on November 4, 1957 and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 1.03 PURPOSES

This Ordinance has been established for the purposes of:

1. Promoting and protecting the public health, safety, and general welfare.
2. Protecting the character and the stability of the recreational, residential, and commercial areas within the Village of Carleton and promoting the orderly and beneficial development of all areas.
3. Providing adequate light, air, privacy, and convenience of access to property.
4. Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health.
5. Lessening and avoiding congestion in the public highways and streets.
6. Providing for the needs of recreation, residence, and commerce in future growth.
7. Promoting healthful surroundings for family life in residential areas.
8. Meeting the needs of residents of the Village and surrounding areas for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land.
9. Facilitating adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs.
10. Fixing reasonable standards to which buildings and structures shall conform.
11. Prohibiting uses, buildings, or structures permitted within specified zoning districts.
12. Preventing such additions to or alterations or remodelings of existing buildings or structures in such a way as to avoid the regulations and limitations imposed hereunder.
13. Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the public health, safety, and general welfare.
14. Preventing the inappropriate overcrowding of land, the congestion of population, and undue concentration of buildings, structures, transportation systems, and other public facilities so far as possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them.
15. Conserving the taxable value of land, buildings, and structures throughout the Village.
16. Providing for the completion, restoration, reconstruction, extension, or substitution of nonconforming uses.
17. Creating a Board of Appeals and defining the powers and duties thereof.
18. Designating and defining the powers and duties of the official or officials in charge of the administration and enforcement of this Ordinance.
19. Providing for the payment of fees for zoning permits.
20. Providing penalties for the violation of this Ordinance.

SECTION 1.04 VALIDITY AND SEVERABILITY CLAUSE

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in said ruling.

If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building, or structure, such ruling shall not affect the application of said provision to any particular land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

SECTION 1.05 CONFLICT WITH OTHER LAWS

1. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance or by the provision of any ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.
2. This Ordinance is not intended to abrogate or annul any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

SECTION 1.06 EFFECTIVE DATE

This Ordinance was adopted by the Carleton Village Council, Monroe County, Michigan, at a meeting held on December 10, 1979. This Ordinance shall be effective immediately upon adoption.

Date: December 10, 1979

William Gumm
Village President:

Date: December 10, 1979

Carolyn M. Sharon
Village Clerk:

SECTION 1.07 CERTIFICATES

1. We, the undersigned members of the Carleton Village Council, Monroe County, Michigan, duly assembled in a meeting of said Council held at the Village of Carleton Municipal Building, located at 1230 Monroe St., Carleton in said Village on 12-10-1979 at 8:00 P.M. do hereby unanimously approve this Zoning Ordinance of the Village of Carleton and annexed Official Zoning Map.

Village President: *William Gumm*
 Village Clerk: *Carolyn M. Sharon*
 Treasurer: *Allen J. Baker*
 Council Member: *James J. Jackson*
 Council Member: *Thomas C. Roush*
 Council Member: *Donald R. Guinness*
 Council Member: *Robert A. DeLoach*
 Council Member: *Kenneth S. Lewis*
 Council Member: *Clair M. McCormick*

2. I, Carolyn M. Sharon Clerk of the Village of Carleton, Monroe County, Michigan, hereby certify that the Zoning Ordinance of the Village of Carleton hereinafter described was duly adopted by the Village Council of the Village of Carleton, at a meeting held on December 10, 1979 and that the public notice of said meeting was given pursuant to Act 267, Public Acts of Michigan, 1968, and Act 207, Public Acts of Michigan as amended, at which all members of said Council were present. That, after duly noticed public hearing upon such proposed Zoning Ordinance, the Planning Commission of said Village theretofore held such public hearing in accordance with Act 207, Public Acts of Michigan as amended, and following such public hearing such proposed Zoning Ordinance was submitted to the Planning Commission of said County, for review and William Grimm moved adoption of said Ordinance and that Dr. Phillip Slowick further supported the motion. I further certify that the following Members moved for adoption of said Ordinance:

Leo Wickenheiser	<i>Leo Wickenheiser</i>	Dr. Phillip Slowick	<i>Dr. Phillip Slowick</i>
Harry Kester	<i>Harry Kester</i>	Edward Cole	<i>Edward Cole</i>
Carolyn Sharron	<i>Carolyn M. Sharon</i>	William Grimm	<i>William Grimm</i>
Emile Cornil	<i>Emile A. Cornil</i>	Lawrence Schafer	<i>Lawrence S. Schafer</i>
Kenneth Swick	<i>Kenneth L. Swick</i>		

and the following Members moved against adoption of said Ordinance:

None

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village and that such recording has been authenticated by the signatures of the Village President and Village Clerk.

Dated: December 10 1979

Carolyn M. Sharon Village Clerk,

ARTICLE II
DEFINITIONS

SECTION 2.01 INTERPRETATIONS

For the purpose of this Ordinance, certain terms, words and phrases shall, whenever used in this Ordinance, have the meaning herewith defined as follows:

All words used in the present tense shall include the future; all words in the singular number include the plural number and all words in the plural number include the singular number; and the word "building" includes the word "structure", and "dwelling" includes "residence", and the word "person" includes "corporation", "co-partnership", "association", as well as an "individual", the word "shall" is mandatory and not directory.

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

SECTION 2.02 DEFINITIONS

Accessory Building: A subordinate building or a portion of a main building, the use of which is incidental to that of the main building, and which is located on the same lot as the main building.

Accessory Use: A use of land or a portion of the building customarily incidental to the actual principal use of the land or building and located on the same parcel of property with such principal use.

Alley: A public way which affords only a secondary means of access to abutting property.

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

Apartment: A residential structure containing three (3) or more attached, one (1) family dwellings.

Apartment Efficiency: A dwelling unit, containing not over three hundred (300) square feet of floor area and consisting of not more than one (1) room in addition to kitchen and necessary sanitary facilities.

Apartment House: A residential structure containing three or more attached dwelling units, which generally share common front and rear entrances.

Ashes: Means the residue from the burning of wood, coal, coke or other combustible materials.

Automobile Service Station: Building and premises where gasoline, oil, grease, batteries, tires, car washing and automobile accessories are dispensed at retail cost and minor maintenance services may be provided. Uses permitted at an automobile service station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in automobile service stations. An automobile service station is not a repair garage or body shop.

Automobile Wash Station: A building, or portion thereof, the primary purpose of which is that of washing and cleaning motor vehicles.

Bedroom:

A room furnished with a bed and intended primarily for sleeping.

Billboard: See definition of Sign, Outdoor Advertising, herein.

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

Boarding House: A dwelling where meals, or lodging and meals, are provided for compensation to three (3) or more persons by prearrangement for definite periods. A boarding house is to be distinguished from a hotel.

Board of Zoning Appeals: The words "Board of Appeals", or "Board" shall mean the Board of Zoning Appeals for the Village of Carleton.

Buildable Area: The buildable area of a lot is the space remaining after the minimum open space requirements of this Ordinance have been complied with.

Building: Any structure having a roof, supported by columns or by walls and intended for the shelter, housing or enclosure of any person, animal or chattel. When any portion thereof is completely separated from every other portion by masonry or a fire wall without any window, which wall extends from the ground to the roof, then such portion shall be deemed to be a separate building.

Building Height: The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on a terrace, the height may be measured from the average ground level of the terrace at the building wall.

Building Inspector: The building inspector of the Village of Carleton, or his authorized representative.

Building Line: A line established, in general, parallel to the front street line between which and the front street line no part of a building shall project, except as otherwise provided by the Ordinance.

Buildings, Municipal: Structures relating to the internal affairs of a political unit of self-government and including, but not limited to, such buildings as fire stations, township or village halls, and libraries.

Building Permit: A building permit is the written authority issued by the Building Inspector of the Village of Carleton permitting the construction, removal, repair, moving, alteration, or use of a building in conformity with the provisions of this Ordinance.

Building, Principal: A building in which is conducted the principal use of the lot on which it is situated.

Cellar: A portion of a building having more than one-half ($\frac{1}{2}$) of its height below ground.

Clinic: An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists or similar professionals.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics or the like, but not for profit.

Commercial Use: A commercial use related to the use of property in connection with the purchase, sale, barter, display, or exchange of goods, ware, merchandise, or personal services or the maintenance of offices, or recreational or amusement enterprises.

Commission: This term, and the term "Planning Commission", shall mean the Village of Carleton Planning Commission.

Construction Facility: A structure situated on a construction site for a period of time not to exceed the duration of the construction project and to be used only as an office or headquarters and/or other related use, but not to be used as living quarters.

Convalescent or Nursing Home: A structure with sleeping rooms where persons are housed or lodged and are furnished with meals, nursing and medical care.

Court: An open unoccupied space other than a yard on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

Density: The number of dwelling units developed on an acre of land.

District: A portion of the Village of Carleton within which, on a uniform basis, certain uses of land and buildings are permitted and certain other uses of land and buildings are prohibited as set forth in this Ordinance, or within which certain yards and other open spaces are required or within which certain lot areas are established or within which a combination of such aforesaid conditions are applied.

Drive-In: A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve the patrons while in the motor vehicle rather than within a building or structure.

Dwelling Unit: A building, or a portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.

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

Dwelling, Two-Family: A building designed exclusively for occupancy by two (2) families, independent of each other such as a duplex dwelling unit.

Dwelling, Mobile Home: A single-family detached dwelling unit prefabricated on its own chassis and designed to be transported on streets or highways on its own wheels or on flatbeds or other trailers, and arriving at the site where it is ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities and the like. A travel trailer or other recreational vehicle shall not be considered a mobile home.

Dwelling, Multiple-Family: A building or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other.

Erected: The word "erected" includes built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, 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, electrical, steam, fuel or water transmission or distribution systems, collections, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety, convenience, or welfare.

Existing Building: A building existing in whole, or one whose foundations are complete and whose construction is being diligently pursued on the effective date of this Ordinance.

Family: One (1) or more persons occupying a dwelling and living as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, boarding house, fraternity or sorority house. A family shall be deemed to include servants.

Filling: Shall mean the depositing or dumping of any matter onto, or into the ground, except common household gardening and general farm care.

Floor Area: For the purpose of computing minimum allowable floor area in a residential dwelling unit: is the sum of the horizontal areas of the several floors of the building measured from the interior walls. The floor area measurement is exclusive of the areas of basements, cellars, unfinished attics, attached garages, breezeways, unenclosed porches, or enclosed porches.

Floor Area Ratio (FAR): The ratio of the floor area of a building to the area of the lot on which the building is located. The ratio is calculated by dividing the total floor area by the total lot area, both areas being in the same unit of measure, and expressing the quotient as a decimal number.

Floor Area, Usable: For the purposes of computing parking: is that area used for or intended to be used for the sale of merchandise or services or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise or for utilities shall be excluded from this computation of "Usable Floor Area".

Frontage: All the property fronting on one side of a street between intersecting or intercepting streets or between a street and right-of-way, waterway, end of a dead-end street, or municipal boundary measured along the street line.

Garage, Commercial: See definition of Automobile Service Station, herein.

Garage, Private: An accessory building not over one (1) story or fifteen (15) feet in height used for parking or storage of not more than the number of vehicles as may be required in connection with the permitted use of the principal building.

Garbage: Means rejected food wastes including waste accumulation of animal, fruit or vegetable matter used or intended for food or that attend the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetable.

Grade: The established grade of the street or sidewalk is as prescribed by the Village of Carleton. Where no such grade has been established, the grade shall be the elevation of the sidewalk at the property line. Where no sidewalk exists, the grade shall be the average elevation of the street adjacent to the property line.

Greenbelt: A strip of land which is landscaped in accordance with Commission specifications that acts as a filtering agent for storm water runoff.

Historic Site: Areas usually limited in size, such as a building, structure, or parcel of land, established primarily to preserve objects of local, regional, state and/or national significance commemorating important persons, historic events or superlative examples of a particular style of construction or art form as listed in the National Register of Historic Sites, State of Michigan Historic Register and/or the Monroe County Museum Register of Historic Sites.

Home Occupation: Is an occupation or profession customarily carried on by an occupant of a dwelling unit as a secondary use which is clearly incidental to the use of the dwelling unit for residential purposes. Such home occupation shall not have more than one (1) person outside of the family employed therein.

Hotel: A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals with or without meals and in which there are more than five (5) sleeping rooms and in which no provision is made for cooking in any individual room.

Junkyard: An enclosed lot and any accessory buildings where waste, used or secondhand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, wood and bottles.

Kennel: Any building or building and/or land used, designed, or arranged for the boarding, breeding, or care of three (3) or more dogs, cats, pets, fowl, or other domestic animals for profit, but shall not include those animals raised for agricultural purposes.

Laboratory: A place devoted to experimental study such as testing and analyzing. Manufacturing of product or products is not to be permitted within this definition.

Loading Space: An off-street space on the same or adjacent lot with a building or group of buildings for temporary parking of a commercial vehicle while loading merchandise or materials.

Lodging House: A lodging house, or rooming house is a building other than a hotel where lodging is provided for five (5) or more persons for compensation pursuant to previous arrangements but not open to the public or transients.

Lot: A lot is a parcel of land, excluding any street or other right-of-way, with at least sufficient size to meet the minimum requirements for use, coverage, and lot area and to provide such yards and open spaces as herein required. Such lot shall have frontage on a public street or on a private street approved by the Township Board and may consist of:

- A. a single lot of record;
- B. a portion of a lot of record;
- C. any combination of complete and/or portions of lots of record if continuous;
- D. a parcel of land described by metes and bounds, provided that in no case of division or combination shall the area of any lot or parcel created, including residuals, be less than that required by this Ordinance.

In addition to the land required to meet the regulations herein, the lot shall include all other land shown in a request for a building permit or a certificate of occupancy, occupied by a principal building or use, and any accessory building or use.

Lot Lines: The lines bordering a lot, as defined herein, shall be as follows:

- A. Front Lot Line: In a case of an interior lot, the front lot line is that line separating the lot from the street. In the case of a corner lot or double frontage lot it is that line separating that line from either street.
- B. Rear Lot Line: That line opposite the front lot line. In a case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line and located wholly within the lot.
- C. Side Lot Line: Any lot line other than the front lot line and rear lot line.

Lot of Record: A lot which is part of a platted subdivision shown on a map thereof which has been recorded in the office of the Register of Deeds of Monroe County or a lot described by metes and bounds, the description of which has been recorded in said office.

Lot Types:

- A. Corner Lot: A lot located at the intersection of two (2) or more streets. A lot abutting a curved street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost

point of the lot meet at an interior angle of less than 135 degrees.

- B. Interior Lot: A lot other than a corner lot, with only one frontage on a street.
- C. Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

Lot Width: The horizontal distance between the side lot lines, measured along the front building line. The distance between the side lot lines at their foremost points, where they intersect the street line, shall not be less than eighty (80) percent of the required lot width except in the case of lots fronting onto the turning circle of cul-de-sac streets, in which case the minimum distance shall be twenty (20) feet.

Master Plan: A comprehensive statement including written and graphic proposals for the development of the Village, stating proposed policies for development and graphically presenting location and overall design of public agencies and facilities systems, allocation of space to all public and private activities, and indicating all proposed physical development within the Village. Such Plan may be utilized, in whole or in part, with or without formal adoption by the Planning Commission and/or the Village Council.

Michigan Trailer Coach Park Act: Act 243, Public Acts of 1959, as amended.

Mobile Home Park: Means any parcel or tract of land under the control of any person, upon which three (3) or more occupied trailer coaches are harbored on a continual or nonrecreational basis, or which is offered to the public for the 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 harboring or occupancy of trailer coaches.

Mobile Home Site: A parcel of ground within a mobile home park designed for accommodating one (1) mobile home dwelling unit and meeting the requirement of this Ordinance for a mobile home site.

Mobile Home Stand: That part of a mobile home site designed and constructed for the placement of a mobile home, appurtenant structures, or additions including expandable rooms, enclosed patios, garages, or structural additions.

Motel: A series of attached, semi-detached or detached rental units containing bedroom, bathroom and closet space. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager and/or caretaker. Units shall contain not less than two hundred and fifty (250) square feet of net floor area. Units shall provide overnight lodging and are offered to the public for compensation and shall cater primarily to the public traveling by motor vehicles.

Motor Home: A self-propelled, licensed vehicle prefabricated on its own chassis, intended only for recreational activities and temporary occupancy as a part of such activities.

Municipality: This term shall mean the Village of Carleton, Michigan.

Non-Conforming Building: A building or portion thereof, existing at the effective date of this Ordinance, or amendments thereto, and that does not conform to the provisions of the Ordinance nor to the use regulations of the district in which it is located.

Non-Conforming Use: A use which lawfully occupied a building or land at the time this Ordinance, or amendments thereto, became effective, but that does not conform to the use regulations of the district in which it is located.

Nuisance Factor: An offensive, annoying, unpleasant, or obnoxious thing or practice; a cause or source of annoyance, especially a continuing or recurrent invasion of any physical characteristics or activity or use across a property line which affects, or can be perceived by a human being. The generation of an excessive or concentrated amount of noise, dust, smoke,

odor, glare, fumes, vibration, flashes, shockwaves, heat, electronic or atomic radiation, objectionable effluent; crowd noise, excessive pedestrian and vehicular traffic, unwarranted occupancy or trespass.

Nursery (Plant Materials): A lot or structure or combination thereof for the storage, wholesale, sale, or retail sale, of live trees, shrubs, and plants, and including as incidental sales, the sale of products used for gardening or landscaping. This definition of nursery does not include a roadside stand or temporary sales facility for Christmas trees.

Occupied: The act of using a parcel of land or the buildings, structures, or dwellings situated thereon for any use whatever.

Off-Street Parking Lot: A facility providing vehicular parking spaces along with adequate drives and aisles, for maneuvering so as to provide access for entrance and exit for the parking of more than two (2) automobiles.

Open Air Business Uses: Open Air Business Uses shall include the following:

- A. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
- B. Retail sale of fruit and vegetables.
- C. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park and/or similar recreation uses.
- D. Bicycle, utility truck or trailer, motor vehicles, boats, or home equipment sale, rental or repair services.
- E. Outdoor display and sale of garages, swimming pools, motor homes, snowmobiles, farm implements, and similar products.

Open Space: Any area (open to the sky) on a lot not covered by a principal or accessory building.

Outdoor Storage: All outdoor storage of building materials, sand, gravel, stone, lumber, equipment and other supplies.

Parcel: A parcel is a lot as defined in this ARTICLE.

Parking Space: An area of definite length and width for the parking of one (1) vehicle only, said area to be exclusive of drives, aisles, or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicle.

Planning Commission: The Planning Commission of the Village of Carleton as established under Act 285, Public Acts of 1931, as amended.

Principle Building: A building or structure in which is conducted the principal use of the lot or parcel upon which it is situated.

Principle Use: The use to which the premises are devoted and purposes for which the premises exist.

Public Utility: Any person, firm, corporation, municipal department, or board, duly authorized to furnish and furnishing under state or municipal regulations to the public, electricity, gas, steam, communications, telegraph, transportation, or water.

Recreation, Commercial: A privately owned facility, including both buildings and developed or open sites, providing recreational opportunities to the public and operated for a profit.

Recreation, Public: A publicly owned facility, including both buildings and developed or open sites, providing recreational opportunities to the public and, while perhaps charging fees, not operated for a profit.

Recreational Vehicle: A vehicle designed and intended for temporary occupancy during leisure time/recreation activities, either self-propelled or designed to be carried on the chassis of another vehicle or pulled by another vehicle. Such unit shall not be designed or intended for fulltime residential occupancy. The term recreational vehicles shall include, among others, such commonly named vehicles as travel trailer, travel camper, pickup camper, tent camper, and motor home.

Refuse: Means solid wastes, except body wastes, and includes garbage, rubbish, ashes, incinerator ash, incinerator residue, street cleanings and solid market and solid industrial wastes.

Road: See definition of Street, herein.

Roadside Stands: A roadside stand is a temporary or existing permanent building operated for the purpose of selling only produce raised or produced by the proprietor of the stand or his family and its use shall not make into a commercial district land which would otherwise be an agricultural district, nor shall its use be deemed a commercial activity, but such stand if of a permanent character, shall not be more than one (1) story high, nor larger than twenty feet by twenty feet (20' x 20'), and must be set back from the nearest highway right-of-way line at least twenty-five (25) feet.

Rooming House: See "Lodging House", herein.

Rubbish: Means nonputrescible solid wastes, excluding ashes, consisting of both combustible and noncombustible wastes, such as paper, cardboard, metal containers, yard clippings, wood, glass, bedding, crockery, demolished building materials or litter of any kind that will be a detriment to the public health and safety.

Screen: A structure providing enclosures and/or visual barrier between the area enclosed and the adjacent property. A screen may also be a non-structure, consisting of shrubs or other growing materials of sufficient height and density as to provide an enclosure and/or a visual barrier.

Setback: The minimum horizontal distance required to exist between the front line of the building (excluding steps or unenclosed porches) and the right-of-way.

Sign: A name, identification, description, display or illustration which is affixed to, or painted, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization or business and which is visible from any public street, right-of-way, sidewalk, alley, park or other public place.

Signs, Community Events: A temporary sign announcing local community events.

Signs, Construction: A sign erected on a site designated on a building permit which advises the public of the pertinent facts regarding the construction of the building and its site improvements.

Sign, Direction or Information: A sign designating the location of a community or institution of public or quasi-public nature or the opening of an event of public interest, but not including signs pertaining to real estate, and not including any advertising matter.

Signs, Freestanding: A sign supported by the ground or by uprights, braces, or pylons located in or upon the ground and not attached to a building.

Sign, Identification: A sign which carries only the name of the firm, the major enterprise, or the principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise, and located only on the premises on which the firm, major enterprise, or principal product or service offered for sale on the premises or a combination of these things intended only to identify location of said premises and not to advertise, and located

only on the premises on which the firm, major enterprise, or principal product or service identified is situated.

Signs, Individual Property Sale or Rent: A temporary sign advertising the sale, rent or lease of the property upon which it is located.

Signs, Institutional Bulletin Boards: A sign upon which is displayed only the name of the religious institution, school, community center, club, or charitable institution which occupies the premises, and announcements concerning its services or activities.

Sign, Outdoor Advertising: A sign, including billboards, on which the written or pictorial information is intended to advertise a use located on other premises, and which is intended primarily for advertising purposes.

Sign, Political Campaign: A sign or poster announcing candidates seeking political office and/or political issues and data pertinent thereto.

Sign, Portable: A freestanding sign not permanently anchored or secured to the ground or to a building.

Signs, Private Traffic Direction: A sign directing traffic movement onto or within a premise, located entirely thereupon, and containing no advertising message or symbol.

Signs, Projecting: A sign which projects from and is supported by a building wall, any part of which extends more than fifteen (15) inches beyond the building face or ends of the building wall.

Signs, Public: Any sign erected by a State, County or local authority having lawful jurisdiction over public property or right-of-way for the purpose of traffic control, public safety, or public information.

Signs, Roof: A sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by said building.

Sign, Special Temporary: Upon application, a special permit may be granted by the Zoning Administrator for the placement of a temporary sign, which temporary sign shall conform with the requirements stated within with regard to placement and size for new business pending installation of permanent signs and signs destroyed by natural causes, vandalism, and acts of God.

Signs, Subdivision Sale: A sign promoting the sale of lots or homes within a subdivision for which final plat approval has been received.

Signs, Wall: A sign attached to, painted on, or otherwise placed upon an exterior building wall, including mansard roof facade with slope not less than seventy-five (75) degrees, with the sign surface parallel to the building wall and not projecting more than fifteen (15) inches beyond the surface to which it is attached.

Soil Removal: Shall mean removal of any kind of soil or earth matter, including top soil, sand, gravel, clay or similar materials, or combination thereof, except common household gardening and general farm care.

Story: That portion of a building, other than a cellar or mezzanine, included between the surface of any floor and the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. A mezzanine shall be deemed a full story when it covers more than fifty (50) percent of the area of the story underneath said mezzanine, or if the vertical distance from the floor next below it to the floor next above it is twenty-four (24) feet or more. For the purpose of this Ordinance, a basement or cellar shall be counted as a story if its ceiling is over five (5) feet above the level from which the height of the building is measured or if it is used for business purposes or if it is used for dwelling purposes by other than a janitor or domestic servants employed in the same building, including the family of the same.

Story, Ground: The lowest story of a building the floor of which is not more than twelve (12) inches below the level of the adjoining ground.

Story, Half: The part of a building between a pitched roof and the uppermost full story, said part having a finished floor area which does not exceed one-half ($\frac{1}{2}$) the floor area of said full story.

Street: A public or private thoroughfare which affords traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley.

Structure: Anything constructed or erected which requires permanent location on the ground or attachment to something having such location.

Subdivision Plat: A subdivision plat shall for the purpose of this Ordinance mean the proposed division of land in accordance with the Subdivision Control Act of 1967, Act No. 288 of Public Acts of 1967 as amended.

Swimming Pool, Private: A water impoundment of commercial construction (concrete or fiberglass) for the purpose of total body contact, owned and operated by the landowner of the parcel on which situated, for use only by the residents of the parcel and their guests.

Swimming Pool, Public: Is an artificial body of water used collectively by a number of persons primarily for the purpose of swimming, recreational bathing or wading, and includes any related equipment, structures, areas and enclosures that are intended for the use of persons using or operating the swimming pool such as equipment, dressing, locker, shower and toilet rooms. Public swimming pools include but are not limited to those which are for parks, schools, motels, camps, resorts, apartments, clubs, hotels, trailer coach parks, subdivisions and the like.

Temporary Building Or Use: A structure or use permitted by the Board of Appeals to exist during periods of construction of the main use, or for special events.

Terrace: A row of four (4) or more attached, one (1) family dwellings, not more than two (2) rooms deep, and having the total dwelling space on one (1) floor.

Time Limits: Time limits stated in this Ordinance shall mean calendar days, weeks, months, or years, whichever are applicable, unless otherwise specified herein.

Trailer Coach: See definition of Travel Trailer, herein.

Trailer Camper: A portable living unit designed for temporary recreational occupancy, intended to be carried on a motorized vehicle and commonly referred to as a pick-up camper.

Travel Trailer: A vehicular, portable structure, built on a non-motorized chassis and designed to be used as a temporary dwelling for travel and recreational.

Use: The purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Yard: An open space of uniform width or depth on the same land with a building or a group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward except as otherwise provided herein. In measuring a yard as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line, drawn through the point of the building or the point of a group of buildings nearest to such lot line.

Yard, Front: A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building.

Yard, Rear: A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

Yard, Side: A yard between the side line of the lot and the nearest line of the principal building and extending from the front yard to the rear yard, or, in the absence of either of such yards, to the front or rear lot line, as the case may be, except that on a corner lot the side yard adjacent to a street shall extend the full depth of the lot.

Zoning Board of Appeals Terminology: Variance: A modification of the literal provisions of the Zoning Ordinance granted when strict enforcement of the Zoning Ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

The crucial points of variance are: (a) undue hardship, (b) unique circumstances, and (c) applying to the property. A variance is not justified unless all three elements are present in the case. A variance is not a "special approval use".

The "special approval use" differs from "variance" in several respects. A special approval use does not require "undue hardship" to be allowable. The special approval uses found in this Ordinance are permitted, following review, by the Planning Commission. These uses could not be simply permitted in one use zone or another as the effects of such uses cannot be definitely foreseen as of a given time. The general characteristics of these uses include one (1) or more of the following.

1. They require large areas.
2. They are infrequent.
3. They sometimes create an unusual amount of traffic.
4. They are sometimes obnoxious or hazardous.
5. They are required for public safety and convenience.

ARTICLE III
GENERAL PROVISIONS

SECTION 3.01 ESTABLISHMENT OF DISTRICTS

Village of Carleton is hereby divided into the following zoning districts to be known as, and having the following names and symbols:

- R-1, Single-Family Residential District
- R-M, Medium Density Residential District
- MHP, Mobile Home Park
- C-1, Commercial District
- I-1, Light Industrial District

SECTION 3.02 OFFICIAL ZONING MAP

- A. For the purpose of this ordinance, zoning districts as provided herein are bounded and defined as shown on a map entitled "Official Zoning Map of the Village of Carleton". The official zoning map, with all explanatory matter thereon, is hereby made a part of this ordinance.
- B. Identification of Official Zoning Map - The Official Zoning Map shall be identified by the signature of the Village Clerk attested by the Village President, under the following words: "This is to certify that this is the Official Zoning Map referred to "Village of Carleton Zoning Ordinance" together with the effective date of this ordinance.
- C. Changes to Official Zoning Map - If, in accordance with the procedures of this Ordinance and Act 638 of the Public Acts of 1978 as amended, a change is made in the zoning district boundary, such change shall be entered onto the Official Zoning Map by the Village Clerk promptly after the Ordinance authorizing such change shall have been adopted and published, with an entry on the Official Zoning Map as follows: "On (date) by official action by the Village Council, the following change(s) was made in the Official Zoning Map:" (brief description of change) which entry shall be signed by the Village Clerk and attested to by the Village President. No change in the Official Zoning Map of any other nature shall be made unless authorized by the Zoning Board of Appeals and then only by the Village Clerk. No change of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformance with the procedures set forth herein. Any unauthorized change of whatever kind by any person will be considered a violation of this Ordinance and punishable as provided in ARTICLE XV, herein. Any change in corporate boundaries within the Village shall be recorded on the Official Zoning Map by the Village Clerk with his signature and date and attestation by the Village President attached thereto.
- D. Authority of Official Zoning Map - Regardless of the existence of purported copies of the Official Zoning Map which, from time to time, may be made or published, the Official Zoning Map shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Village. The Official Zoning Map shall be located in the office of the Village of Carleton and shall be open to public inspection.
- E. Replacement of Official Zoning Map - In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature and the number of changes made thereto, the Village Council may adopt a new Official Zoning Map which shall supersede the prior Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions on the Official Zoning Map but such corrections shall not have the effect of amending the Zoning Ordinance or the prior Official Zoning Map. The new Official Zoning Map shall be identified by signature of the Village Clerk attested by the Village President and bear the seal of the Village of Carleton under the following words "This is to certify that this is the Official Zoning Map referred to in the

Zoning Ordinance of the Village of Carleton adopted on _____ which replaces and supersedes the Official Zoning Map which was adopted on _____". Unless the prior Official Zoning Map has been lost or has been totally destroyed the prior map or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

- F. Rules for Interpretation - Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map the following rules for interpretation shall govern:
1. A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline.
 2. A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
 3. A boundary indicated as approximately following a municipal boundary line of a city, village, or township shall be construed as following such line.
 4. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
 5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
 6. The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.
 7. A boundary indicated as parallel to, or an extension of, features in paragraphs 1-6 preceding shall be so construed.
 8. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
 9. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map or any other circumstances not covered by 1-8 preceding, the Board of Appeals shall interpret the location of the zoning district boundary.
 10. Where a district boundary line divides a lot which is in single ownership at the time of adoption of this Ordinance, the Board of Appeals may permit an extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

SECTION 3.03 NUMBER OF RESIDENCES ON A LOT

Not more than one single-family dwelling unit shall be located on a lot, nor shall a single-family dwelling unit be located on the same lot with any other principal building or structure use.

SECTION 3.04 NON-COMFORMING USES

- A. NON-CONFORMANCE REGULATED. Any lawful use of the land or buildings existing at the date of passage of this Ordinance and located in a district in which it would not be permitted as a new use under the regulations of this Ordinance, is hereby declared to be a "non-conforming use" and not in violation of this Ordinance, provided, however, that a non-conforming use shall be subject to, and the owner comply with, the regulations in this Article.
- B. NON-COMFORMING USES OF LAND. Where at the time of passage of this Ordinance lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance, and where such use involves no indi-

vidual structure with a State Equalized Valuation exceeding \$500, the use may be continued so long as it remains otherwise lawful provided:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land that was occupied at the effective date of adoption or amendment of this Ordinance.
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Ordinance.
3. If any such non-conforming use of land ceases for any reason for a period of more than six (6) months, such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.
4. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such non-conforming use of land.

C. NON-CONFORMING USES OF STRUCTURES. If lawful use involving individual structures with a State Equalized Valuation of five hundred (\$500.00) dollars or more or of, structure and premises in combination, exists at the effective date of adoption of this Ordinance that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. If any such non-conforming use of a structure ceases for any reason for a period of more than six (6) months, such use shall conform to the regulations specified in this Ordinance for the district in which such use is located.
3. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
4. If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. Whenever a non-conforming use has been changed to a conforming use, or to a use permitted in a more restricted district, it shall not thereafter be changed to a non-conforming use or a use not permitted in the more restricted district.

D. NON-CONFORMING STRUCTURES. Where a lawful structure exists at the effective date of adoption of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. If any such non-conforming structure ceases being used for any reason for a period of more than six (6) months, any subsequent use of such structure shall conform to the regulations specified by this Ordinance for the district in which such structure is located.

E. NON-CONFORMING LOTS OF RECORD. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory building may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance.

This provision shall apply even though such lots fail to meet requirements for area or width, or both, that are generally applicable in the district; provided that regulations for minimum front, rear and side yard setbacks as specified in this Ordinance. And further provided that a potable water supply and waste water disposal system is approved by the Monroe County Health Department.

- F. REPAIRS AND MAINTENANCE. On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding twenty-five percent (25%) of the non-conforming structure or non-conforming portion of the structure as the case may be provided that the cubic content existing when it became non-conforming shall not be increased. If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to a lack of repairs and maintenance, and is declared by the Building Inspector to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.
- G. RECONSTRUCTION OF DAMAGED NON-CONFORMING BUILDINGS AND STRUCTURES. Nothing in this Ordinance shall prevent the reconstruction, repair, or restoration and the continued use of any non-conforming building or structure damaged by fire, collapse, explosion, Acts of God or acts of public enemy, subsequent to the effective date of this Ordinance, wherein the expense of such reconstruction does not exceed sixty-six percent (66%) of the State Equalized Valuation multiplied by a factor of two (2) of the entire building or structure at the time such damage occurred; and provided that such restoration and resumption shall begin within six (6) months of the time of such damage and that it be completed within one (1) year from time of such damage, and provided further, that said use be identical with non-conforming use permitted and in effect directly preceding said damage. Where pending insurance claims require an extension of time, the Building Inspector may grant a time extension provided that the property owner submit a certification from the insurance company attesting to the delay. Until such time as the debris from the fire damage is fully removed, the premises shall be adequately fenced or screened from access by children or intruders who may be attracted to the premises.
- H. MOVING. No non-conforming building or structure shall be moved in whole or in part to another location unless such building or structure and the off-street parking spaces, yard and other open spaces provided are made to conform to regulations of the district in which such building or structure is to be located.
- I. CHANGE OF TENANCY OR OWNERSHIP. There may be a change in tenancy, ownership or management of an existing non-conforming use, provided there is no change in the nature or character of such non-conforming use.
- J. CERTIFICATE OF OCCUPANCY.
 - 1. At any time after the adoption of this Ordinance should the Village become aware of a non-conforming use, the owner of said non-conforming use shall be notified by the Building Inspector of the provisions of this section, and that his property constitutes a non-conforming use. Within thirty (30) days after receipt of said notice, the owner shall apply for and be issued a Certificate of Occupancy for the non-conforming use. The application for such Certificate shall designate the location, nature, and extent of the non-conforming use and such other details as may be necessary for the issuance of the Certificate of Occupancy. If the owner of a non-conforming use fails to apply for a Certificate of Occupancy within thirty (30) days after receipt of the foregoing notice, the use ceases to be non-conforming and is hereby declared to be in violation of this Ordinance. The Building Inspector and the Village Attorney shall take appropriate action to enjoin such violation.

2. If the Building Inspector shall find, upon reviewing the application for a Certificate of Occupancy, that the existing use is illegal or in violation of any other ordinance or law or, if he finds that the building for which the Certificate is requested has been constructed or altered for the existing use or any other use without full compliance with the Building Code or the Zoning Ordinance in effect at the time of construction or alteration, he shall not issue, the Certificate of Occupancy but shall declare such use to be in violation of this Ordinance.
 3. After the adoption of this Ordinance, or any amendments thereto, the Building Inspector shall prepare a record of all known non-conforming uses and occupations of lands, buildings, and structures, including tents, and trailer coaches, existing at the time of such ordinance or amendment. Such record shall contain the names, and addresses of the owners of record of such non-conforming use and of any occupant, other than the owner, the legal description of the land, and the nature and extent of use. Such list shall be available at all times, in the office of the Village of Carleton.
- K. PLANS ALREADY FILED. In any case where plans and specifications for a building or structure have been filed, which would conform with the zoning regulations effective at the date of such filing but not with the regulations of this Ordinance, and where a building permit for such building or structure has been issued and construction work started at the effective date of this Ordinance, such work may proceed provided it is completed within one (1) year of said date. Such permit may be extended as allowed in ARTICLE XV, herein.

SECTION 3.05 TEMPORARY STRUCTURES

- A. TEMPORARY DWELLINGS. No cabin, garage, cellar, or basement, or any temporary structure whether of a fixed or movable nature may be erected, altered, or moved upon or used in whole or in part for any dwelling purpose whatsoever for any time whatsoever except as provided in this section.

If a dwelling is destroyed or is damaged by a natural or man-made event, such as fire, flood, windstorm, or tornado, to an extent that it is uninhabitable for a period of time, a temporary dwelling, including a mobile home, approved by the Building Inspector, may be moved onto the lot, after obtaining a permit therefore from the Building Inspector, with the approval of the Village Clerk, for use as a temporary dwelling during replacement or repair of the permanent dwelling. The temporary dwelling shall be placed so as to conform to all yard requirements of the zoning district in which it is located, and shall be connected to a private water supply and sewage disposal systems approved by the County Health Department or to public water supply and sewage disposal systems.

The Building Inspector, with the approval of the Village Clerk, shall establish a reasonable date for removal of the temporary dwelling, said date not to exceed one (1) year from the date of issuance of said permit which shall not be subject to renewal. The temporary dwelling shall be removed from the lot within two (2) weeks of the date of occupancy of the replaced or repaired dwelling with the date of occupancy to be as listed on the certificate of occupancy. A performance bond in the amount of one thousand dollars (\$1,000) shall be provided to insure removal of the temporary dwelling.

The Building Inspector, with the approval of the Village Clerk, shall provide a written statement setting forth the conditions of permission granted under this Section to the residents so dislodged and shall retain a copy in his files.

The Building Inspector, with the approval of the Village Clerk, shall notify the Village Council and Planning Commission in writing of each such permission granted under this section.

- B. **TEMPORARY CONSTRUCTION STRUCTURES.** Temporary buildings and/or structures may be used as construction facilities, said facilities to be used only as an office, headquarters and/or other related use but not as living quarters, provided that a permit is obtained for such use from the Building Inspector with the approval of the Village Clerk. The Building Inspector shall in each case establish a definite time limit on the use of such facilities, limits on the uses to which such facilities may be put, and a date by which such facilities are to be removed from the premises. The Village may, as a means of assuring the timely removal of such facilities, require a performance bond in an amount determined by the Building Inspector with the approval of the Village Clerk.

SECTION 3.06 MOBILE HOMES

Mobile homes shall not be used as dwellings, except when located in and part of a licensed mobile home park (as defined in the Mobile Home Park Act 243, P.A. 1959 as amended), where permitted herein, or when used as a temporary dwelling as provided in Section 3.04, herein.

SECTION 3.07 COMPLETION OF CONSTRUCTION

Nothing in this ordinance shall require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption of this Ordinance or later amendment which may apply.

Actual construction is hereby defined to include the placing of construction materials in a permanent position and fastening them in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that the work shall be carried on diligently. In the case of such excavation, demolition or removal, however, this provision shall expire and not be of effect three hundred and sixty-five (365) days following the effective date of adoption or amendment of this Ordinance, unless a permit for the actual construction of a new building has been issued by the Building Inspector.

Where a building permit has been issued in accordance with the law within three hundred and sixty-five (365) days of such effective date and diligently pursued to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit was issued, and further, may upon completion be occupied by the use for which it was originally designed.

Any basement, cellar, garage, or any incomplete structure without an occupancy permit in use as a dwelling on the effective date of adoption or amendment of this Ordinance shall not be used as a dwelling for more than twelve (12) months following said date, unless said structure has been completed in conformance with the regulations of the district in which located.

SECTION 3.08 CONDITIONAL USE

A use that would be detrimental to other uses permitted in the same zoning district unless carefully controlled as to number, area, size, exterior design, location or relation to the adjacent properties and to the neighborhood. Such uses may be considered necessary or important to the public health, safety, and welfare of the neighborhood or community as a whole and may be permitted if proper safeguards are taken. Such uses may be permitted in a zoning district as a conditional use if specific provision is made in this Zoning Ordinance.

SECTION 3.09 ESSENTIAL SERVICES

Essential Services shall be permitted as authorized and regulated by law and by the Ordinances of the Village of Carleton, it being the intention hereof to exempt such essential services from this ordinance.

SECTION 3.10 VISIBILITY AT INTERSECTIONS

On a corner lot in any zoning district no fence, wall, hedge, screen, structure, or planting shall be placed in such manner as to materially impede the vision between the height of two and one-half (2½) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street right-of-way lines of such corner lots and the line joining points along said street lines fifty (50) feet from their point of intersection as measured along the street right-of-way lines.

SECTION 3.11 HOME OCCUPATION

A home occupation may be permitted in a single-family detached dwelling within a zoning district where such dwelling is permitted, subject to the following conditions:

- A. Not more than one (1) person outside of the family, shall be engaged in such operation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty (20) percent of the floor area of the dwelling unit may be used for the purposes of the home occupation.
- C. A home occupation shall be conducted within the dwelling unit or within a building accessory thereto.
- D. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and therefore shall be no external or internal alterations not customary in residential areas.
- E. No article shall be sold or offered for sale on the premises except such as is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein.
- F. Traffic generated by a home occupation shall not be greater in volume than that normally generated by the residence. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall be provided on the premises, off-street, subject to all regulations in ARTICLE XIII herein, OFF-STREET PARKING AND LOADING REGULATIONS, and provided the parking spaces shall not be located in the required front yard.
- G. Exterior storage of material, equipment, or refuse associated with or resulting from a home occupation, shall be prohibited.
- H. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interferences which are nuisances to persons off the lot. Any electrical equipment processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited.
- I. Signs not customarily found in residential areas shall be prohibited, provided except however that one (1) non-illuminated name plate, not more than two (2) square feet in area, may be attached to the building, and which sign shall contain only the name, occupation, and address of the premises.
- J. Must have a potable water supply and waste water disposal system approved by the Monroe County Health Department.

SECTION 3.12 TRANSIENT AND AMUSEMENT ENTERPRISES

Circuses, carnivals, other transient amusement enterprises, music festivals and similar temporary gatherings of people, may be permitted in any zoning district upon approval of the Village Clerk. Such enterprises may be permitted only on the finding by the Village Clerk that the location of such an activity will not adversely affect adjoining properties or adversely affect public health, safety, morals or general welfare. The Village Council may require posting of a bond or other acceptable security payable, such as a cash bond, to the Village in an amount sufficient to hold the Village free of all liabilities incidental to the operation of such activity and indemnify any adjoining land owners for any damage resulting from the operation of such activity, and which damages shall be provable before the court having jurisdiction over the premises upon which the damages occurred and payable through such court.

SECTION 3.13 ACCESS TO STREETS

- A. In any rural and urban residential, commercial and industrial districts, every use, building, or structure established after the date of this Ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way to be at least sixty-six (66) feet in width unless a lesser width has been established and recorded prior to the effective date of this Ordinance, or shall adjoin a private street which has been approved as to design and construction by the Village Clerk and County Road Commission.
- B. Every building and structure constructed or relocated after the effective date of adoption or amendment of this Ordinance shall be so located on lots as to provide safe and convenient access for fire protection vehicles and required off-street parking and loading areas.

SECTION 3.14 ZONING BOARD

All powers, duties, and responsibilities for a zoning board as provided by the Village Zoning Act 638 of the Public Acts of 1978 as amended are hereby transferred to the Village of Carleton Planning Commission in accordance with the Municipal Planning Act 285 of the Public Acts of 1945 as amended.

SECTION 3.15 ACCESSORY BUILDINGS

Accessory buildings, except as otherwise permitted in this Ordinance shall be subject to the following regulations:

- 1. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance, applicable to main buildings.
- 2. Accessory buildings shall not be erected in any required front yard.
- 3. An accessory building may occupy not more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard, provided that in no instance shall the accessory building exceed the ground floor area of the main building.
- 4. An accessory building shall be located behind the building line except when structurally attached to the main building.
- 5. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than two (2) feet to any side or rear lot line.
- 6. No detached accessory building in "R-1", "RM", "MHP", or "C-1" districts shall exceed one (1) story or twenty (20) feet in height.
- 7. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot, unless such building is structurally attached to the main building.

ARTICLE IV
R-1, SINGLE FAMILY RESIDENTIAL DISTRICT

STATEMENT OF PURPOSE

The single-family residential district is established to provide for residential areas at an urban density of development. This district is designed to promote a predominantly urban character and will aid in protecting and preserving the existing character of the Village.

In pursuit of the above stated purpose, lots are of a size that development can only be endorsed when urban services, such as sewer and water, are provided. This will encourage the maintenance of a suitable environment for residential and supportive uses.

The following regulations shall apply to the R-1, Single Family Residential District and shall be subject further to the provisions of ARTICLE III, GENERAL PROVISIONS.

SECTION 4.01 PRINCIPAL USES PERMITTED

1. Single-family detached dwellings.
2. Publicly owned and operated libraries, parks, and recreational facilities.
3. Churches and other facilities normally incidental thereto.
4. Accessory buildings, provided that they shall be located as required in ARTICLE III, GENERAL PROVISIONS.
5. Private swimming pools, exclusively for the use of residents or guests, subject to all yard space requirements of ARTICLE XII, SUPPLEMENTARY DISTRICT REGULATIONS.
6. Historic Sites.

SECTION 4.02 USES PERMITTED ON SPECIAL APPROVAL

Under such conditions as the Planning Commission after hearing, finds the use as not being injurious to the R-1 district and environs and not contrary to the spirit and purposes of this Ordinance, subject further to the considerations imposed herein, the following may be permitted.

1. Nursery schools, day nurseries and child care centers; provided that for each child so cared for, there is provided and maintained a minimum of one hundred (100) square feet of outdoor play area. Such play area shall have a total minimum area of at least 1,200 square feet and shall be fenced for the purpose of confining and protecting the children from any adjoining lot and said fence shall be of a material approved by the Planning Commission.
2. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operation requirements necessitate the locating within the district in order to serve the immediate vicinity.
3. Temporary buildings and uses for construction purposes in accordance with provisions outlined in ARTICLE III, GENERAL PROVISIONS.
4. Municipal buildings and uses.
5. Home occupations as defined in ARTICLE III, GENERAL PROVISIONS of this Ordinance, such as professional offices for doctors, dentists, architects, planners or others providing a service, and provided said uses are not in conflict with the overall residential character of the area and not contrary to the intent of the Ordinance.
6. Public, parochial and private elementary, intermediate and high schools offering courses in general education; not operated for profit.
7. Cemeteries.

8. Clinics, convalescent homes, nursing homes, foster care facilities and/or rehabilitation institutions.

SECTION 4.03 USES PROHIBITED

All other uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the R-1, Single Family Residential District.

SECTION 4.04 AREA AND BULK REQUIREMENTS

See ARTICLE IX, SCHEDULE OF REGULATIONS limiting height and bulk of buildings and minimum size of lots and yards by permitted land use.

SECTION 4.05 SITE PLAN REVIEW

All uses permitted on special approval listed in Section 4.02, herein, are subject further to the requirements and provisions of ARTICLE XI, SITE PLAN REVIEW and any other applicable regulations included in this Ordinance.

ARTICLE V
RM, MULTIPLE FAMILY RESIDENTIAL DISTRICT

STATEMENT OF PURPOSE

The RM, Multiple Family Residential District is established to provide for areas of residential development at a higher intensity of development than that allowed for in the R-1, Single Residential District. This district is intended to provide a sound and stable environment for various types of residential buildings and cluster housing developments. It is further intended to accommodate a mixture of housing types, and to serve the limited needs for townhouses, row houses or other attached single family housing similar in character and density, but generally somewhat more dense than detached single family developments. It must be noted that any residential development of this density must be provided with urban services, such as sewer and water.

The following regulations shall apply to the RM, Multiple Family Residential District and shall be subject further to the provisions of ARTICLE III, GENERAL PROVISIONS.

SECTION 5.01 PRINCIPAL USES PERMITTED

1. Attached single-family dwellings; such as, townhouses, row houses, condominiums and garden apartments.
2. Publicly owned and operated libraries, parks, and recreational facilities.
3. Churches and other facilities normally incidental thereto.
4. Accessory buildings, provided that they shall be located as required in ARTICLE III, GENERAL PROVISIONS.
5. Private swimming pools, exclusively for the use of residents or guests, subject to all yard space requirements of ARTICLE XII, SUPPLEMENTARY DISTRICT REGULATIONS.
6. Historic sites.

SECTION 5.02 USES PERMITTED ON SPECIAL APPROVAL

Under such conditions as the Planning Commission after hearing, finds the use as not being injurious to the RM District and environs and not contrary to the spirit and purposes of this Ordinance, subject further to the considerations imposed herein, the following may be permitted:

1. Nursery schools, day nurseries and child care centers; provided that for each child so cared for, there is provided and maintained a minimum of one hundred (100) square feet of outdoor play area. Such play space shall have a total minimum area of at least 1,200 square feet and shall be fenced for the purpose of confining and protecting the children from any adjoining lot and said fence shall be of a material approved by the Planning Commission.
2. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operation requirements necessitate the locating within the district in order to serve the immediate vicinity.
3. Temporary buildings and uses for construction purposes in accordance with provisions outlined in ARTICLE III, GENERAL PROVISIONS.
4. Public, parochial and private elementary, intermediate schools and high schools offering courses in general education; not operated for profit.
5. Municipal buildings and uses.
6. Home occupations as defined in ARTICLE III, GENERAL PROVISIONS of this Ordinance, such as professional offices for doctors, dentists, architects, planners or others providing a service, and provided said uses are not in conflict with the overall residential character of the area and not contrary to the intent of the Ordinance.

SECTION 5.03 USES PROHIBITED

All other uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the RM Multiple Family Residential District.

SECTION 5.04 AREA AND BULK REQUIREMENTS

See ARTICLE IX, SCHEDULE OF REGULATIONS limiting height and bulk of buildings and minimum size of lots and yards by permitted land use.

SECTION 5.05 SITE PLAN REVIEW

All principal and special approval uses listed above are subject further to the requirements and provisions of ARTICLE XI, SITE PLAN REVIEW and any other applicable regulations included in this Ordinance.

ARTICLE VI
MHP, MOBILE HOME PARK DISTRICT

STATEMENT OF PURPOSE

For the preservation of the interests of the various types of residential developments which should be permitted in every community and for the protection of the residents of any mobile home park development, the regulations stated here, and in ARTICLE XII, SUPPLEMENTARY DISTRICT REGULATIONS, are considered to be minimum standards to be applied to all mobile home park developments in the Village of Carleton.

SECTION 6.01 PRINCIPAL USES PERMITTED

1. Mobile homes located in a mobile home park.
2. Mobile home parks.
3. Publicly owned and operated parks and recreational facilities.
4. Accessory buildings, provided that they shall be located as required in ARTICLE III, GENERAL PROVISIONS.

SECTION 6.02 USES PERMITTED ON SPECIAL APPROVAL

Under such conditions as the Planning Commission after hearing, finds the use as not being injurious to the MHP district and environs and not contrary to the spirit and purposes of this Ordinance, according to the standards and procedures listed in ARTICLE X, STANDARDS FOR SPECIAL APPROVAL USES, subject further to the considerations imposed herein, the following may be permitted:

1. Municipal buildings not requiring outdoor storage of materials or vehicles.
2. Nursery schools, day nurseries and child care centers; provided that for each child so cared for, there is provided and maintained a minimum of one hundred (100) square feet of outdoor play area. Such play area shall have a total minimum area of at least 1,200 square feet and shall be fenced for the purpose of confining and protecting the children from any adjoining lot and said fence shall be of a material approved by the Planning Commission.
3. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operation requirements necessitate the locating within the district in order to serve the immediate vicinity.

SECTION 6.03 USES PROHIBITED

All other uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the MHP, Mobile Home Park District.

SECTION 6.04 AREA AND BULK REQUIREMENTS

See ARTICLE IX, SCHEDULE OF REGULATIONS limiting height and bulk of buildings and minimum size of lots and yards by permitted land use.

SECTION 6.05 SITE PLAN REVIEW

All principal and special approval uses listed above are subject further to the requirements and provisions of ARTICLE XI, SITE PLAN REVIEW and any other applicable regulations included in this Ordinance.

ARTICLE VII
C-1, COMMERCIAL DISTRICT

STATEMENT OF PURPOSE

The C-1, Commercial District is intended to provide for the use of land for community-wide commercial and services uses. The intent of this District is also to encourage the concentration of business uses, to the mutual advantage of both the consumers and merchants.

The following regulations shall apply to the C-1, Commercial District and shall be subject further to the provisions of ARTICLE III, GENERAL PROVISIONS.

SECTION 7.01 PRINCIPAL USES PERMITTED

1. Retail food establishments which supply groceries, fruit, vegetables, meats, dairy products, baked goods, confections or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store. Not more than 50% of those employed on the premises up to a maximum of five persons may be involved in production of a product for sale off the premises.
2. Other retail businesses such as drug, variety, dry goods, clothing, notions, music, books, hardware, or furniture stores which supply commodities on the premises.
3. Personal service establishments which perform services on the premises such as barber or beauty shops, repair shops for shoes, radio, television, jewelry, self-service laundries, and photographic studios.
4. Professional offices of doctors, lawyers, architects, planners, dentists, engineers, chiropractors and others providing a service to the community.
5. Post office and similar governmental office buildings serving residents of the community.
6. Health and physical fitness salons.
7. Restaurants, excluding drive-in restaurants.
8. Banks, credit unions, savings and loan institutions, insurance and realty offices and employment agencies.
9. Accessory buildings provided that they shall be located as required in ARTICLE III, GENERAL PROVISIONS.

SECTION 7.02 USES PERMITTED ON SPECIAL APPROVAL

Under such conditions as the Planning Commission after hearing, finds the use as not being injurious to the C-1 district and environs and not contrary to the spirit and purposes of this Ordinance, subject further to the considerations imposed herein, the following may be permitted:

1. Theaters.
2. Drive-in businesses including banks, dry cleaning pick-up stations, or similar personal services.
3. Vehicle service stations and automobile repair establishments, not including body shops.
4. Commercial schools including art, music, dance, business and trade.
5. Repair and service establishments including but not limited to lawn mower repair, snow mobile repair, boat repair or air conditioner repair shops that are operated in conjunction with a retail business.
6. Clinics.
7. Mortuaries and funeral homes.
8. Public utility and service buildings not requiring a storage yard.

9. Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.
10. Drive-in restaurants.
11. Clubs and taverns which provide food or drinks for consumption on the premises.

SECTION 7.03 SITE PLAN REVIEW

All principal and special approval uses listed above are subject further to the requirement, provisions of ARTICLE XI, SITE PLAN REVIEW and any other applicable regulations included in this Ordinance.

SECTION 7.04 USES PROHIBITED

All other uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the C-1, Commercial District.

SECTION 7.05 AREA AND BULK REQUIREMENTS

See ARTICLE IX, SCHEDULE OF REGULATIONS limiting height and bulk of buildings and minimum size of lots and yards by permitted land use.

ARTICLE IX
SCHEDULE
OF
REGULATIONS

ARTICLE VIII
I-1, LIGHT INDUSTRIAL DISTRICT

STATEMENT OF PURPOSE

The I-1, Light Industrial District is established to provide for light, primary industrial uses. Provisions of this District ensure that these essential industrial facilities are kept from encroaching in areas or Districts where they would be incompatible. All activities carried on within the Light Industrial District shall be subject to limitations placed upon the amount of noise, smoke, glare, traffic and industrial effluent which shall be produced as a result of that activity.

The following regulations shall apply to the I-1, Light Industrial District and shall be subject further to the provisions of ARTICLE III, GENERAL PROVISIONS.

SECTION 8.01 PRINCIPAL USES PERMITTED

1. Manufacture, compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - a. Furniture and fixtures.
 - b. Printing and publishing.
 - c. Engineering, measuring, optic, medical, lenses, photographic and similar instruments.
 - d. Pottery and ceramics.
 - e. Tool, die, gauge and machine shops manufacturing small parts.
2. Wholesale outlets for the sale and/or distribution of, but not manufacture or production, including but not limited to, automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings, lumber and building products.
3. Warehouses, cartage businesses.
4. Public utility buildings and public service installations.
5. Accessory buildings provided that they shall be located as required in ARTICLE III, GENERAL PROVISIONS.

SECTION 8.02 USES PERMITTED ON SPECIAL APPROVAL

Under such conditions as the Planning Commission after hearing, finds the use as not being injurious to the I-1 district and environs and not contrary to the spirit and intent of this Ordinance, subject further to the considerations imposed herein, the following may be permitted:

1. Manufacture, compounding, processing, packaging, treating, and assembling from previously prepared materials in the production of:
 - a. Food products including meat, dairy, fruit, vegetable, grain, bakery, confectionery, beverage and kindred foods but not including abatoirs and mushroom farms.
 - b. Chemical products such as plastics, perfumes, synthetic fibers.
2. Laboratories including experimental, film, and testing.
3. Automobile repair establishments, including body shops.
4. Contractors' yards and building materials storage.
5. Lumber yards.

SECTION 8.03 PERFORMANCE STANDARDS

All principal and special approval uses listed above are subject further to the requirements and provisions of ARTICLE XII, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 12.12, PERFORMANCE STANDARDS.

SECTION 8.04 SITE PLAN REVIEW

All principal and special approval uses listed above are subject further to the requirements and provisions of ARTICLE XI, SITE PLAN REVIEW and any other applicable regulations included in this Ordinance.

SECTION 8.05 USES PROHIBITED

All other uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the I-1, Industrial District.

SECTION 8.06 AREA AND BULK REQUIREMENTS

See ARTICLE IX, SCHEDULE OF REGULATIONS limiting height and bulk of buildings and minimum size of lots and yards by permitted land use.

ARTICLE IX SCHEDULE OF REGULATIONS
LIMITING HEIGHT AND BULK OF BUILDINGS AND AREA OF LAND USE
VILLAGE OF CARLETON

ZONING USE DISTRICTS	MINIMUM LOT SIZE PER UNIT (A, G)		MAXIMUM HEIGHT OF BUILDINGS		MINIMUM YARD SETBACK DIMENSIONS IN FEET (A, G)				MINIMUM FLOOR AREA PER DWELLING UNIT IN SQ. FEET (C)	MAXIMUM LOT COVERAGE IN PER CENT (G)
	AREA IN SQ. FT. (A)	WIDTH IN FT.	IN STORIES	IN FEET	FRONT	SIDES		REAR		
						Least One	Total of Two			
R-1, Single-Family Residential District	7,200	60	2	25	30(B, H)	5	15(D)	25	900	30
RM, Multiple-Family Residential District										
(a) Two-Family Duplex Residence	14,400	120	2	30	50(B, H)	10	25(D)	35	800(M)	35
(b) Row House, Town House, Terrace and Condominium Residence	20,000	200	2½	35	50(B, H)	10(L)	25(D, L)	35	800(M)	35
(c) Apartment Residence	20,000(P)	200	2½	35	50(B, H)	10(N)	25(D, N)	35	(O)	35
MHP, Mobile Home Park (K)	-	-	-	-	-	-	-	-	-	-
C-1, Commercial District	-	-	2	30	25(H)	(I)	(I)	25(J)	-	-
I-1, Light Industrial District	20,000	100	2	30	40(Q)	20(Q)	40(Q)	40(Q)	-	35

FOOTNOTES FOR SCHEDULE OF REGULATIONS

- A. In determining required yard spaces and lot area for all land uses in any zoning district, the determination of such yard spaces shall be the distance from the building or structure on the lot to the nearest lot line. For those lots adjacent to a major or secondary thoroughfare or collector street, identified on the Village's Land Use Plan for thoroughfare as a federal, state, county, or city road, the yard spaces shall be measured from the proposed future right-of-way lines for such thoroughfare to the building or structure on a lot or parcel of land. Until such times as the Village's Land Use Plans of thoroughfare shall have been adopted, the following right-of-way shall be observed for the purpose of determination of lot area and yard spaces in the Village of Carleton.
- Rights-of-way for all other public roads or streets within a platted subdivision shall be at least sixty-six (66) feet, unless platted for less than a sixty-six (66) foot right-of-way in which case the platted width shall apply, providing not less than a fifty (50) foot right-of-way shall be reserved.
- B. In all residential districts, the required front yard shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or prepared vehicle access drives.
- C. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds or utility rooms.
- D. In the R-1 and R-M Residential Districts, the width of side yards, which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard for said homes which front upon said side street.
- E. For mobile home parks, minimum lot width shall be six hundred and sixty (660) feet.
- F. For mobile home parks, minimum lot area shall be twenty (20) acres.
- G. All publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations necessary to provide essential services to the area by governmental units or public utilities will be permitted on lots having the minimum yard setback, and maximum lot coverage (in percent) requirements set forth in the R-1 District of this Ordinance and with a minimum lot size (in area) of 15,750 square feet.
- H. Where an existing front setback has been established by existing office, commercial, or residential buildings occupying forty (40) percent or more of the frontage within the same block, such established setback shall apply.
- I. Side yards are not required along interior side lot lines if all walls abutting or facing such lot lines are of fireproof masonry construction and entirely without windows or other openings. A side yard of twenty (20) feet is required on all corner lots and whenever adjacent to a residential district.
- J. No rear yard is required in the C-1 district where the rear property line abuts upon a twenty (20) foot alley, but where no alley exists, a rear yard of not less than twenty (20) feet shall be provided.
- K. Height, bulk and area requirements cannot be adequately specified in the Schedule of Regulations for the Mobile Home Park District. Such requirements are contained in ARTICLE XII, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 12.09, Mobile Home Parks, herein.
- L. Row Houses, terraces, townhouses, and condominiums may share common side walls, provided such walls are of approved

fireproof and soundproof construction in all areas in which they are constructed in common.

M. Minimum floor for such dwelling units shall be eight hundred (800) square feet in a three (3) bedroom unit and six hundred (600) square feet in a two (2) bedroom unit.

N. Every lot on which an apartment dwelling is erected shall be provided with a side yard on each side of such lot. Each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof by which length the multiple dwelling exceeds forty (40) feet in overall dimension along the adjoining plot line.

O. The required minimum floor area for apartment dwelling units shall be as follows:

Efficiency Unit	450 square feet
One Bedroom Unit	600 square feet
Two Bedroom Unit	750 square feet
Three Bedroom Unit	900 square feet
Additional Bedrooms	150 square feet

P. Each apartment structure shall occupy a lot comprising not less than twenty thousand (20,000) square feet, provided that additional lot area shall be required for each dwelling unit contained within each apartment structure as follows:

For each:	An Additional Lot Area Of:
Efficiency Unit	2,000 square feet
One Bedroom Unit	2,500 square feet
Two Bedroom Unit	3,500 square feet
Three Bedroom Unit	5,000 square feet
Extra Bedroom, Over Three	1,500 square feet

Q. Those sides of a parcel within an I-1 district which abut an R-1, R-M, MHP, or C-1 district shall be provided with a twenty (20) foot greenbelt. Said greenbelt shall be completely obscuring and shall be subject to the approval of the Building Inspector.

ARTICLE X
STANDARDS FOR SPECIAL APPROVAL USES

STATEMENT OF PURPOSE

This section provides a set of procedures and standards for special uses of land or structures which, because of their unique characteristics, require special consideration in relation to the welfare of adjacent properties and the community as a whole. The regulations and standards, herein, are designed to allow, on one hand, practical latitude for the investor or developer, but at the same time maintain adequate provision for the protection of the health, safety, convenience, and general welfare of the community.

SECTION 10.01 SPECIAL APPROVAL PROCEDURES

The application for a Special Approval Use shall be submitted and processed under the following procedures:

- A. An application shall be submitted through the Building Inspector on a special form for that purpose. Each application shall be accompanied by the payment of a fee as established by the Village Council. The Planning Commission may waive the Special Approval fee if the applicant plans to locate within an existing building.
- In the event the allowance of a desired use requires both a rezoning and permission for a Special Approval Use, both requests may be submitted jointly, subject to the following:
1. The Ordinance procedures for each shall be followed as specified.
 2. All applicable standards and specifications required by the Ordinance shall be observed.
- B. The following is required for all Special Approval Uses:
1. The special form shall be completed in full by the applicant including a statement by the applicant that Section 10.02 can be complied with.
 2. A completed site plan as specified in ARTICLE XI, SITE PLAN REVIEW.
- C. The application together with all required data shall be transmitted to the Planning Commission for review. The Planning Commission shall then hold a public hearing. In such cases the notice requirements for Public Hearings shall be followed.
- D. A Special Approval Use granted pursuant to this ARTICLE shall be valid for one (1) year from the date of approval. If construction has not commenced and proceeded meaningfully toward completion by the end of this one (1) year period, the Zoning Administrator shall notify the applicant in writing of the expiration of approval for the Special Approval Use. The applicant may re-apply for approval of a Special Approval Use in the event of expiration.
- E. The Planning Commission shall have the authority to revoke any Special Approval Use after the applicant has failed to comply with any of the applicable requirements of this ARTICLE or any other applicable sections of this Ordinance.

SECTION 10.02 SPECIAL APPROVAL STANDARDS

Before formulating recommendations for a Special Approval Use application, the Planning Commission shall require that the following general standards, in addition to those specific standards established for each use, shall be satisfied:

- A. The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards and, in addition, shall find adequate evidence that each use on the proposed site will:
1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with

the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.
 3. Not create excessive additional requirements at public cost for public facilities and services.
 4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, and odors.
 5. Be consistent with the intent and purpose of the Zoning District in which it is proposed to locate such use.
- B. The Planning Commission may stipulate such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Approval Use.
- C. The general standards and requirements of this section are basic to all uses authorized by Special Approval. The specific and detailed requirements set forth in the following section relate to particular uses and are requirements which must be met by those uses in addition to the foregoing general standards and requirements where applicable.
- D. All applicable licensing ordinances shall be complied with.

**ARTICLE XI
SITE PLAN REVIEW**

STATEMENT OF PURPOSE

Prior to construction or structural alteration of any building, structure, or use listed in Section 11.01, the following site plan review procedures are instituted to provide an opportunity for the Village of Carleton Planning Commission to review the proposed use of a site in relation to drainage, pedestrian and vehicular circulation, parking, structural relationships, public utilities, landscaping, accessibility and other site design elements which may have an adverse effect upon the public health, safety, and general welfare.

SECTION 11.01 BUILDINGS, STRUCTURES AND USES REQUIRING SITE PLAN REVIEW

The following buildings, structures, and uses require site plan review:

1. a mobile home park;
2. any principal non-residential building or structure permitted in residential districts;
3. any building with a floor area greater than five hundred (500) square feet, or addition thereto, in a commercial district;
4. more than one (1) building or structure, except a sign, on a lot or parcel, or combination of lots under one ownership, in any commercial district;
5. any principal used lot in any commercial district which does not involve a building, such as, but not limited to outdoor sales, outdoor displays, and storage and wrecked vehicles;
6. public utility buildings and structures, including poles, towers, and telephone buildings over 100 feet but excepting repairs or replacements of existing poles and towers;
7. any parking lot or addition thereto containing five (5) or more parking spaces;
8. for any rezoning petition which, in the opinion of the Planning Commission, may produce a subsequent request to the Board of Appeals for a difficult or complex variance.

SECTION 11.02 SITE PLAN CRITERIA

The following items shall be contained in the Site Plan:

1. A legal description of the property under consideration.
2. A map indicating the gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development.
3. A fully dimensioned map of the land showing topographic information at a contour interval of two (2) feet or less.
4. A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites and other significant features of the community where appropriate.
5. A site development plan with at least the following details shown to scale and dimension:
 - a. The date, north arrow, and scale. The scale shall be not less than 1" = 20', for property under three (3) acres and at least 1" = 100' for those three (3) acres or more.
 - b. Statistical data including number of dwelling units, size of dwelling units, if any, and total gross acreage involved.
 - c. The location and height of all existing and proposed structures on and within 100' of the subject property's boundary.

- d. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- e. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas, and recreation areas.
- f. Vehicular traffic and pedestrian circulation features within and without the site.
- g. The location of all proposed landscaping, fences or walls; it should include any topographic alterations or changes in natural terrain.
- h. Size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems.
- i. The location and pavement width and right-of-way width of all abutting roads, streets, alleys or easements.
- j. The location and size of all existing and proposed surface water drainage facilities.
- k. The plan shall show areas of marsh, swamp, and flood plains together with any other feature that is of significance to the use and to the site.
- l. The location of all free standing signs.
- m. The location of any outdoor storage materials and the manner in which they shall be screened or covered.

SECTION 11.03 SUBMITTAL

The owner or owners of subject property shall submit an application in ten (10) copies for Site Plan Review to the Village Clerk.

SECTION 11.04 REVIEW PROCESS

1. In the process of reviewing the site plan, the Planning Commission shall consider:
 - a. The location and design of driveways providing vehicular ingress and egress from the site in relation to pedestrian traffic.
 - b. The traffic circulation features within the site and location of parking lots and may make such requirements with respect to any matters as will assure:
 - i. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.
 - ii. Satisfactory and harmonious relationships between the development of the site and existing and prospective development of contiguous land and adjacent neighborhoods.
 - c. The Planning Commission may further require landscaping, fences, and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and continued maintenance of any use to which they are appurtenant.
 - d. Other information as may be reasonably required by the Planning Commission to base an opinion of the proposed development.
2. The Planning Commission may submit plans to other local agencies or departments so that they might comment on any problems the plans might pose.
 - a. Any application for site plan approval shall be accompanied by a fee as determined by the Village Council. Such fee may be utilized by the Village Council to obtain the services of one or more expert consultants qualified to advise as to whether the proposed development will conform to the applicable Village ordinances, policies and standards, and for investigation and report of any objectionable elements which are of concern to the Planning Commission. Such consultants should report to the Planning Commission as promptly as possible.
 - b. The review by the Planning Commission shall follow the criteria set forth herein for review by the Village Council.

cil. Within forty-five (45) days after submittal of the site plan to the Village by the applicant, the Village Planning Commission shall either recommend approval, disapproval or request modifications in the site plan. The Village Council shall take no action on the site plan until it receives a written recommendation in connection with the site plan from the Planning Commission.

- c. When an applicant receives final site plan approval, he must develop the site exactly as approved by the Village Council.
- d. Any site plan approval may be revoked when the construction of said development is not in conformance with the approved plans, or if said development is not completed within two (2) years. In either case the Village Council shall give the applicant notice of intention to revoke such permit at least ten (10) days prior to review of the permit by the Village Council. After conclusion of such review, the Village Council may revoke its approval of the development, or extend the period of validity of the approved site plan upon evidence of intent to complete by the developer in accordance with the approved site plan. The Village Council may request review and comment by the Planning Commission regarding the revoking or renewal of the permit.

ARTICLE XII
SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 12.01 STORAGE OF MATERIALS

The following provisions shall apply:

1. Garbage, ashes, rubbish and similar refuse to be stored outside a building in a mobile home park, all commercial and private recreational sites, and the commercial district shall be stored within approved containers and said containers shall be stored within a screened enclosure. The enclosure may be constructed of an opaque material such as wood, concrete blocks, or bricks and shall be enclosed on at least three (3) sides. The fourth side may be open for access or access may be provided by one (1) or more gates. The storage area shall have a concrete floor at least four (4) inches thick.
2. The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials, (but not including inoperative vehicles) shall be regulated as follows, except for junk yards, in which case the regulations set forth in Section 12.05, herein apply.
 - a. On any lot or parcel in any flood plain, agricultural, residential, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.

SECTION 12.02 PRESERVATION OF ENVIRONMENTAL QUALITY

The following provisions shall apply:

1. In any zoning district no river, stream, water course or drainage way, whether filled or partly filled with water or dry in certain seasons, shall be obstructed or altered in any way at any time by any person, except when done in conformance with State and Federal law and standards.
2. No person shall alter, change, transform, or otherwise vary the edge, bank, or shore or any lake, river or stream except as provided in the Inland Lakes and Streams Act, Act 291 of the Public Acts of 1965 as amended.
3. No person shall drain, remove, fill, change, alter, transform or otherwise vary the area, water level, vegetation or natural conditions of a marsh, swamp, or wetland except after receiving approval of a site plan from the soil erosion officer in accordance with the Soil Erosion and Sedimentation Act, Act 374, P.A. of 1972, and from the Planning Commission in accordance with ARTICLE XI, SITE PLAN REVIEW, herein.

SECTION 12.03 TRANSITION STRIP

1. A transition strip, when required by this Ordinance, shall be provided in accordance with this Section. Where permitted, a decorative wood screen or masonry wall, six (6) feet high, may be substituted for the transition strip if the Planning Commission determines that such screen or wall will equal the performance of the transition strip and where such lot is too limited in dimension or area to reasonably permit the installation of such strip.

A hedge may also be substituted for a transition strip, provided that it will obtain a height of at least three (3) feet at the end of the first growing season, and if the Planning Commission determines that such hedge will equal the performance of the transition strip. A screen, wall, hedge or strip shall be adequately maintained at all times.
2. The transition strip shall be landscaped with living plant materials; such materials shall be planted within six (6) months of the date of issuance of the certificate of occupancy.
3. A security deposit, where not provided as part of performance guarantees required elsewhere herein, shall be deposited

with the Village Clerk until such time as the transition strip is planted. The transition strip shall be installed within the time required or the Village Clerk shall be authorized to use funds to install the transition strip.

In all cases, however, the Village Clerk shall be authorized to withhold ten (10) percent of the security deposit for a period of two (2) years from the date of issuance of the certificate of occupancy to insure that dead or dying nursery stock shall be replaced. Excess funds, if any, shall be returned to the depositor upon completion of the two (2) year period. It shall be the responsibility of the property owner to maintain the transition strip for its original purposes.

SECTION 12.04 AUTOMOBILE SERVICE AND REPAIR STATIONS

In addition to other regulations set forth in this Ordinance, all automobile gasoline service and repair stations and other automotive service and repair facilities shall conform to the following requirements:

1. Sidewalks shall be separated from vehicular parking or circulation areas by curbs, wheel stops, or traffic islands. The portion of the property used for vehicular traffic shall be separated from landscaped areas by a curb, except where driveways cross.
2. The entire area used for vehicle service shall be paved.
3. Hydraulic hoist, service pits, lubricating, greasing, washing and repair equipment and operations shall be located within a completely enclosed structure.
4. The maximum widths of all driveways at the right-of-way line shall be no more than thirty (30) feet.
5. The angle of a driveway intersection with the street from the curb line to lot line shall be not less than sixty (60) degrees.
6. The distance of any driveway from any property line shall be at least twenty (20) feet, measured at the tangent points of the drive edge and the street curb return.
7. The distance between curb cuts shall be no less than forty (40) feet, measured between the tangent points to the drive edges and the street curb returns.
8. Outdoor storage of trash, including new or discarded vehicle parts, shall be contained within a solid, unpierced enclosure.
9. Storage of vehicles rendered inoperative, either through damage or disrepair or any other cause, and vehicles without current license plates, shall be limited to a period of not more than thirty (30) days and then only for the purpose of temporary storage pending transfer to a junk yard. Such storage shall not occur in front of the front building line. Such inoperative vehicles shall not be sold or advertised for sale on the premises.
10. Sales of used cars and other motorized vehicles shall be prohibited.

SECTION 12.05 JUNK YARDS

In addition to other regulations set forth in this Ordinance, all junk yards shall conform to the following requirements:

1. Travel routes for trucks entering and leaving the junk yard shall be shown on a map of the Village at the time of application for the special approval use permit. Such Routes except arterial streets or their equivalent shall not pass through residential areas.
2. A site plan shall be provided at the time of the special approval use permit application and shall meet all requirements of ARTICLE XI, SITE PLAN REVIEW, herein. The site plan shall also contain a description of the location and nature of any materials processing operations to be conducted within the junk yard, and the location and nature of equipment for such operations.
3. Junk materials shall be stored in organized rows with open intervals at least twenty (20) feet wide between rows for

purposes of fire protection access and visitor safety.

4. Junk materials shall not be stored in piles higher than the top of the fence surrounding the junk yard. Automobiles, trucks, and other vehicles shall not be stacked so as to prohibit fire protection and so as to protect the safety of visitors.
5. The junk yard shall be maintained in such a manner as to prevent the breeding or harboring of rats, insects or other vermin.
6. The junk yard, when established and located within one thousand (1,000) feet of any existing residential district, as measured on a straight-line distance, shall not be open for business and shall not be operated at any time other than between the hours of 7:00 a.m. and 6:00 p.m. on Mondays through Saturdays; and shall not be open for business or otherwise operate on Sundays or legal holidays.
7. Burning shall be prohibited except within an enclosed incinerator, and only if the burning operation and incinerator are approved by the Village Fire Marshall or other designated fire official, and the Building Inspector.
8. All flammable liquids contained in automobiles and other vehicles shall be drained from same immediately after such vehicles are brought to the junk yard. Such liquids are to be stored in containers approved by the Village Fire Marshall or other designated fire official.
9. All drives, parking areas, and loading/unloading areas shall be paved, oiled, watered, or chemically treated so as to limit nuisances caused by windborn dust on neighboring properties and on public roads.
10. There shall be not more than one (1) entrance way from each street which adjoins the junk yard.
11. Fencing shall be required as follows:
 - a. A solid, opaque fence or wall, seven (7) feet high as measured from grade at each post in the case of a fence, or at ten (10) feet intervals in the case of a wall, shall be provided along each street frontage. The fence or wall shall be located on the rear line of the required front yard. Gates shall also be made of solid, opaque material. The front yard shall be landscaped and continuously maintained as a lawn.
 - b. Where the junk yard is adjacent to a residential, mobile home park, or commercial district, a solid, screen type fence or wall, seven (7) feet high shall be provided on any side or rear property line or portion thereof, adjoining such lots.
 - c. The fence or wall shall be continuously maintained in such a manner that breakages, decay, etc., are repaired within an appropriate period of time and routine maintenance, such as painting, etc., will also be performed within an appropriate period of time.
 - d. Strips of metal, plastic or other materials inserted into wire fences shall not be permitted in any fence enclosing a junk yard.
12. Wrecking and processing operations are permitted in a junk yard but shall be described in the application for the special use permit.
13. An annual license shall be obtained as required by Ordinance by the Village.

SECTION 12.06 COMMERCIAL KENNELS

A commercial kennel, licensed by the County, shall be subject to the following requirements:

1. The minimum lot size shall be ten (10) acres.
2. Structure or pens shall not be located less than three hundred (300) feet from a public right-of-way or less than one hundred (100) feet from a side or rear lot line.
3. The kennel shall be established and maintained in accordance with all applicable County and Village sanitation

regulations.

4. A site plan shall be approved in accordance with ARTICLE XI, SITE PLAN REVIEW, herein.

SECTION 12.07 STORAGE OF RECREATIONAL EQUIPMENT

Recreation vehicles, boats and boat trailers, snowmobiles, trailcycles, all terrain vehicles, and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment whether occupied by such equipment or not, shall not be parked or stored in front of the front building line of any lot in a residential district, provided, however, that such equipment may be parked anywhere in a driveway or parking area on residential premises for a period not to exceed seventy-two (72) hours during loading or unloading. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Storage of such equipment, when permitted in a commercial district as a principal use of lot, shall be located behind all required lot lines with all required yards to be landscaped and properly and regularly maintained. The storage area shall have a gravel surface, treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes.

SECTION 12.08 EXTRACTION OPERATIONS

The removal of soil, including top soil, sand, gravel, stone and other earth materials shall be subject to the following conditions:

1. There shall be not more than one (1) entrance way from a public road to said lot for each six hundred and sixty (660) feet of front lot line. Said entrance shall be located not less than five hundred (500) feet from an intersection of two or more public roads.
2. Such operations shall be permitted only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. Operations shall not be permitted on Sunday or legal holidays except by special permit from the Village Clerk.
3. On said site no digging, stockpiling, excavating or equipment storage and repair shall take place closer than one hundred (100) feet from any lot line, and three hundred (300) feet from an existing residence zoning district. Stockpiles of stripped topsoil shall be seeded with grass or other materials to prevent erosion onto other premises.
4. On said lot all roads, driveways, parking lots and loading and unloading areas within one hundred (100) feet of any lot line shall be paved, soiled, watered or chemically treated so as to limit the nuisance caused by windborne dust on adjoining lots and public roads.
5. Each operator shall be held responsible for all public roads upon which trucks haul materials from the quarries; to keep these roads in a driveable condition at least equal to that which existed prior to the beginning of quarrying operations; and to keep the roads dust free and to clean any and all spillage of material and dirt, rock, mud and any other debris carried onto the roads by these trucks or other equipment.
6. Any noise, odors, smoke, fumes, or dust generated on said lot by any digging, excavating, loading or processing operation and borne or able to be borne by the wind shall be confined within the lines of said lot as much as is possible so as not to cause a nuisance or hazard on any adjoining lot or public road.
7. Such removal shall not be conducted as to cause the pollution by any material of any surface or sub-surface watercourse or body outside of the lines of the lot on which such use shall be located, or of any existing body of water located within the premises.
8. Such removal shall not be conducted as to cause or threaten to cause the erosion by water of any land outside of said lot or of any land on said lot so that the earth materials are carried outside of the lines of said lot, that such removal shall not be conducted as to alter the drainage pattern of surface or sub-surface waters on adjacent property. In the event that such removal shall cease to be conducted, it shall be the continuing responsibility of the owner(s) and the operator(s)

thereof to assure that no erosion or alteration of drainage pattern shall take place after the date of the cessation of operation as specified in this paragraph.

9. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from any existing residential zoning district. In the event the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to a residential classification subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue henceforth but in no case less than one hundred (100) feet from any lot line adjacent to said residential district. A fence of not less than seven (7) feet in height shall be erected around the periphery of the area being excavated. Fences shall be adequate to prevent trespass.
10. All areas within a quarry shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear natural.
11. The applicant shall submit a plan for the use of the property during mining operations at the time of application for the permit. The Planning Commission shall review the plan and make recommendations thereon in its report to the Village Council. The plan shall provide the following information:
 - a. boundary lines of the property; dimensions and bearings of the property lines, correlated with the legal description;
 - b. aerial photo, showing property and adjacent areas, location and outline of wooded areas, streams, marshes, and other natural features;
 - c. existing site improvements such as buildings, drives, wells, and drainfields;
 - d. existing topography at contour intervals of two (2) feet;
 - e. extent of future mining areas and depth thereof;
 - f. location and nature of structures and stationery equipment to be located on the site during mining operations;
 - g. location and description of soil types;
 - h. an estimate of the kind and amount of material to be withdrawn from the site and the expected termination date of mining operations;
 - i. description of all operations to be conducted on the premises such as, but not limited to, digging, sorting and washing operation, and the type, size and nature of equipment to be used with each operation;
 - j. location and width of drives, sight distances, lane widenings on public roads at intersections of same with drives;
 - k. tree areas and other natural features to be retained;
 - l. a description of pollution and erosion control measures;
 - m. certified statement by a qualified engineer, with supporting data and analyses, concerning expected impact on the water table and water supply wells in the vicinity of the site; and
 - n. a map showing truck routes to and from the site.
12. The applicant shall file a plan for restoring the site to a safe, attractive and useable condition. The plan shall be filed at the time of application for the special use permit. The Planning Commission shall review the plan and make recommendations thereon in its report to the Village Council. The restoration plan shall provide the following information:
 - a. boundary lines of the property, dimensions and bearings of the property lines, correlated with the legal description;
 - b. location and extent of all natural features to be retained during mining operations;
 - c. contour lines at intervals of two (2) feet of the proposed, restored surface, clearly showing connection to existing undisturbed contour lines;

- d. schedule and areas of progressive rehabilitation;
 - e. proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored area;
 - f. sketch plan of the proposed use of the site when restored; and
 - g. a description of methods and materials to be used in restoring the site.
13. The applicant shall provide a security deposit, in the form and amount acceptable to the Village Council, to guarantee restoration of the site and certification of conformance by the Village Engineer.
 14. The applicant shall provide a security deposit, when required by the Village Council to maintain and replace public roads traversed by trucks associated with the mining operation. The security shall be deposited with the Village of Carleton in the form and amount required by the Village.
 15. The Village Council shall not approve a special use permit for any quarry operation until they have received the Planning Commission's report on the special use permit application, and on the plans required in this Section, and until the required security deposit has been provided.
 16. The applicant shall provide a date for completing the quarry operation, such date to be based upon the estimated volume of material to be extracted and an average annual extraction rate. The special use permit shall expire on that date. Any extension of operations beyond that date shall require a new special use permit which shall be applied for and processed as provided in this Zoning Ordinance.
 17. Travel routes for trucks entering and leaving the pit shall be shown on a map of the Village at the time of application for the special use permit. Such routes except arterial streets or their equivalents, shall not pass through residential areas.
 18. Only equipment owned or leased by the operator of the quarry and used in the operations of the quarry shall be stored overnight or for longer periods anywhere on the premises of the quarry. Storage of any other equipment on the premises shall be prohibited.
 19. Potable water supply and sanitary sewage disposal systems shall be approved by the County Health Department before a permit shall be issued.

SECTION 12.09 MOBILE HOME PARKS

1. General Requirements:
 - a. Each mobile home within a mobile home park shall contain a complete bathroom, including flush toilet, kitchen facilities, sleeping accommodations and plumbing and electrical connections. Travel trailers and other recreation vehicles shall not be occupied in a mobile home park.
 - b. Uniform skirting of each mobile home shall be required. Such skirting shall be of twenty-six (26) gauge solid sheet metal, aluminum or other non-corrosive metal or of a material of equal strength and so constructed and attached to the mobile home so as to deter and prevent entry of rodents and insects. Such skirting must be in place within thirty (30) days after the mobile home is set on the mobile home site. Skirting may be waived if the stand is recessed below the grade level of the adjacent ground, provided that the area between the recessed stand and the faces of the mobile home is tightly sealed against water, rodents, and insects.
 - c. Storage of goods and articles underneath any mobile home or out-of-doors at any mobile home site shall be prohibited except in an approved enclosed storage facility.
 - d. Canopies and awnings may be attached to any mobile home and may be enclosed, subject to mobile home site regulations, herein. When enclosed, such shall be considered a structure and part of the mobile home and building and occupancy permits issued by the Building Inspector shall be required.

- e. On-site outdoor laundry space of adequate area and suitable location, shall be provided if the park is not furnished with indoor dryers. Where required individual clothes drying facilities shall be provided on each site by the park management.
 - f. All garbage and trash shall be stored in containers and said containers shall be placed in a conveniently located and aesthetically designed enclosed structure(s). Incinerators shall be prohibited. Garbage and trash removal shall be made at least once per week.
 - g. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park to satisfy regulations of the State Fire Marshall and the Village Fire Marshall.
 - h. The management shall furnish a paved space suitable for washing cars, with adequate drains and running water, of 10 x 20 feet in area, for each fifty (50) mobile home sites in the park. The wash area shall be screened from view from mobile home sites and properties adjacent to the mobile home parks.
 - i. Dealer sales of mobile homes and mobile home equipment, repair business for mobile homes, and similar commercial sales and services shall be prohibited in a mobile home park. The park management or a park tenant may sell a mobile home unit that is located on a mobile home site and which was previously occupied by a resident of the park.
 - j. A mobile home park shall not limit occupancy to certain makes of mobile homes and shall not restrict occupancy to those mobile homes which might be sold by the management company. A mobile home park may have minimum size requirements for a mobile home.
 - k. Entry fees shall be prohibited.
 - l. All structures and utilities to be considered, altered, or repaired in a mobile home park shall comply with all applicable codes of the Village and the State of Michigan, including building, electrical, plumbing, liquified petroleum gases and similar codes, and shall require permits issued therefore by the appropriate offices. All structures and improvements to be constructed or made under the Village Building Code shall have a building permit issued therefore by the Building Inspector. Such structures or improvements shall not be occupied until a certificate of occupancy is issued therefore by the Building Inspector.
 - m. Essential community facilities and services for the proposed mobile home parks, such as shopping centers, schools, recreation areas and police and fire protection shall be reasonably accessible to the park. A mobile home park shall have a public sanitary sewer system and an approved water supply system in accordance with the standards of the Monroe County Health Department.
 - n. The site and surrounding area shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectional smoke, noxious odors, unusual noise, subsidence, or the probability of flooding or erosion. The soil, groundwater level, drainage, rock, formations, and topography shall not create hazards to the property or to the health and safety of occupants.
 - o. All land in a mobile home park shall comprise a single parcel. Public streets, except extensions of local and collector streets proposed as part of a mobile home park site plan shall not bisect or divide a mobile home park.
 - p. A mobile home park shall not be occupied unless at least sixty (60) mobile home sites are available for occupancy at the time of opening of the park.
 - q. The minimum lot size of a mobile home park shall be twenty (20) acres.
2. Mobile Home Site Regulations. The following regulations shall apply to each mobile home site in a mobile home park.

- a. Each site for a single-wide or expandable mobile home unit shall have a minimum area of seven thousand (7,000) square feet and shall have a minimum width of seventy (70) feet. Each site for a double-wide mobile home unit shall have a minimum area of ten thousand (10,000) square feet and a minimum width of one hundred (100) feet. Corner sites shall be ten (10) feet wider than as required in this Section. The site area shall be computed on the basis of the site lines as shown on the site plan, exclusive of right-of-ways, drives, and common areas and facilities. Not more than two (2) parking spaces shall be included in the site area. Site width shall be measured along the rear line of the required front yard, provided that the width of the site at the front site line shall not be less than twenty-five (25) feet.
- b. For a single-wide and expandable mobile home unit the minimum front yard shall be fifteen (15) feet, the minimum rear yard shall be ten (10) feet, and the sum of the front and rear yards shall not be less than thirty (30) feet. The minimum side yard shall be ten (10) feet, except that the minimum side yard shall be fifteen (15) feet for a mobile home face with a door. For a double-wide mobile home unit the minimum front and rear yards shall each be fifteen (15) feet and the minimum side yards shall each be fifteen (15) feet. Corner side yards shall be twenty-five (25) feet. The front yard shall be that yard which runs along and parallel to the access street line. The rear yard is at the end of the mobile home site opposite the front yard. Side yards run along and parallel to the side lines of the site, between the front and rear yards.
- c. The ground floor coverage (GFC) of a mobile home site shall not exceed sixteen (16) percent and the floor area ratio (FAR) of a mobile home site shall not exceed sixteen (16) percent. The calculation of GFC and FAR shall be based upon the area of the site, as described in Section 12.09 (2-a), herein, and the total ground floor area of the mobile home unit, including any expandable unit and any other enclosed structure except a storage structure unit with a floor area of eighty (80) square feet or less, and screened patios.
- d. The following minimum distances shall be required between single-wide and expandable mobile home units and double-wide mobile home units.
 - i. When units are parallel to each other or when one unit is placed at an angle which is less than thirty (30) degrees between the two adjacent faces, and when any part of a mobile home face overlays any part of any adjacent mobile home face.

The following minimum distances shall be provided and maintained:

front face to front face	forty (40) feet
front face to back face	thirty-five (35) feet
back face to back face	twenty (20) feet
front or back face to end face	thirty-five (35) feet
end face to end face	fifteen (15) feet

provided that no parts of any mobile home unit shall be less than ten (10) feet from any part of any other mobile home unit.

- ii. When mobile home units are placed at an angle to each other and overlap, and the angle between the adjacent faces is thirty (30) degrees or more, the minimum distances between adjacent faces shall be set forth in Section 12.09 (2-d i), herein, as measured along a straight line connecting the midpoints of the adjacent faces, provided that no part of a front, back, or end face shall be less than twenty-five (25) feet from any front or back face or another mobile home unit and no part of an end shall be less than ten (10) feet from another end face.

- iii. The minimum distances between double-wide mobile home units shall be provided by the yard requirements in Section 12.09 (2-a), herein.
 - e. The following minimum distances shall be provided and maintained, as measured from the nearest part of any mobile home unit:
 - i. ten (10) feet to a transition or landscape strip;
 - ii. thirty (30) feet to a boundary of the mobile home park, which is not a public street right-of-way;
 - iii. fifty (50) feet to any service building or central storage area or building in the mobile home park;
 - iv. eight (8) feet to any mobile home park walkway or sidewalk, and
 - v. fifty (50) feet to any parking lot in the mobile home park intended to provide parking for other than residents of the park.
 - f. All measurements set forth in this Section shall be made from the mobile home face. The mobile home face shall include the face of any expandable unit, the face of any enclosed structure which is attached to or otherwise made a functional part of the original mobile home unit, or the face of any other enclosed structure located on a mobile home site. An enclosed storage building with a floor area of eighty (80) square feet or less shall not be included in such measurements, provided that such storage shall not be located in any required yard.
 - g. The yards and other distances, ground floor coverage, and floor area ratio shall not be violated at any time on any mobile home site.
 - h. Each mobile home site shall be provided with a poured concrete stand at least four (4) inches thick, and not less than eight (8) feet wide by forty-five (45) feet long or a pier foundation as specified by the Building Inspector.
 - i. Each mobile home shall be supported on uniform masonry blocks or metallic devices supplied by the mobile home park.
 - j. An outdoor patio area of not less than one hundred and eighty (180) square feet shall be provided at each mobile home site conveniently located at the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable living space. The patio may be constructed of movable elements to permit adjustments to accommodate various locations, floor plans, and widths of mobile home units.
 - k. It shall be unlawful to park a mobile home so that any part of such mobile home will obstruct any roadway or walkway in a mobile home park.
 - l. It shall be unlawful to allow any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home site.
 - m. All mobile home sites shall be marked on the ground by permanent flush stakes, markers, or other suitable means.
3. Utilities. Each mobile home shall be suitably connected to sanitary sewer, water and other utility lines and such connections shall meet the following regulations.
- a. An approved public water supply shall be provided to and within a mobile home park. The water lines and all appurtenances shall comply with all Village and Monroe County Health Department regulations and standards. The water supply shall be adequate for fire fighting purposes.
 - b. Public sanitary sewer lines shall be provided to and within a mobile home park. The lines and all appurtenances shall comply with all Village and Monroe County Health Department regulations and standards.

- c. Each mobile home space shall be provided with at least a four (4) inch sanitary sewer connection. The sewer shall be closed when not connected to a mobile home and shall be capped so as to prevent any escape of odors. The sewer connection shall be water-tight and self-draining and shall not exceed ten (10) feet in length above ground.
- d. The plumbing connections to each mobile home site shall be constructed so that all lines are protected from freezing, from accidental bumping, or from creating any type of nuisance or health hazard.
- e. All electrical lines to each mobile home site shall be underground. Separate meters shall be installed for each site. All cable television and telephone lines shall be underground. Overhead distribution lines for the mobile home park for electricity, telephone, and cable television may be permitted upon approval of the Planning Commission.
- f. If an exterior television antenna installation is necessary, a master antenna shall be provided and service therefrom shall be extended to individual mobile home sites by underground lines. The master antenna shall be placed so as to not be a nuisance to park residents and surrounding areas.
- g. An electrical service supplying 110 volts or 110/220 volts shall be provided for each mobile home space. The installation shall comply with all State and Village electrical regulations.
- h. All fuel oil and liquified gas supplies shall be stored in underground tanks at central locations at safe distances from any mobile home site. All fuel oil and gas shall be furnished to each mobile home site underground. All such tanks and lines shall meet all applicable codes. Individual fuel tanks to supply each mobile home site are prohibited.

4. Access and Parking.

- a. Direct vehicular access by a paved public street shall be provided for a mobile home park. Such street shall function as a collector or arterial street and/or shall be classified as a collector or arterial street in accordance with the Monroe County Comprehensive General Development Plan.
- b. All streets, driveways, motor vehicles parking spaces and walkways within the park shall be paved unless otherwise provided herein. All streets and walkways shall be adequately lighted for safety and ease of movement. All streets shall have curbs and gutters and adequate drainage facilities.
- c. All streets in a mobile home park shall meet the standards of the Village.
- d. Each mobile home park shall have at least one (1) private or public collector street location within the park and connecting it with a public street. Mobile home sites shall not front onto or have access to a collector street or to any public street serving the park; access shall be obtained from site access streets. A collector street shall be a street which carries traffic from the site access streets in the park to the principal common areas and facilities of the park and to the public roads which provide access to the park.
- e. All entrance streets for a park shall be designed as collector streets and shall have a minimum width of thirty-seven (37) feet, back of curb, for a minimum distance of two hundred (200) feet from the edge of pavement of the public street which provides access to the park. Tapering of pavement to a narrower width shall meet Village standards.
- f. Private collector streets within a mobile home park shall provide for two-way traffic flow, shall have a minimum width of twenty-seven (27) feet measured from backs of curb, shall have no parking on the street, and shall have standard curbs and gutters constructed according to Village standards.
- g. Site access streets shall have standard curbs and gutters and pavement constructed according to Village standards and shall meet the following minimum width requirements:

Parking	Direction of Traffic Flow	Minimum Pavement Width (Back of Curb)
No Parking	2 - way	24 ft.
No parking	1 - way	22 ft.
Parallel parking one side	2 - way	33 ft.
Parallel parking one side	1 - way	22 ft.
Parallel parking two sides	2 - way	36 ft.
Parallel parking two sides	1 - way	Not Permitted

A one-way street shall not serve more than thirty (30) mobile home dwelling units. A site access street not more than two hundred and fifty (250) feet long and serving not more than fifteen (15) dwelling units may be reduced to a minimum width of twenty-two (22) feet and the curb and gutter requirement may be waived if on-street parking is prohibited, if adequate turnaround area for fire trucks and other emergency vehicles is provided, and if adequate drainage is provided.

- h. Cul-de-sac streets shall have a turnaround with a minimum outside radius of fifty (50) feet, and shall have a maximum length of three hundred (300) feet.
 - i. Entrances and exits for a mobile home park from county or state highways shall have written approval of the highway authority having jurisdiction before a final site plan for all or any phase of the mobile home park shall be approved by the Planning Commission.
 - j. Two (2) automobile parking spaces shall be provided for each mobile home site. Visitor parking spaces may be included within the total number of spaces so determined. At least one (1) required space shall be located on, or within fifty (50) feet of each mobile home site. The second space shall be located within one hundred and fifty (150) feet of each mobile home site. On-street parking may be permitted in place of required off-street parking provided that such parking shall not exceed one (1) space per mobile home site and provided further, that such parking shall not be provided on any collector street in the park. Two (2) spaces may be located on a site and may be arranged in tandem.
 - k. Public sidewalks shall be provided on the street side of each mobile home site, except that such sidewalks may be waived by the Planning Commission if an adequate internal walk system is provided. All public sidewalks such as those along streets, those leading from street sidewalks to park service buildings and common areas, and major interior walkway systems not adjacent to streets shall be paved and shall be at least four (4) feet wide. Sidewalks used in common by one (1) to three (3) mobile home sites shall be at least three (3) feet wide.
 - l. Public sidewalks along private collector streets within the mobile home park shall be separated from the street by a landscaped margin at least ten (10) feet wide, measured from back to curb.
 - m. All public sidewalks shall be designed for use by bicycles, wheelchairs, and similar vehicles.
5. Landscaping.
- a. A landscape strip at least twenty (20) feet wide shall be located and continually maintained along all park borders not adjacent to public streets, and along the edge of any private collector street within the mobile home park. This strip shall consist of such plant materials as trees and shrubs to provide privacy for the mobile home residents and

to provide a transition area between mobile home park and the surrounding property. A fence may be required by the Planning Commission as part of the site plan approval to protect the mobile home park or adjacent residences from trespassing.

- b. Common laundry-drying yards, trash collection stations, surface mounted transformers, and similar equipment and facilities shall be screened from view by plant materials or by man-made screens. Required landscape strips shall not be included in the calculation of required recreation area.
 - c. A landscape strip at least fifty (50) feet wide shall be provided along any frontage which abuts a public street right-of-way existing or proposed in Monroe County's adopted General Development Plan. The strip shall be landscaped with trees, shrubs, and ground cover.
 - d. Parking shall not be permitted in any required buffer strip.
 - e. Not less than ten (10) percent of the total land area of any mobile home park shall be devoted to common recreation areas and facilities, such as playgrounds, swimming pools and community buildings. Required landscaped strips, streets, parking areas, laundry areas, and storage areas shall not be included in calculating the required recreation area. Where only one (1) recreation area is provided, it shall be in a central location conveniently accessible for all dwellings. No central recreation area shall be credited toward meeting these requirements unless it contains at least thirty thousand (30,000) square feet of land area. Recreation areas and facilities shall be so located, designed, and improved as to minimize traffic hazards to users and adverse effects on surrounding residential uses.
6. Storage Areas.
- a. An outdoor storage area for boats, boat trailers, camping units, horse trailers, and similar equipment shall be provided within the mobile home park in an amount equal to at least fifty (50) square feet per mobile home space. The storage area shall be surfaced with gravel, asphalt, or similar substances and shall be screened from view with plant materials or man-made screening devices.
 - b. An outdoor storage area, either individual or common, for the personal use of mobile home occupants shall be provided in an amount equal to at least one hundred and fifty (150) cubic feet per mobile home space. Each storage facility shall have a concrete floor, at least four (4) inches thick.
7. Procedures and Permits.
- a. To construct a mobile home park or any facilities therein, a person shall:
 - i. present a site plan to be approved by the Village Planning Commission in accordance with ARTICLE XI, SITE PLAN REVIEW, herein, and no variation from this plan may be made without approval of the City Planning Commission through a site plan amendment;
 - ii. obtain a Construction Permit from the Monroe County Health Department as required by the Michigan Trailer Coach Park Act, Act 243, P.A. 1959; a copy of such permit shall be given to the Building Inspector, and
 - iii. obtain a building permit from the Building Inspector as required by Village code.
 - b. To inhabit, conduct, or operate a mobile home park, a person shall:
 - i. obtain written approval from the Monroe County Department of Public Health, of the completed construction as required in the Michigan Trailer Coach Park Act, Act 243, P.A. 1959; a copy of such approval shall be given to the Building Inspector;
 - ii. obtain an annual license from the Monroe County Department of Public Health, as provided in the Michigan

- Trailer Coach Act; a copy of such license shall be given to the Building Inspector; and
- iii. obtain a certificate of occupancy from the Building Inspector as required in this Ordinance and by the Village Building Code; and
 - iv. obtain an annual license from the Village Clerk as required by Ordinance by the Village.

8. Registration of Mobile Home Units.

The mobile home park management shall establish and maintain an up-to-date register containing a record of all mobile home dwelling units located within the park. The register shall contain the following information;

- a. the name and address of the owner of each mobile home;
- b. the make, model, year and current license number of each mobile home; and the number of the site on which located;
- c. the length, width, and total floor area of the mobile home dwelling unit;
- d. the length, width, and area of the mobile home site;
- e. the state, territory, or country issuing such licenses; and
- f. the date of arrival and departure of each mobile home dwelling unit.

The register shall be available for inspection by public officials. The record for each mobile home dwelling unit shall not be destroyed for a period of one (1) year following the date of departure of the unit from the mobile home park.

SECTION 12.10 SWIMMING POOLS, PRIVATE

1. Private pools shall be permitted as an accessory use within the rear yard or side yard, provided they meet the following requirements:

- a. No swimming pool, or part thereof, shall be hereafter erected or constructed unless a building permit shall have been first issued for such work by the Building Inspector.
- b. There shall be a minimum distance of not less than ten (10) feet between adjoining property lines, or alley right-of-way and the outside of the swimming pool wall. Side yard set-back shall apply if greater than ten (10) feet.
- c. There shall be a distance of not less than ten (10) feet between the outside swimming pool wall and any building located on the same lot.
- d. No swimming pool wall shall be located less than thirty-five (35) feet from any street right-of-way line or any existing dwelling unit on abutting property.
- e. No swimming pool shall be located in an easement.
- f. For the protection of the general public, all areas containing swimming pools shall be completely enclosed by a fence not less than four (4) feet in height above the surface of the ground, of chain link or equally impene-trable construction. All vertical members of said fence shall be on the swimming pool side thereof and all hori-zontal members shall be spaced not more than one and one-half (1½) inches apart. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate and not readily available for children to open. Gates shall be capable of being securely locked. Such enclosure shall be located not more than one hundred (100) feet distant from the swimming pool. A building or masonry wall at least four (4) feet in height may be used as all or part of such swimming pool enclosure.

If the swimming pool is constructed above ground so that the exterior thereof is at least four (4) feet above ground level, measuring perpendicularly from the top of said pool, and the exterior construction of said above-ground pool enclosures contained in the preceding paragraph, and entry into such above-ground pool is only by means of a

ladder that locks up into place when the pool is not in use, then the fence and gate required in the preceeding paragraph of this Section shall be required to enclose only the entry area to said above-ground pool.

- g. All electrical installations or wiring in connection with below-ground swimming pools shall conform to the provisions of the Village Electrical Code. If service drop conductors or other utility wires cross under or over the proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a permit shall be issued for the construction of the swimming pool.
- h. Permit. Upon compliance with all requirements of this Section and upon determination by the Building Inspector that the proposed swimming pool will not be injurious to the general public health, safety and welfare of the Village and its citizens, the Building Inspector shall issue a permit conditioned upon compliance of the permit holder with the requirements of this Section.
- i. Supervision. No person shall maintain an outdoor swimming pool on his premises without providing adequate supervision at all times when the pool is in use so that no person may be injured or drowned therein.
- j. Sanitation. No outdoor swimming pool shall be used unless adequate public health measures are periodically taken to insure that the use thereof will not cause the spread of disease. The water of all pools shall be sterilized by chlorinated water. The current standards set by the State Department of Public Health to protect public health in the use of such swimming pools are hereby adopted and made a part of this Ordinance.

SECTION 12.11 PRIVATE RECREATION

- 1. General Requirements.
 - a. Structures associated with such uses as private parks, country clubs, golf courses, golf driving ranges, gun clubs and other similar recreational facilities operated for a profit shall be located at least two hundred and fifty (250) feet from a lot line or any adjacent residence or residential district and all ingress and egress from said parcel shall be directly onto a major thoroughfare.
 - b. All primary activities associated with such operations and conducted out-of-doors or fashion that would create significant or undue disturbance to adjacent uses shall be limited to hours of operation which shall not exceed 7:00 a.m. to 10:00 p.m., unless approval for an extension of that period is obtained from the Zoning Board of Appeals.
 - c. A site plan shall be approved in accordance with ARTICLE XI, SITE PLAN REVIEW, herein.
- 2. Gun clubs and shooting ranges regulations. In addition to those stated above, the following regulations shall apply:
 - a. All such facilities must be situated on a parcel of land not less than ten (10) acres in area and having a minimum of three hundred and thirty (330) foot road frontage.
 - b. Such parcel of land must be adequately fenced, that being a fence of at least four (4) feet in height, and posted through both symbol and written statement so as to inform the public of the nature of the facility at frequent intervals not to be greater than fifty (50) feet apart.
 - c. Design and operation of such facility shall also be in accordance with specifications and practices outlined in the "Current N.R.A. Standards".
- 3. Golf course regulations. In addition to those stated above, the following regulations shall apply:
 - a. The following minimum acreage and road frontage requirements shall apply:

Type	Minimum Area (Acres)	Minimum Road Frontage
9-hole, Par 3	20	330
9-hole Course	80	660
19-hole Course	140	1320

SECTION 12.12 PERFORMANCE STANDARDS

The following is a statement of policy by the Village of Carleton, Michigan, with respect to certain uses within various use districts within the Village:

1. **Smoke.** It shall be unlawful for any person, firm, or corporation to permit the emission of smoke from any source in an amount which shall be injurious or substantially annoying to persons residing in the effected area.
2. **Airborne Solids.** It shall be unlawful for any person, firm, or corporation to operate and maintain, or cause to be operated and maintained, any process or activity which shall be productive of dust, dirt, fly ash or other airborne matter which shall be injurious or substantially annoying to persons in the vicinity of such activity or process, or which shall cause injury to neighboring business or property.
3. **Odor.** The emission of odors which shall be found to be obnoxious to any considerable number of persons at their place of residence shall be prohibited.
4. **Gases.** The emission or release of corrosive or toxic gases, in amounts which are injurious or substantially annoying to persons living or working in the effected area, shall be prohibited.
5. **Glare and Radioactive Materials.** Glare from any process or operation shall be shielded so as to be invisible beyond the property line of the premises on which the process is performed. Radiation including radioactive materials and electro-magnetic radiation such as that emitted by the X-ray process or diathermy, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.
6. **Flammable Materials.** The storage of flammable materials shall either be within structures approved for the use by the Village Building Inspector which shall be set back not less than fifty (50) feet from any lot line, or in open storage which shall be back not less than one hundred and fifty (150) feet from any lot line. The storage and handling of flammable liquids, liquified petroleum, gases and explosives shall be in accordance with the State rules and regulations as established by Act No. 207, Public Acts of 1941, as amended.
7. **Noise.** The noise permitted under any use of land shall be no greater than the normal level of traffic noise existing in the area at the time of such emission, when determined at the boundary of the property. Industrial districts may have higher levels of noise within their industrial premises, provided that berms, walls, or other sound barriers of equal effect shall prevent their being substantially annoying to adjacent areas.
8. **Vibration.** Machines or operations which cause vibrations shall be permitted in Industrial Districts, provided that vibrations emanating therefrom shall not be discernable and substantially annoying or injurious to property beyond the lot lines of the effected premises.

The violation of any of these standards may constitute a public nuisance and will be considered by Village Officials when making a decision as to whether or not to institute litigation to abate same.

ARTICLE XIII
OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 13.01 GENERAL PROVISIONS FOR OFF-STREET PARKING

1. The regulations of this ARTICLE shall be met in all districts whenever any uses are established or any building or structure is erected, enlarged, or increased in capacity.
2. Plans and specifications showing required off-street parking spaces, including the means of access and ingress and egress and circulation shall be submitted to the Building Inspector for review at the time of application for a building permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under ARTICLE XI, SITE PLAN REVIEW, herein, in which case this requirement shall not apply.
3. No parking area or parking space which exists at the time this Ordinance becomes effective, or which subsequently thereafter is provided for the purpose of complying with the provisions of this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
4. Parking of motor vehicles in residence districts shall be limited to passenger vehicles, and not more than one (1) commercial vehicle of light delivery type, not to exceed three-fourth (3/4) of a ton, shall be permitted for each dwelling unit. The parking of any other type of commercial vehicle, except those belonging to a church or school, is prohibited in any residential district. Parking of recreation vehicles shall be regulated as provided in Section 12.07, herein. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the premises of the principal building(s).
5. The storage of merchandise or vehicle parts in any parking lot in any district is prohibited.

SECTION 13.02 SPECIFICATIONS FOR PARKING AREAS

1. Required off-street parking facilities shall be located on the same lot as the principal building for which the parking is intended.
2. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following regulations:
 - a. Off-street parking spaces and all driveways shall not be closer than ten (10) feet to any property line, unless a wall, screen or compact planting strip is provided as a parking barrier along the property line, except in the Village R-1 district in which case a minimum distance is not required for residences only.
 - b. Off-street parking spaces shall not be located in the required front yard or within the required yard along any street.
 - c. All off-street parking areas shall be drained so as to prevent direct drainage onto abutting properties and surface drainage onto public streets. Parking areas shall be paved. All parking spaces in paved lots shall be marked with striping.
 - d. Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to reflect the light away from any adjoining streets or residential lots.
 - e. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened, on any side which adjoins a lot in any residential district, by a wall, screen, or compact planting strip not less than four (4) feet in height.
 - f. All off-street parking areas that make it necessary or possible for vehicles to back directly into a public street are prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two family dwellings.
 - g. All spaces shall have adequate access by means of aisles or lanes.

- h. Ingress and egress to parking lots shall be provided for all vehicles by means of clearly limited and defined drives.
 - i. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way movement. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.
 - j. Not more than fifteen (15) parking spaces shall be permitted in a continuous row in R-1 and R-M residential districts without being interrupted by landscaping. Not more than twenty(20) parking spaces shall be permitted in a continuous row in commercial and industrial districts without being interrupted by landscaping.
 - k. All required landscape areas and screens shall be maintained in a healthy and growing condition for plant materials, and all landscape areas and screens shall be maintained in a neat and orderly appearance.
 - l. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, exclusive of access drives or aisles, shall have a minimum width of ten (10) feet, and shall be of usable shape and condition. An access drive shall be provided and, where a turning radius is necessary, it shall have a radius sufficient to permit an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. The minimum width of such aisles shall be:
 - i. For ninety (90) degree parking, the aisle shall not be less than twenty-four (24) feet in width.
 - ii. For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet in width.
 - iii. For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - iv. For parallel parking, the aisle shall not be less than twelve (12) feet in width, for one-way traffic, or twenty-four (24) feet for two-way parking.
3. Off-street parking facilities for trucks at restaurants, service stations, and similar establishments shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities.

SECTION 13.03 RULES FOR CALCULATING REQUIRED NUMBER OF PARKING SPACES

1. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that floor area used for parking within the principal building, incidental service, storage, installations of mechanical equipment, heating systems, and similar uses.
2. Churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such seating shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
3. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
4. For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local county or state building, fire or health codes.
5. Any fractional space shall be counted as one (1) additional required space.
6. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this Ordinance. Parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use, except as provided in Section 13.03 (7) and 13.03 (8), herein.
7. If a parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half ($\frac{1}{2}$) of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half ($\frac{1}{2}$) of the required spaces for each additional use. The Building Inspector shall

determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this Sub-Section.

8. Off-street parking spaces required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of existing usable public or private off-street spaces. The Building Inspector shall determine if such public or private spaces qualify under this Section. The required number of off-street parking spaces may also be reduced in accordance with Section 13.03 (7), herein, if applicable.
9. Where a use is not specifically listed in the SCHEDULE OF OFF-STREET PARKING REQUIREMENTS, the parking requirements of a similar use shall apply. The Building Inspector shall make the interpretation.

SECTION 13.04 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

1. Uses permitted in Residential Districts:
 - a. Dwellings - Single-Family One (1) space for each dwelling unit.
 - b. Dwellings - Mobile Home Park Two (2) spaces per unit plus one (1) space for each two (2) employees of the park.
 - c. Dwellings - Multiple-Family Two (2) spaces for each dwelling unit
 - d. Dwellings - Senior citizens units One (1) space for each two (2) dwelling units, plus one (1) space for each employee.
 - e. Nursing Homes, Childrens' Homes One (1) space for each four (4) beds plus one (1) space for each two (2) employees.
 - f. Elementary and Junior High Schools One (1) space for each employee plus one (1) space for each classroom, including portables.
 - g. Senior High Schools One (1) space for each employee plus one (1) space for each four (4) students of the rated capacity, plus one-half ($\frac{1}{2}$) the requirements for auditoriums.
 - h. Churches, Auditoriums, Assembly Halls other than schools. One (1) space for each four (4) seats of maximum capacity.
 - i. Libraries, Museums One (1) space for each five hundred (500) square feet of floor area.
 - j. Swimming Pool Clubs, Tennis Clubs, and similar uses One (1) space for each two (2) member families, plus spaces as required for each accessory use, such as a restaurant.
 - k. Golf Courses, except Miniature and "Par 3" Courses Six (6) spaces for each golf hole and one (1) space for each employee plus spaces required for each accessory use, such as a restaurant.
 - l. Miniature and "Par 3" Courses Three (3) spaces for each golf hole and one (1) space for each employee plus spaces required for each accessory use, such as a restaurant.
 - m. Nursery School, Day nurseries, Child Care Centers. One (1) space for each three hundred and fifty (350) square feet of floor area.
2. Uses permitted in the Commercial District and/or by special approval in other districts.
 - a. General retail sales establishments, not elsewhere classified One (1) space for each two hundred (200) square feet of gross floor area.
 - b. Furniture, Appliance, Household Equipment Stores and Repair Shops One (1) space for each four hundred (400) square feet of gross floor area.
 - c. Barber and Beauty Shops Two (2) spaces for each chair, plus one (1) space for each employee.
 - d. Restaurants, Cocktail Lounges, Taverns, Night Clubs One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.

e. Professional and Business Offices	One (1) space for each two hundred (200) square feet of gross floor area.
f. Medical and Dental Offices, Clinics, Banks	One (1) space for each one hundred (100) square feet of floor area plus one (1) space for each employee.
g. Self-serve Laundry or Dry Cleaning Stores	One (1) space for each two (2) washing, drying, or dry cleaning machines.
h. Automobile Service Stations	One (1) space for each gasoline pump, plus two (2) spaces for each lubrication stall.
i. Automobile or Machinery Sales and/or Service Establishments	One (1) space for each two hundred (200) square feet of show-room floor area plus two (2) spaces for each service plus one (1) space for each two (2) employees.
j. Bowling Alleys	Five (5) spaces for each alley plus parking for accessory uses as provided herein.
k. Funeral Homes	Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area in parlors, whichever is greater, plus one (1) space for each fleet vehicle.
l. Shopping Centers	Five and one-half (5½) spaces for each one thousand (1,000) square feet of gross leasable floor area.
m. Private Clubs, Lodge Halls	One (1) space for each three (3) persons of maximum capacity.
n. Automobile Wash	Five (5) spaces for each washing stall (not including space in each stall).
o. Wholesale Establishments	One (1) space for each two hundred (200) square feet of sales floor area plus one (1) space for each two (2) employees plus one (1) space for each vehicle to be stored on the premises.
p. Warehouses	One (1) space for each two thousand (2,000) square feet of gross floor area plus one (1) space for each vehicle to be stored on the premises.
q. Utility Sub-Stations	One (1) space for each employee.
r. Contractors Establishments	One (1) space for each employee, plus one (1) space for each vehicle stored on the premises.
s. Junk Yards	One (1) space for each employee, plus one (1) space for each operating vehicle stored on premises, plus 1 space for each acre of land in yard.

SECTION 13.05 GENERAL PROVISIONS FOR OFF-STREET LOADING FACILITIES

1. In connection with every building or part thereof hereafter erected, except single and two family dwellings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicles shall be provided on the same lot with such buildings. Off-street loading spaces are hereby required in order to avoid interference with public use of streets and parking areas.
2. Plans and specifications showing required loading and unloading spaces and the means of ingress and egress and internal circulation shall be submitted to the Building Inspector and appropriate state or county agency for review at the time of application for a building permit for the erection or enlargement of a use of a building or structure or at the time such spaces are added or altered, except as required in ARTICLE XI, SITE PLAN REVIEW, herein, in which case this requirement shall not apply.

SECTION 13.06 SPECIFICATIONS FOR LOADING FACILITIES

1. Each off-street loading/unloading space shall not be less than the following:

- a. In any residential district, a loading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length, and if a roofed space, not less than fifteen (15) feet in height.
 - b. In a commercial district, a loading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length, and, if a roofed space, not less than fifteen (15) feet in height.
2. Subject to the limitations of paragraph "4" following, a loading space may occupy part of any required side or rear yard, except the side yard along a street in the case of a corner lot shall not be occupied by such space. No part of a required front yard shall be occupied by such loading space.
 3. Any loading space shall not be closer than fifty (50) feet to any lot located in a residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting strip not less than six (6) feet in height, in which case such space shall not be located closer to the lot line than the required yard.
 4. Off-street loading facilities that make it necessary or possible to back directly into a public street shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.

SECTION 13.07 SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

1. Off-street loading/unloading spaces where required shall be provided at the rate of one (1) space for the first five thousand (5,000) square feet of gross floor area, and one (1) space for each additional twenty thousand (20,000) square feet of gross floor area, or fraction thereof.
2. Required off-street parking spaces shall not be included in the count of required loading spaces.
3. In the case of mixed uses on one lot or parcel the total requirements for off-street loading facilities shall be the sum of the various uses computed separately.

ARTICLE XIV
SIGN REGULATIONS

STATEMENT OF PURPOSE

It is the intent and purpose of this Article to provide proper regulation and control of all outdoor signs such that no sign will by reason of its size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public morals, health or safety; and further, to regulate such signs in such a way as to create land patterns compatible with other major land use objectives and to prevent such signs from causing annoyance or disturbance to the citizens and residents of the Village.

SECTION 14.01 GENERAL PROHIBITIONS

1. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity and so as not to change the essential character of such area.
2. No sign shall be illuminated by other than a steady continuously burning light, nor shall any open spark or flame, or intermittent or flashing illumination be permitted.
3. No sign may be displayed which in word, color, or form might be confused with recognized traffic safety symbols.
4. No signs except those established by the Village, county state or federal government, shall be located in, projected onto, or overhang any public right-of-way.
5. No sign shall be enlarged, altered, or relocated except in conformity to the provisions of this Ordinance.
6. No sign not included in the Definitions of Section 14.02 of this Article shall be erected, installed or maintained in the Village.
7. No sign or part of a sign shall move either by mechanical means or reaction to air current.
8. No banners, pennants, balloons, spinners or streamers are permitted.
9. The construction of any such sign shall be such that it will withstand normal wind forces encountered in the area. All such signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.

AREA, HEIGHT, AND PLACEMENT RESTRICTIONS

NAME	DISTRICTS PERMITTED	MAXIMUM AREA OF SIGN	MAXIMUM HEIGHT OF SIGN
1. Community Events Signs	All Districts	32 sq. ft.	
2. Construction Signs	All Districts	6 sq.ft./face for residential; not to exceed 100 sq.ft. all other districts	
3. Ground Signs	All Districts Except Residential	1 sq.ft./2 lin.ft. of lot frontage, not to exceed 80 sq.ft./face or 160 sq.ft. all faces combined	25' above nearest surface
4. Individual Property Sale/Rent Signs	All Districts	6 sq.ft. each of 2 faces residential; not to exceed 100 sq.ft. total all other districts	3' residential
5. Institutional Bulletin Boards	All Districts	20 sq.ft./face; 40 sq.ft. total	6' above grade
6. Political Campaign Signs	All Districts	6 sq.ft. total residential; not to exceed 100 sq.ft. all other districts	

7.	Private Traffic Direction Signs	All Districts Except Residential	3 sq. ft./face	5' (feet)
8.	Public Signs	All Districts		
9.	Special Temporary Signs	All Districts	32 sq.ft./face; 64 sq. ft. total all faces	
10.	Subdivision Sale Signs	All Districts	50 sq.ft. total for residential; 100 sq.ft. total for all other districts	
11.	Wall Signs	All Districts	2 sq.ft./1.0 lin.ft. of building frontage for buildings not using permitted ground sign.	

SECTION 14.02 SPECIAL REQUIREMENTS BY TYPE OF SIGN

1. Community Events Signs. (Permit to be issued by Building Inspector)
 - a. Definition: A temporary sign announcing local community events.
 - b. Districts Permitted: Permitted all districts subject to the conditions stated hereunder, and subject to the approval of the enforcement officer when in violation of these conditions or when occurring on public property right-of-ways.
 - c. Maximum Size: Not to exceed thirty-two (32) square feet face area.
 - d. Maximum Duration of Display: Fourteen (14) days.
 - e. Religious Displays: Traditional religious holiday displays when occurring on private property are exempt from the above restrictions.

2. Construction Signs.
 - a. Definition: A sign erected on a site designated on a building permit issued by the Village Building Inspector, which advises the public of the pertinent facts regarding the construction of the building and its site improvements.
 - b. Maximum Number Permitted: One (1) per building site.
 - c. Size Restrictions By Districts:

Residential	Six (6) square feet per face.
All other Districts	One (1) square foot total sign area per two (2) lineal feet of parcel frontage but in no case to exceed on hundred (100) square feet total sign area.
 - d. Restrictions: Construction signs shall be removed within fourteen (14) days of issuance of certificate of occupancy or expiration of building permit, whichever occurs first.

4. Ground Signs. (Permit and Site Plan Review by Planning Commission)
 - a. Definition: A freestanding sign supported by the ground or by uprights, braces, or pylons located in or upon the ground and not attached to a building.
 - b. Districts Permitted: Permitted in all districts except residential.
 - c. Maximum Number Permitted: One ground sign per building, shopping center, or group of buildings on a single lot, group of lots under common ownership or control, or an acreage parcel, regardless of the number of separate parties, tenants or uses contained therein.
 - d. Placement Restrictions: No part of a ground sign may be placed within ten (10) feet of the front property line, and in no case less than seventy (70) feet from the centerline of the road. No part of a ground sign may be placed within a required sideyard and in no case within twenty (20) feet of a side lot line. No part of a ground sign shall be attached to, supported by, or in any way connected to a building. A minimum two (2) foot horizontal separation shall be maintained between any sign or sign support element and any adjacent building or structure. No

ground sign shall be placed in such a manner as to prevent any traveler on a curve or at an intersection of the highway from obtaining a clear view of approaching vehicles for a distance of five hundred (500) feet along the highway.

- e. Height Restrictions: Maximum Height: Twenty-five (25) feet above the nearest street surface. If the parcel contains major topographic features which make the placement of the sign impractical, the Planning Commission may waive the twenty-five (25) feet requirement. Minimum Height of any sign element, other than permitted support structure described herein, occurring within required setback yards: Ten (10) feet above street surface or ground elevation at sign, whichever is highest. Permitted support structures occurring within required setback yards may not exceed one (1) square foot in horizontal cross-section, and multiple supports shall not be spaced closer than four (4) feet apart.

Permitted support structures shall not extend more than one (1) foot beyond sign at any point.

A minimum vertical clearance of fifteen (15) feet shall be provided for any portion of a sign located within four (4) feet of any drive or parking lot surface serving motor vehicles.

- f. Maximum Sign Face Area: One (1) square foot per two (2) lineal feet of frontage facing principal thoroughfare, but not to exceed eighty (80) square feet per face, or one hundred sixty (160) square feet for all faces combined, for each permitted ground sign.
- g. Measurement of Ground Sign Face Area: Area of ground signs shall include the total area within any regular geometric figure (circle, triangle, rectangle, etc.) enclosing the extreme limits of letters, symbols or other material forming an integral part of the display or used to differentiate the sign from the background against which it is placed. A three-dimensional sign in which more than one (1) face is visible from any place, or in which the least cross sectional dimension is greater than eighteen (18) inches, shall be measured from its three (3) principal elevations in arriving at a total sign area.

4. Individual Property Sale or Rent Signs.

- a. Definition: A temporary sign advertising the sale, rent or lease of the property upon which it is located.
- b. Districts Permitted: Permitted all districts.
- c. Maximum Number Permitted: One (1) per parcel frontage.
- d. Size and Area Restrictions by Districts:

Residential (Permit not required)	Six (6) square feet each of two (2) faces three (3) foot height.
All Other Districts (Permit to be issued by Building Inspector)	One (1) square foot total sign area per two (2) lineal feet of parcel frontage but in no case to exceed one hundred (100) square feet total sign area.
- e. Placement Restrictions: Property sale or rent signs in other than residential districts, and when consisting of a free-standing sign larger than six (6) square feet face area, shall be subject to the setback requirements of ARTICLE IX, SCHEDULE OF REGULATIONS, of this Ordinance.
- f. Maximum Duration: A temporary permit for a period of one (1) year shall be obtained for each sign and may be renewed upon the same conditions as set forth in Section 14.02(4).

5. Institutional Bulletin Boards. (Permit and site plan review required by the Planning Commission)

- a. Definition: A sign upon which is displayed only the name of the religious institution, school, community center,

club, or charitable institution which occupies the premises, and announcements concerning its services or activities.

- b. Districts Permitted: Permitted all districts subject to Planning Commission site plan review.
 - c. Maximum Sign Face Area: Twenty (20) square feet per face; forty (40) square feet total all faces.
 - d. Maximum Height: Six (6) feet above grade.
 - e. Maximum Number Permitted: One (1) per eligible institution.
6. Political Campaign Signs.
- a. Definition: A sign or poster announcing candidates seeking political office and/or political issues and data pertinent thereto.
 - b. Districts Permitted: Permitted all districts; no permit required.
 - c. Size Restrictions By Districts:

Residential	Six (6) square feet total sign area.
All other Districts	One (1) square foot total sign area per two (2) lineal feet of parcel frontage, but in no case to exceed one hundred (100) square feet total sign area.
 - d. Maximum Duration of Display: Signs shall not be erected more than thirty (30) days before the election to which they pertain and shall be removed within seven (7) days after that election. Lack of observance of this requirement is punishable by a penalty as set by the Village Council.
7. Portable Signs.
- a. Definition: A free-standing sign not permanently anchored or secured to the ground or to a building.
 - b. Districts Permitted: Prohibited all districts.
8. Private Traffic Direction Signs. (Permit issued by Building Inspector)
- a. Definition: A sign directing traffic movement onto or within a premise, located entirely thereupon, and containing no advertising message or symbol.
 - b. Districts Permitted: All districts except residential.
 - c. Maximum Size: Three (3) square feet per face; not to exceed five (5) feet in height.
 - d. Placement Restrictions: Subject to review by the Building Inspector.
9. Projecting Signs.
- a. Definition: A sign which projects from and is supported by a building wall, any part of which extends more than fifteen (15) inches beyond the building face or ends of the building wall.
 - b. Districts Permitted: Prohibited all districts except C-1, Commercial.
 - c. Placement Restrictions: Permit and site plan review required by Planning Commission.
10. Public Signs.
- a. Definition: Any sign erected by a state, county, or local authority having lawful jurisdiction over public property or right-of-way for the purpose of traffic control, public safety, or public information.
 - b. Districts Permitted: Permitted all districts, subject to the regulations of the lawful jurisdiction.
11. Roof Signs.
- a. Definition: A sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by said building.
 - b. Districts Permitted: Prohibited all districts.
12. Special Temporary Signs. (Not to exceed thirty-two (32) square feet)

- a. Upon application, a special permit may be granted by the Building Inspector for the placement of a temporary sign, which temporary sign shall conform with the requirements stated within this Article with regard to placement and size for new businesses pending installation of permanent signs and signs destroyed by natural causes, vandalism, and acts of God.
 - b. In no event shall said permit be granted for a period exceeding thirty (30) days.
 - c. Maximum Sign Face Area: Thirty-two (32) square feet per face; sixty-four (64) square feet total all faces.
13. Subdivision Sale Signs. (Sign permit and site plan review required by Planning Commission)
- a. Definition: A sign promoting the sale of lots or homes within a subdivision for which final plat approval has been received.
 - b. Maximum Number Permitted: Two (2) per subdivision.
 - c. Maximum Size According to Districts:

Residential	Fifty (50) square feet total sign area.
All Other Districts	One hundred (100) square feet total sign area.
 - d. Setback Restrictions: Signs shall be placed in accordance with the building setback restrictions pertaining to the subdivision boundaries as defined by the Zoning Ordinance.
14. Wall Signs. (Permit and site plan review by Planning Commission required.)
- a. Definition: A sign attached to, painted on, or otherwise placed upon an exterior building wall, including mansard roof facade with slope not less than seventy-five (75) degrees, with the sign surface parallel to the building wall and not projecting more than fifteen (15) inches beyond the surface to which it is attached.
 - b. Districts Permitted: All districts.
 - c. Maximum Number Permitted: No limit
 - d. Placement Restrictions: Wall signs may not be placed on other than the front vertical facade of the building wall generally parallel to the front lot line, or the side building facade in the instance of a corner lot.
 - e. Maximum Sign Face Area: Two (2) square feet per one (1) lineal foot of building frontage.
 - f. Measurement of Wall Sign Area: Area of wall signs shall include the total area within any regular geometric figure (rectangle, triangle, circle, etc.) enclosing the extreme limits of figures, symbols, or other graphic devices or forms as well as any frame forming an integral part of the display.

SECTION 14.03 PERMIT REQUIREMENTS

It shall be unlawful for any person to erect, alter, relocate, or maintain within the Village any sign as defined herein unless specifically exempted hereunder, without first obtaining a permit therefore from the Building Inspector, and making payment of any fee required by the Village.

- 1. Application Procedure. Application for sign permits shall be made upon forms provided by the Village and shall have attached thereto the following information:
 - a. Applicant must fill out a Village Sign Application form obtained from the Village Clerk.
 - i. Information that must be included in the application is:
 - (a) Location. A written description of the site as well as an adequate staking of the requested sign location that would allow on site inspection by the Planning Commission members.
 - (b) A drawing of the sign and supports at a scale of not less than 1" = 5' which gives all dimensions of the sign.

- (c) A schematic sketch or drawing of the site showing its relationship to the roadway and adjacent land uses within four hundred (400) feet of the sign and any landscaping to be used in conjunction with the sign. Scale to be 1" = 50'.
 - ii. Applicant shall conform with all aspects of ARTICLE XIV of this Ordinance.
 - b. Application shall be made at least ten (10) days prior to the regular meeting of the Village Planning Commission, at its regular meeting as established by the Village Planning Commission. The Village Clerk will transfer all applications to the chairperson of the Planning Commission prior to the regular meeting.
 - c. The full application will be referred to the Site Plan Review Committee for their review. Applications will not be considered received until approved for completeness and referred to committee.
 - d. A report by the Site Plan Review Committee will be made to the Planning Commission within forty-five (45) days of receipt of application.
 - e. Determination of approval or disapproval by the Village Planning Commission will be made after the report of the committee.
- 2. Signs Exempt From Permit Requirements. The following signs, as defined in this Section, are exempt from permit requirements but remain subject to the conditions and limitations set forth herein:
 - a. Construction Signs
 - b. Public Signs
 - c. Political Campaign Signs
 - d. Residential For Sale Signs
- 3. Permit Fees. A fee shall be paid for the issuance of a sign permit or renewal in accordance with a schedule of fees which shall be adopted by the Village Council. Such schedule of fees shall be designed to reimburse the Village for all of its direct costs incurred in the inspection and regulation of signs and issuance of permits.
- 4. Non-Conforming Signs.
 - a. It is intended to eliminate non-conforming signs, except as otherwise specifically set forth in this Section, as rapidly as the police power of the Village permits. Any lawfully erected sign the maintenance of which is made unlawful by this Ordinance may continue to be maintained exactly as such existed at the time when the maintenance thereof became otherwise unlawful under the provisions of this Ordinance.
 - b. No Non-conforming Sign
 - i. shall be changed to another non-conforming sign;
 - ii. shall have any changes made in the words or symbols used or the message displayed on the sign unless the sign is an off-premises advertising sign, or a bulletin board, or substantially similar type of sign, specifically designed for periodic change of message;
 - iii. shall be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign;
 - iv. shall be re-established after the activity, business or usage to which it relates has been discontinued for thirty (30) days or longer; or
 - v. shall be re-established after damage or destruction if the estimated expenses of reconstruction exceed fifty (50) percent of the original cost.
 - c. The Zoning Board of Appeals shall permit variances from Sub-Section 4(b) of this Section or variances permitting

the erection or maintenance of a non-conforming sign only upon the grounds established by law for the granting of zoning variances or upon a finding that the grant of a variance will reduce degree of non-conformance of an existing sign or will result in the removal of one or more lawfully non-conforming signs and replacement by a sign or signs more in keeping with the spirit, purpose and provisions of this Ordinance.

SECTION 14.04 SIGN ERECTOR REGISTRATION

1. No person shall engage in the business of erecting or installing signs for which permits are required by this Ordinance and needing the approval of the Village Planning Commission without registering with the Village to conduct such operations.
2. Servicing and Maintenance. The provisions of Section 14.04 shall not apply to the ordinary servicing or repainting of existing signs, altering of a sign specifically designed for periodic change of message without change in sign structure, such as a bulletin board or similar type of sign.

SECTION 14.05 UNSAFE AND UNLAWFUL SIGNS

Any sign that constitutes a safety hazard, or that has been unlawfully installed, erected, or maintained in violation of any of the provisions of this Ordinance or of any other Village Ordinances or laws shall be removed in accordance with the provisions of the official building code of the Village of Carleton.

SECTION 14.06 CONSTRUCTIONAL REQUIREMENTS FOR SIGNS

All signs shall be constructed and maintained in accordance with the provisions of the applicable building code.

ARTICLE XV
ADMINISTRATION AND ENFORCEMENT

SECTION 15.01 BUILDING INSPECTOR: APPOINTMENT

The provisions of this Ordinance shall be administered and enforced by the Village Building Inspector or by deputies of his department as the Village Council may designate.

SECTION 15.02 BUILDING INSPECTOR: DUTIES

The Building Inspector shall have the power to grant building permits, and certificates of occupancy; to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance; and to interpret the provisions of this Ordinance. It shall be unlawful for the Building Inspector to approve plans or to issue building permits or certificates of occupancy for any excavation, construction, or use until he has inspected such plans or premises and found them to conform with this Ordinance.

If the Building Inspector shall find that any of the provisions of this Ordinance are being violated, he shall notify the person responsible in writing of such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with, or to prevent violation of, its provisions. The Building Inspector shall be responsible for making periodic inspection of the Village or parts thereof for the purpose of finding violations of this Ordinance.

The Building Inspector shall issue a certificate and/or a permit when all applicable regulations of this Ordinance are complied with by the applicant, even though violations of contracts, such as covenants or private agreements, may occur upon the issuance of such certificate or permit.

SECTION 15.03 SITE PLANS

An application for a building permit shall be accompanied by a site plan as required in this Section, unless a site plan is required under ARTICLE XI, SITE PLAN REVIEW, herein, in which case the provisions of this Section shall not apply. Such site plan shall be drawn to scale, submitted in two (2) copies, and shall provide the following information:

1. Scale, date, and north point.
2. Location, shape and dimensions of the lot.
3. Dimensioned location, outline, and dimensions of all existing and proposed structures.
4. A clear description of existing and intended uses of all structures.
5. Additional information as required by the Building Inspector for purposes of determining compliance with the provisions of this Ordinance.

SECTION 15.04 BUILDING PERMITS

The following shall apply in the issuance of any permit:

1. Permits Required. It shall be unlawful for any person to commence excavation for, construction of any building or structure, structural changes, or repairs in any existing building, without first obtaining a building permit from the Building Inspector. No permit shall be issued for construction, alteration or remodeling of any building or structure until an application has been submitted in accordance with the provisions of this Ordinance showing that the construc-

tion proposed is in compliance with the provisions of this Ordinance, with the Building Code, and with other applicable ordinances.

"Alteration" or "repair" of an existing building or structure, shall include any changes in structural members, stairways, basic construction type, kind or class of occupancy, light or ventilation means of egress or ingress, or any other changes affecting or regulated by the Building Code, the Housing Law of the State of Michigan, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid provisions.

In cases of minor alterations the Building Inspector may waive portions of the foregoing requirements which obviously are not necessary for determination of compliance with this Ordinance.

2. Permits for New Use of Land. A building permit shall also be obtained for the new use of land, whether the land is presently vacant or a change in land use is proposed.
3. Permits for New Use of Buildings or Structures. A building permit shall also be obtained for any change in use of an existing building or structure to a different class or type.
4. Accessory Buildings. Accessory buildings when erected at the same time as the principal building on a lot and shown on the application thereof, shall not require a separate building permit.
5. All building permits, when issued, shall be valid for a period of one (1) year only but may be extended for a further period of not to exceed one (1) year, if said Building Inspector shall find good cause shown for failure to complete work for which said permit was issued; provided that the exterior of any such structure must be completed within one (1) year from the date of the original issuance of a building permit.

Should the holder of a building permit fail to complete the work for which said permit was issued within the time limit as set forth above, any unfinished structure is hereby declared a nuisance, per se and the same may be abated by appropriate action before the Circuit Court of the County. The Board of Zoning Appeals, the Village Council, any person designated by the Village Council or any aggrieved person may institute a suit to have the nuisance abated.

SECTION 5.05 CERTIFICATES OF OCCUPANCY

1. Certificate Required. It shall be unlawful to use or occupy or permit the use of any building or premise, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefore by the Building Inspector. A certificate of occupancy shall not be issued for any building or structure or a part thereof, or for the use of land, which does not comply with all provisions of this Ordinance. The certificate shall state that the building, structure, and lot and use thereof, conform to the requirements of this Ordinance. Failure to obtain a certificate of occupancy when required shall be a violation of this Ordinance and punishable under Section 15.10, herein.
2. Use of Lot Without Structure. Any lot vacant at the effective date of this Ordinance shall not be used, nor may any use of a lot without a structure existing at the effective date of this Ordinance be changed to any other use unless a certificate of occupancy shall have first been issued for the new or different use.
3. Change in Building Use. A structure or part thereof shall not be changed to or occupied by a use different from the existing at the effective date of this Ordinance unless a certificate of occupancy is first issued for the different use.
4. New or Altered Building. Any structure, or part thereof, which is erected or altered after the effective date of this

Ordinance, shall not be occupied or used for occupancy or use caused to be done until a certificate of occupancy is issued for such structure.

5. Existing Structure and Use. A certificate of occupancy shall be issued, upon request of the owner, for an existing structure or part thereof, or for an existing use of land, including legal non-conforming uses and structures if after inspection of the premises, it is found that such structure or use comply with all provisions of this Ordinance. All legal non-conformities shall be clearly described on the certificate of occupancy.
6. Accessory Structures for Residences. An accessory structure for a residence shall require a separate certificate of occupancy, unless included in the certificate of occupancy issued for the residential structure, when such accessory structure is completed at the same time as the residence structure.
7. Application. Application for certificates of occupancy shall be made in writing to the Building Inspector on forms therefore furnished.
8. Certificates to Include Zoning. Certificates of occupancy as required by the Village Building Code for new buildings or structures, or parts thereof, or for alterations to existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.

SECTION 15.06 INSPECTION

The applicant for a certificate of occupancy or building permit shall notify the Building Inspector when inspection is desired. Certificates and permits shall be issued within ten (10) days after receipt of such application if the building or structure, or part thereof, or the use of land, complies with the provisions of this Ordinance.

If issuance of such certificate is refused, the applicant therefore shall be notified of such refusal and cause thereof, within the aforesaid ten (10) day period.

SECTION 15.07 RECORDS

The Building Inspector shall maintain a record of all certificates and permits and said record shall be open for public inspection.

SECTION 15.08 FEES

1. The Village Council shall establish a schedule of fees for administering this ARTICLE. The schedule of fees shall be posted on public display in the office of the Building Inspector and may be changed only by the Village Council. No certificate or permit shall be issued unless required fees have been paid in full.

SECTION 15.09 COMPLIANCE WITH PLANS

Building permits and certificates of occupancy issued on the basis of plans and applications approved by the Building Inspector authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance and punishable as provided by Section 15.10, herein.

SECTION 15.10 VIOLATIONS AND PENALTIES

1. Violations. Violations of the provisions of this Ordinance, or failure to comply with any of its requirements and provisions of permits and certificates granted in accordance with this Ordinance shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more

than one hundred dollars (\$100) or imprisoned for not more than ninety (90) days, or both, and in addition, shall pay all costs and expenses involved. Each day such violation continues shall be considered a separate offense. The owner of record or tenant of any building, structure, premise, or part thereof, and any architect, builder, 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 provided by law.

2. Compliance Required. The imposition of any fine, or jail sentence, or both shall not exempt the violator from compliance with the provisions of this Ordinance.
3. Public Nuisance Per Se. Any structure which is erected, altered, or converted, or any use of any structure or lot which is commenced or changed after the effective date of this Ordinance, in violation of any of the provisions herein is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

SECTION 15.11 CHANGES AND AMENDMENTS

The Village Council may from time to time, on recommendation from the Village Planning Commission, on its own motion after requesting recommendations from the Village Planning Commission, amend, modify, supplement, or revise the district boundaries or the regulations herein, or as the same are subsequently established, pursuant to the authority and procedures authorized in Act 638, of the Public Acts of 1978, of the State of Michigan, as amended: Providing, however, whenever a petitioner requests a zoning district boundary amendment, he shall be the fee holder owner of the premises concerned or else have the fee holder owner also subscribed to his petition. Applications or petitions to the Village for amendment involving reclassification of property shall be in writing signed by the fee holder owner(s) of the property proposed for rezoning, and accompanied by a legal description and a dimensioned plot plan of the property concerned, and a statement of the proposed use. The application or petition shall be accompanied by a filing fee in an amount as established by the Village Council by its own resolution. The fee shall be paid over to the Village Clerk and shall be deposited in the General Fund of the Village.

ARTICLE XVI
BOARD OF ZONING APPEALS

SECTION 16.01 CREATION OF BOARD OF ZONING APPEALS

There is hereby established a Board of Zoning Appeals, which shall perform its duties and exercise its powers as provided by Act 638 of Public Acts of 1978, as amended, in such a way that the objectives of this Ordinance shall be attained, public safety secured and substantial justice done.

SECTION 16.02 BOARD MEMBERSHIP

The Board of Zoning Appeals shall consist of not less than five (5) members each to be appointed for a 3 year term:

1. The first member shall be the Chairman of the Village Planning Commission.
2. The second member shall be a member of the Village Council appointed by the Village Council and shall not serve as Chairman of the Board of Zoning Appeals.
3. Additional member(s) shall be property owners selected and appointed by the Village Board from among the electors residing in the incorporated area of the Village for at least one (1) year, provided that no elected officer of the Village nor any employee of the Village may serve simultaneously as an additional member.

Members of the Board of Zoning Appeals shall be removable by the Village Council for non-performance of duty or misconduct in office upon written charges and after public hearing by the Village Council.

SECTION 16.03 MEETINGS

All meetings of the Board of Zoning Appeals shall be held at the call of the Chairman, and at such times as the Board of Zoning Appeals may determine. All meetings of the Board of Zoning Appeals shall be open to the public. The Board of Zoning Appeals shall maintain a record of its proceedings, and shall keep records of its findings, proceedings at hearings, and other official actions, all of which shall be immediately filed in the Municipal Building and shall be a public record. Three (3) members of the Board shall constitute a quorum for the conduct of its business. The Board shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony, and the production of books, papers, files, and other evidence pertinent to the matters before it.

SECTION 16.04 APPEALS

An appeal may be taken to the Board of Zoning Appeals by any person, firm or corporation, or by any officer, department, board or bureau aggrieved by a decision of the Building Inspector. Such appeals shall be taken within such time as shall be prescribed by the Board of Zoning Appeals by general rule, by filing with the Building Inspector and with the Board of Zoning Appeals a Notice of Appeal, specifying the grounds thereof. The Building Inspector shall forthwith transmit to the Board of Zoning Appeals all of the papers constituting the record upon which action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Inspector certifies to the Board of Zoning Appeals after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property in which case the proceedings shall not be stayed otherwise than by a restraining order which may be granted by a court of record. The Board of Zoning Appeals shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.

SECTION 16.05 POWERS OF BOARD OF ZONING APPEALS

The Zoning Board of Appeals shall not have the power to alter or change the zoning district classification of any property, nor to make any change in the terms of this Ordinance nor to permit any use in a district in which it is not permitted, but does have

power to act on those matters where this Ordinance provides for an administrative review or interpretation and to authorize a variance as defined in this Section and laws of the State of Michigan.

The concurring vote of two-thirds (2/3) of the members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official or to decide in favor of the applicant any matter upon which they are required to pass under this Ordinance or to effect any variation in this Ordinance.

The Board of Zoning Appeals shall have the power to interpret the provisions of this Ordinance and the Zoning Map accompanying this Ordinance.

A. Administrative Review

The Board of Zoning Appeals, shall hear and decide appeals from and review any order, requirement, decision, or determination made by any administrative official charged with enforcement and of any provisions of this Ordinance. They shall also hear and decide all matters referred to them or upon which they are required to pass under this Ordinance.

B. Variance

Where owing to special conditions, a literal enforcement of the use provisions of this Ordinance would involve practical difficulties or cause unnecessary hardships within the meaning of this Ordinance, the Board shall have power upon appeal in specific cases to authorize such variation or modifications of the use provisions of this Ordinance with such conditions and safeguards as it may determine as may be in harmony with the spirit of this Ordinance and so that public safety and welfare be secured and substantial justice done. No such variance or modification of the use provisions of this Ordinance shall be granted unless it appears beyond a reasonable doubt that all the following fact and conditions exist:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or class of uses in the same district or zone.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity.
3. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.
4. That the granting of such variance will not adversely affect the purposes or objectives of this Ordinance.
5. In consideration of all appeals and all proposed variations to this Ordinance, the Board of Zoning Appeals shall, before making any variations from the Ordinance in a specific case, first determine that the proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare or the inhabitants of the City. Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change the Zoning Ordinance or the Zoning Map, such power and authority being reserved to the Village Council of the Village of Carlston in the manner provided by law.

C. Permits

1. The Board of Zoning Appeals shall have the power to permit the erection and use of a building or an addition to an existing building, of a public service corporation or for public utility purposes, in any permitted district to a greater height or larger area than the district requirements herein established, and permit the location in any use district of a public utility building, structure, or use; if the Board shall find such use, height, area, building, or structure reasonably necessary for the public convenience and service, provided such building, structure, or use is designed,

erected, and landscaped to conform harmoniously with the general architecture and plan of such district.

2. The Board of Zoning Appeals shall have the power to permit the modification of the off-street automobile parking space or loading space requirements where, in the particular instance, such modifications will not be inconsistent with the purpose and intent of such requirements.
3. The Board of Zoning Appeals shall have the power to permit temporary buildings and uses for periods not to exceed one (1) year.

D. Special Approval

An appeal may be taken to the Board of Zoning Appeals by any person, firm, or corporation, or by any officer, department, board, or bureau aggrieved by a decision of the Planning Commission regarding application for a Use Permitted on Special Approval as provided for within the various land use districts in this Ordinance. Such appeals shall be taken within such time, and in such manner, as prescribed in Section 16.04, herein.

SECTION 16.06 ORDERS

In exercising the above powers, the Board may reverse or affirm wholly or partly, or may modify the orders, requirement, decisions, or determination appealed from and may make such order, requirement, decisions, or determination as ought to be made, and to that end shall have all the powers of the Building Inspector from whom the appeal is taken.

SECTION 16.07 NOTICE OF HEARING

The Board of Zoning Appeals shall make no recommendation except in a specific case and after a public hearing, conducted by the Board of Zoning Appeals, has been held. Notice of the hearing of the appeal shall be given to all owners of record or property and occupants of single and two-family dwellings within a radius of three hundred (300) feet of the premises involved, such notice to be delivered personally or by certified mail addressed to the respective owners or occupants at the addresses given in the latest assessment roll. A notice of the time and place of such public hearing shall be published in a paper of general circulation at least five (5) days prior to the hearing, and not more than fifteen (15) days prior to the hearing. Such notice shall contain the address, if available, and location of the property for which a variation or other ruling is sought of the Board of Zoning Appeals as well as a brief description of the nature of the appeal.

SECTION 16.08 BOARD OF ZONING APPEALS APPROVAL

The Board of Zoning Appeals may require the appellant or applicant requesting a variance to submit all necessary surveys, plans, or other information the Board may reasonably require. The Board of Zoning Appeals may impose such conditions or limitations in granting a variance as it may deem necessary to comply with the spirit and purposes of this Ordinance.

SECTION 16.09 APPROVAL PERIOD

No order of the Board of Zoning Appeals permitting the erection or alteration of a building shall be valid for a period longer than two (2) years, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit. No order of the Board of Zoning Appeals permitting a use of a building or premises shall be valid for a period longer than two (2) years unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building, such order shall continue in force and effect if a building permit for said erection or alteration is obtained within such period and such erection or alterations are started and proceed to completion in accordance with the terms of such permit.

SECTION 16.10 FILING FEE

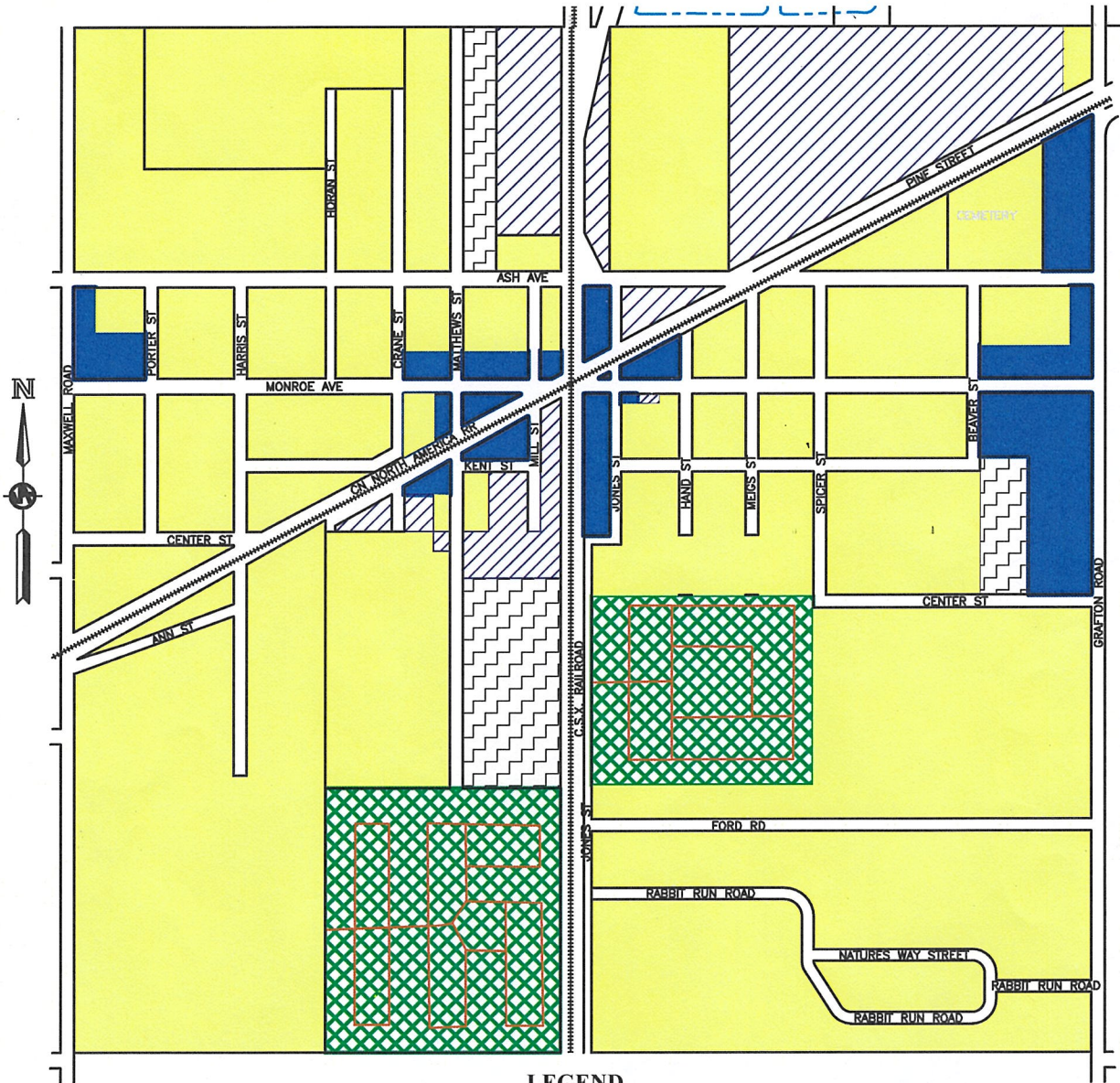
Application for a Board of Zoning Appeals hearing shall be in writing and shall be accompanied by a filing fee as established by

the Village Council which shall be paid over to the Village Clerk at the time the notice of appeal is filed.






SECTION 16.11 EFFECTIVE DATE OF ACTION

The decision of the Board shall not become effective until the expiration of five (5) days from the entry of the order unless the Board shall find the immediate effect of the order is necessary for the preservation of property rights and so shall certify on the record.

VILLAGE OF CARLETON
ZONING MAP



LEGEND

- | | |
|---|--|
|  R - 1, Single Family Residential District |  C - 1, Commercial District |
|  RM, Multiple Family Residential District |  I - 1, Light Industrial District |
|  MHP, Mobile Home Park District | |

Zoning Map
 VILLAGE OF CARLETON
 Monroe County, Michigan

REFLECTS ZONING CHANGES THROUGH OCT. 24, 2005
 ZONING ORDINANCE BY
 MONROE COUNTY PLANNING DEPARTMENT AND COMMISSION