

## **ZONING ORDINANCE**

### **PARK TOWNSHIP**

St. Joseph County, Michigan

Amended through Ordinance No. 17-03; 12-13-2017

**ZONING ORDINANCE**  
**PARK TOWNSHIP**  
**ST. JOSEPH COUNTY, MICHIGAN**

TITLE

An Ordinance enacted under Act 110, Public Acts of 2006, as amended, governing the unincorporated portions of the Township of Park, St. Joseph County, Michigan, to provide for the establishment of Zoning Districts within which the proper use of land and natural resources may be encouraged and regulated; to provide for the location, the size of, and the type of uses that may be made of the minimum open spaces; to provide for sanitary, safety, light, and other protective measures; to provide for the maximum number of families that may be housed in dwellings, buildings and structures, including mobile homes, to provide for the administration and amendment of said Ordinance; to provide for appeals and for the organization and procedures to be followed by the Zoning Board of Appeals; to provide for conditional rezoning; and to provide for penalties for the violations of said Ordinance.

PREAMBLE

Pursuant to the authority conferred by Act 110 of 2006, as amended, of the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting and protecting the public health, safety, peace, morals, comfort, convenience, and general welfare of the inhabitants of the Township by protecting and conserving the character and social economic stability of the residential, commercial, industrial and other use areas; by securing the most appropriate use of land, preventing overcrowding the land and undue congestion of population, providing adequate light, air, and reasonable access; and facilitating adequate and economical provisions of transportation, water, sewers, schools, recreation, and other public requirements, and by other means, all in accordance with a comprehensive plan, now therefore:

ENACTING CLAUSE

The Township of Park ordains.

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ARTICLE I

SHORT TITLE, PURPOSE

SECTION 101      Short Title: This Ordinance shall be known as the “Park Township Zoning Ordinance”.

SECTION 102      Purpose:    This Ordinance has been established for the purposes of:

- 102.1      Promoting and protecting the public health, safety, and general welfare;
- 102.2      Protecting the character and the stability of the agricultural, residential, and commercial areas within the unincorporated portions of Park Township and promoting the orderly and beneficial development of such areas;
- 102.3      Providing adequate light, air, privacy and convenience of access to property;
- 102.4      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;
- 102.5      Lessening and avoiding congestion in the public highways and streets;
- 102.6      Providing for the needs of agriculture, residence, and commerce in future growth;
- 102.7      Promoting healthful surroundings for family life in residential and rural areas;
- 102.8      Protecting the public and adjacent uses from fire, explosion, noxious fumes or odors, excessive heat, dust, smoke, glare, noise, vibration, radioactivity, and other health and safety hazards;
- 102.9      Preventing the overcrowding of land and undue concentration of buildings and structures 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;
- 102.10     Enhancing social and economic stability in the Township;

- 102.11 Conserving the taxable value of land, buildings and structures in the Township;
- 102.12 Enhancing the aesthetic desirability of the environment throughout the Township; and
- 102.13 Conserving the expenditure of funds for public improvements and services to conform with the most advantageous uses of land.



ARTICLE II  
DEFINITIONS

SECTION 201            USAGE

- 201.1            For the purpose of this Ordinance, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted and defined as set forth in this section.
- 201.2            Unless the context clearly indicated to the contrary, words used in the present tense include the future tense; words used in the singular number include the plural; and words used in the plural number include the singular; the word “herein” means this Ordinance; and the word “this Ordinance” shall mean “the Ordinance text, tables and maps included herein, as enacted or subsequently amended”.
- 201.3            A “person” includes a corporation, a partnership, and an unincorporated association of persons such as a club; “shall” is always mandatory; a "building site" includes a plot, lot or parcel, a “building” includes a structure; a “building” or “structure” includes any part thereof; “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged or designed to be used for occupancy”.
- 201.4            The “Township” is the Park Township in the County of St. Joseph, State of Michigan; and “Township Board”, “Board of Appeals”, and “Planning Commission” are respectively the Township Board, Board of Appeals, and Planning Commission of the Park Township.
- 201.5            Any words not defined in this ordinance shall be construed as defined in the Housing Law of Michigan, Act 167, Public Acts of 1917, as amended.
- 201.6            Where in this Ordinance reference is made to the “Township Zoning Act” and has not been changed by official amendment to this Ordinance, the reference shall be to the Zoning Enabling Act, being P.A. 110 of 2006, as amended. Where, in this Ordinance, reference is made to the “TZA” meaning “The Township Zoning Act” (PA 184 of 1943 repealed by the Zoning Enabling Act effective July 1, 2006), that reference shall be to the Zoning Enabling Act. The acronym “ZEA” as it may be utilized throughout this Ordinance shall mean the Zoning Enabling Act, being P.A. 110 of 2006, as amended.

SECTION 202

TERMS AND WORDS DEFINED

202.1 Accessory Building

A detached building or structure on the same premises with a main building, occupied or devoted to an accessory use which is appropriate, supplemental and customarily related to that use at the main building or premises. Where an accessory building is attached to a main building in a substantial manner by a wall or roof, such accessory building shall be considered part of the main building, including a private garage, attached accessory building, carport, covered porch or other roofed structure. An attached accessory building shall not exceed the ground floor area of a principal building.

{Amended Ord. 16-02: § I, Adopted 10-12-16}

202.2 Access Property

Property, parcel, building site, or lot abutting a natural lake or pond and used or intended to be used for providing access to a lake or pond by pedestrian or vehicular traffic to and from off-shore land regardless of whether said access to the water is gained by easement, common fee, ownership, single fee ownership, lease, license, gift, business invitation or any other form or dedication or conveyance.

202.3 Accessory Use

A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as, the principal use to which it is related. When “accessory” is used in this text, it shall have the same meaning as accessory use.

An accessory use to a residential principal use includes, but is not limited to the following:

- A. Swimming pools for the use of the occupants of a residence, or their guests.
- B. Domestic or agricultural storage in a barn, shed, tool room, or similar accessory building or other structure.
- C. Home occupations as defined herein.

An accessory use to a nonresidential principal use includes, but is not limited to the following:

- B. Storage of goods used in or produced by industrial uses or related activities, unless such storage is excluded in the applicable district regulations.
- C. Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
- D. Uses clearly incidental to a main use such as, but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
- E. Accessory off-street loading, subject to the off-street loading regulations for the district in which the zoning lot is located.

202.4 Adult Entertainment:

Shall mean any adult book store, adult motion picture theater, massage parlor or commercial establishment which for a fee or incidentally to another service, presents material or exhibition distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” as defined below for observation by patrons therein.

- A. Specified sexual activities- shall mean: 1) human genitals in a state of sexual stimulation or arousal, 2) acts of human masturbation, sexual intercourse or sodomy, and 3) fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
- B. Specified anatomical areas- shall mean less than completely opaquely covered: 1) human genitals, pubic region, 2) buttock, 3) female breast below a point immediately above the top of the areola, 4) human male genitals in a discernible turgid state, even if completely and opaquely covered.
- C. Massage Parlor- shall mean any commercial establishment which for a fee provides for the manipulation, or rubbing of body parts excepting manipulation of body parts for remedial purposes performed by state licensed practitioners with the minimal qualifications of a physical therapist.

202.5 Adult Foster Care Facility

A governmental or private facility for adults who are aged, emotionally disturbed, developmental disabled or physically handicapped and who require supervision but not continuous nursing care.

[Amended Ord. 10-01; Adopted 3-10-10]

202.6 Alley

A strip of land over which there is a right-of-way, public or private, on which generally no dwelling or land uses front, serving as a rear entrance to one or more properties.

202.7 Alterations

Any change, addition, or modification in construction of type of occupancy; and any change in the roof or supporting members of the building or structure, such as bearing walls, partitions, columns, beams, girders, or any change which may be referred to herein as “altered” or “reconstructed”.

202.8 Animal

Animal shall mean dog, cat, bird, reptile, mammal, fish or any other living, non-human creature.

202.9 Animal Unit

Animal Unit shall be defined as a unit of measurement of any animal feeding operation calculated by adding the following numbers: the number of cattle and horses multiplied by 1.0, plus the number of swine, sheep and goats, by 0.50, plus the number of poultry and fowl by 0.02, plus the number of turkeys and ducks by .04, plus other livestock multiplied by 1.0 per 1,000 pounds of mature body weight. These animal unit measurements are also subject to the provisions of the Generally Accepted Agricultural Management Practices (GAAMPS) as adopted by the Michigan Commission of Agriculture.

202.10 Automobile or Trailer Sales Area

An area used for the display, sale or rental of new and used motor vehicles, boats or trailers, recreation vehicles (including mobile homes) in operable conditions and where no repair work is done.

- 202.11      Automobile Repair-Major
- Any activity involving the general repair, rebuilding or reconditioning of motor vehicles, engines, or trailers; collision services, such as body, frame, or fender straightening and repair, overall painting and vehicle rustproofing.
- 202.12      Automobile Repair- Minor
- Any activity involving minor repairs to motor vehicles and the incidental replacement of parts of such vehicles. A place where either gasoline or any other fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and/or applied directly into motor vehicles, including sale of accessories, greasing, oiling and minor automotive repair on the premises.
- 202.13      Automobile Wash Establishment
- A building, or portion thereof, the primary purpose of which is that of washing motor vehicles.
- 202.14      Means the flood having one percent chance of being equaled or exceeded in any given year.
- 202.15      Basement or Cellar
- A portion of a building having more than one-half (1/2) of its height below grade.
- 202.16      Bedroom
- The term bedroom means a room or area within a dwelling unit designed and intended to provide sleeping accommodations for one or more human beings.
- 202.17      Block
- The property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating) or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or live stream; or between any of the foregoing and other barrier to the continuity of development, or boundary lines of Park Township.

202.18 Bed and Breakfast Facility

A bed and breakfast facility is a building, other than a hotel, where lodgings and continental breakfasts for persons, other than family, are regularly served for compensation.

202.19 Board of Zoning Appeals

The Park Township Board of Zoning Appeals, the members of which have been duly appointed by the Township Board and which is authorized as a body to interpret, hear appeals, and grant variances only in accordance with the provisions of this Ordinance. The terms Board of Zoning Appeals and Zoning Board of Appeals as utilized throughout this Ordinance are intended to be synonymous.

202.20 Building

A building is an edifice, framed or constructed and designed to stand more or less permanently and covering a space of land, for use as a dwelling, store, storehouse, factory, sign, shelter or for some other useful purpose. Building in this sense includes a board fence or similar structure, trailer, tent, or vehicle used as a dwelling.

202.21 Building, Existing

An “existing” building is any building actually constructed or the construction of which is started previous to the effective date of this Ordinance: Provided, that the construction of any such building continues uninterruptedly and is completed within six (6) months from such date. Any building damaged by fire, collapse, or decay to the extent of its full assessed value as of record at the time of damage shall not be considered an existing building.

202.22 Building, Height

Building height is the vertical distance from the average elevation of the adjoining grade paralleling the front, or if on a street corner, the front and side, of the building, to the highest point of the roof surface if the roof is flat; to the deck line, if the roof is the mansard type; or the mean height level between the eaves and the ridge if the roof is gable, hip or gambrel type.

[Amended Ord. No. 09-03; Adopted 6-10-09]

- 202.23      Building Line
- A line parallel to the front lot line, and which marks the location of the building.
- 202.24      Building Inspector
- The officer charged with the administration and enforcement of the building code, or his/her duly authorized representative.
- 202.25      Building Permit
- A permit signifying compliance with the provisions of this Ordinance as to use, activity, bulk and density, and with the requirements of all other development codes and ordinances currently in effect in the Park Township.
- 202.26      Building Site
- A lot, or a two dimensional condominium unit or land (i.e. envelope, footprint) with or without limited common element designed for construction of a principal structure or a series of principal structures plus accessory building. All building sites shall have access to public or private roads.
- 202.27      Church
- A church is a building used principally for religious worship, but the word “church” shall not include or mean an undertaker’s chapel or funeral building.
- 202.28      Clinic
- A building or group of buildings where human patients are admitted (not lodged overnight) for examination and treatment by one or more professionals, such as a physician, dentist or the like.  
[Amended Ord. 10-01; Adopted 3-10-10]
- 202.29      Club
- An organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like but not for profit and open only to members and not the general public.

202.30 Commercial Use

A commercial use relates to the use of property in connection with the purchase, sale, barter, display, or exchange of goods, wares, merchandise or personal services or the maintenance of offices or recreational or amusement enterprises. Garage, rummage, basement, porch, lawn sales and similar sales conducted on residential premises are hereby deemed a commercial use, if such sales are conducted on more than two (2) occasions during any consecutive twelve (12) month period or if either of said two sales lasts for more than six (6) days.

202.31 Commercial Vehicle

Any motor vehicle other than a motorcycle or passenger automobile designed or used primarily for transportation of persons or property.

202.32 Commercial Wireless Telecommunications Services

Licensed commercial wireless telecommunication service including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that are marketed to the general public.

202.33 Common Elements

Portions of the condominium project other than the condominium units.

202.34 Concentrated Animal Feeding Operations

A farm which has animals stabled or confined other than in grazing areas and fed for a total of 45 days or more in any 12 month period and which contain more than the following numbers and types of confined animals:

- 300 slaughter or feeder cattle, or
- 300 mature dairy cattle (milked or dry), or
- 600 swine each weighing more than 25 kilograms (approximately 55 pounds), or
- 300 horses, or
- 3,000 sheep or lambs, or
- 16,500 turkeys, or
- 20,000 laying hens and/or broilers
- 1,500 ducks, or
- 300 animal units



202.35 Condominium Unit

That portion of the condominium project designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, or any other type of use approved by the Michigan Department of Commerce.

202.36 Construction

The building, erection, alteration, repair, renovation (or demolition or removal) of any building, structure or structural foundation; or the physical excavation, filling and grading of any lot other than normal maintenance shall constitute construction.

202.37 Convalescent or Nursing Home

A convalescent home or nursing home is a home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders wherein seven (7) or more persons are cared for. Said home shall conform and qualify for license under State Law.

202.38 Curb Level (Grade)

Curb level or grade is the mean level of the established curb in front of the building. Where no curb has been established the Township shall establish such curb level for the purpose of these regulations.

202.39 Day Care Facility

A. Child Care Center: A facility, other than a private residence, receiving one (1) or more preschool or school aged children for care for a period of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. Child Care Center or Day Care Center includes a facility, which provides care for not less than two (2) consecutive weeks regardless of the number of hours of care per day. The facility includes child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop in center.

- B. Family Day Care Home: A private home in which one (1) to six (6) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.
- C. Group Day Care Home: A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.

202.40

Deck

An open horizontal structure attached to the principal building utilized for recreational and leisure activities; decks installed eighteen (18) inches or greater above grade level shall be considered to be part of the principal structure and subject to appropriate setbacks as contained in this Ordinance.

202.41

Development

Means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

202.42

Dwelling

A house or building, or portion thereof, which is occupied wholly as the home, residence, or sleeping place by one (1) or more human beings, either permanently or transiently, but in no case shall a trailer coach, automobile chassis, tent, or portable building be considered as a dwelling.

In case of mixed occupancy where a building is occupied wholly as the home, residence, or sleeping place by one (1) or more human beings, either permanently or transiently, but in no case shall a trailer coach, automobile chassis, tent, or portable building be considered as a dwelling.

- A. Dwelling, Multiple: A multiple dwelling is a building used for and as a residence for three (3) or more families living independently of each other and each having their own cooking facilities therein, including apartment houses, townhouses, and apartment hotels, but not including homes.
- B. Dwelling, One-Family: A detached building occupied by one (1) family and so designed and arranged as to provide living, cooking, and kitchen accommodations for one (1) family only. Every one-family dwelling hereafter erected shall have a minimum width throughout the entire length of the dwelling of twenty-four (24) feet measured between the exterior part of the walls having the greatest length. Also known as a single-family dwelling.
- C. Dwelling, Two-Family: A detached two-family dwelling is that occupied by two (2) families, each provided with separate facilities for each family for living accommodations. Also known as a duplex dwelling.
- D. Dwelling Unit: A dwelling unit is any building or portion thereof having cooking facilities, which is occupied wholly as the home, residence, or sleeping place of one (1) family, either permanently or transiently, but in no case shall a travel trailer, motor home, automobile chassis, tent, or other portable building be considered a dwelling in single-family, two-family, or multiple-family residential areas. In cases of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this Ordinance and shall comply with the provisions thereof relative to dwellings.
- E. Efficiency Unit: An efficiency unit is a dwelling unit consisting of one (1) room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room providing not less than three hundred and thirty (330) square feet of floor area.
- F. Original Principal Farm Residence: A dwelling or group of buildings or structures that have been located on the Agricultural Farm Parcel for a minimum of 40 years when considered for Personal Farm Land Division as defined in Section 202.96.1  
[Amended Ord. 16-03 § III, Adopted 10-12-16]

202.43 Erected

The word “erected” includes built, constructed, reconstructed, moved upon; and “erecting” includes any physical operations required for the building on the premises where the building is being constructed, reconstructed, or moved. Excavating, filling, draining, and the like, shall be considered a part of erecting.

202.44 Essential Services

The erection, construction, alteration or maintenance by public utilities or Township departments or commissions, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collections, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, substation buildings, gas regulator stations and regulator buildings and other similar equipment and accessories in connection therewith (but not including any buildings except those expressly referred to herein) reasonably necessary for the furnishing of adequate service by such public utilities or Township departments or commissions, or for the public health, safety or general welfare. This definition does not include towers or other buildings or structures intended specifically to service commercial wireless telecommunications such as cellular, personal communications services, specialized mobilized radio, enhanced specialized mobile radio, paging and similar services.

202.45 Excavation

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

202.46 Family

- A. Domestic Family: One or more persons living together and related by the bonds of consanguinity, marriage, or adoption together with servants of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic housekeeping unit in the dwelling.
- B. Functional Family: Persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic

family a cohesive unit. All persons of the functional equivalent of the domestic family must be cooking and otherwise housekeeping as a single nonprofit unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group where the common living arrangements and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration. There shall be a rebuttable presumption enforced by the building inspector in the first instance that the number of persons who may reside as a functional equivalent family shall be limited to six (6).

202.47 Farm

A plot of land, under one description, used for the raising of livestock and poultry, dairying, horticulture, sod, farm forestry, truck gardening and similar bona fide agricultural enterprises or uses of land and structures but not including farms operated wholly or in part for the disposal of garbage, sewage, rubbish, offal or wastes from rendering plants or slaughter houses.

202.48 Fence

A permanent or temporary partition or structure erected as a divider, barrier or enclosure and not part of a structure requiring a building permit. A reference to the term "solid fence" refers to a fence which is made out of solid wood, solid metal or masonry.

202.49 First Story

A first story is the lowest story of a building the ceiling of which is more than six (6) feet above the average surface elevation of the ground, or sidewalk adjacent to its exterior walls.

202.50 Flood or Flooding

Means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters.
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

202.51

Floor Area

- A. One-Family Residential: For the purpose of computing the minimum allowable floor area in a residential dwelling unit the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.
- B. Multiple-Family Residential: For the purpose of computing the minimum allowable floor area in a multiple-family residential dwelling unit, the floor area shall be the net floor area exclusive of hallways. Net floor area is the sum of the horizontal areas of the several rooms measured from the interior faces of the walls of each room. The floor area measurement shall be exclusive of any common hallways, utility and storage areas, basements, garages, patios, porches, and balconies.
- C. Usable: That area used for or intended to be used for the sale of merchandise or services, or used 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, hallways or for utilities or sanitary facilities, shall be excluded from this computation of "Usable Floor Area". Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.
- D. Floor Area, Gross: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The "floor area" of a building which is what this normally is referred to as, shall include the basement floor area when more than one-half ( $\frac{1}{2}$ ) of the basement height is above the established curb level or finished lot grade, whichever is higher (see Basement definition). Any space devoted to off-street parking or loading shall not be included in "floor area". Areas of basements, utility rooms, breezeways, unfinished attics, porches (enclosed or unenclosed) or attached garages are not included.

202.52

Frontage

The total length along which a parcel of land fronts on a street, measured along the line where the property abuts the street right-of-way.

202.53 Garage, Automotive Commercial

Any premises available to the public and used solely for the storage of automobile or motor-driven vehicles, for remuneration, hire, or sale where any such vehicles or engines may also be serviced for operation, or repaired, rebuilt or reconstructed.

202.54 Garage, Private

A private garage is a building or other structure designed for the housing of automobiles and having capacity for not more than three (3) automobiles.

202.56 Garage, Public

A public garage is any building or premises, other than a gasoline filling station, used for the housing or care of more than three automobiles, or where any such automobiles are equipped for operation, repaired or kept for remuneration, hire, or sale.

202.56 Gasoline Filling Station

A gasoline filling station is a space, structure, building or part of a building, used for the retail sale, service or supply of motor vehicle fuels, lubricants, air, water, batteries, tires, other accessories, motor vehicle washing or lubricating; or customary facilities for the installation of such commodities in or on such motor vehicles, including special facilities for minor repair or similar servicing thereof.

202.57 Hazardous Materials

Any materials that have been declared to be hazardous to any agency of the State of Michigan or of the United States, including but not limited to toxic materials and metal hydroxides.

202.58 Home Occupation

A home occupation is any occupation or profession carried on by one or more members of a family, residing on the premises; provided, that no commodity other than those customarily associated with the business is sold upon the premises; provided, further, that no person is employed other than a member of the immediate family residing on the premises; provided, further, that no mechanical equipment is installed except such as is normally used for purely domestic or household purposes; provided, further that not over twenty-five (25) percent of the total actual floor area of any story is used for home occupation or

professional purposes. Barber shops, doctor's offices, animal hospitals, and nursery schools are examples of uses not considered a home occupation. A residential structure in any zoning district may be utilized for instruction in a fine art or craft as a home occupation.

202.59 Institutional Uses

Churches, schools, hospitals, and other similar public or semipublic uses. This excludes nursing homes, convalescent homes, adult foster care facilities.

202.60 Junk Yard

Any land area including buildings thereon used primarily for the outdoor collecting, storage and abandonment of waste paper, rags, scrap metal or discarded materials which are for sale; or which is used for the outdoor collecting, dismantling, storage or salvaging of machinery or vehicles not in running condition for the sale of parts thereof. Junk yards shall be in accordance with the Park Township Junk Yard Licensing Ordinance.

202.61 Kennel

Any lot or premises on which four (4) or more common house pets are kept permanently or temporarily boarded outside of the principal dwelling.

202.62 Laboratory

A place devoted to experimental, routine study or basic study such as testing and analytical operations, and which manufacturing of product or products, except prototypes for testing market, is not performed.

202.63 Land Use Plan, Official

The plan so designated by the Planning Commission.

202.64 Limited Common Elements

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



- 202.65      Livestock
- Any animal which is raised for the production of food for human consumption or for the production of fiber.
- 202.66      Loading Berth
- An off-street space on the same lot with a building or group of buildings, for temporary parking for a commercial vehicle while loading or unloading merchandise or materials. Off-street loading space is not to be included as off-street parking space in computation of required off-street parking. A loading space is five hundred twenty-eight (528) square feet in area.
- 202.67      Local Road
- A road of limited continuity used primarily for access to abutting residential properties, and classified as such by the St. Joseph County Road Commission.
- 202.68      Lodging House
- A lodging house is a building or part thereof, other than a hotel, including so-called tourist homes, where lodgings are provided for hire, more or less transiently, and with or without provision for meals.
- 202.69      Lot
- A measured portion of a parcel or tract of land which is described and fixed in a recorded plat and having frontage on a public street or road either dedicated to the public or designated on a recorded subdivision.
- 202.70      Lot Area
- Area of a lot bounded by lot lines.
- 202.71      Lot, Corner
- A lot whose lot lines form an interior angle of less than one hundred thirty-five (135) degrees at the intersection of two (2) street lines. A lot abutting on a curved street or streets shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than one hundred thirty-five (135) degrees.

202.72 Lot Coverage

The amount of a lot, stated in terms of percentage, that is covered by all roofed buildings and/or structures located thereon. This shall be deemed to include all buildings, porches, arbors, breezeways, patio roofs, and the like, whether open box-type or fully roofed but shall not be deemed to include fences, walls, or hedges used as fences, or swimming pools.

202.73 Lot, Zoning

A single tract of land, located within a single block, which at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located.

202.74 Lot Line

A boundary line of a lot.

202.75 Lot Line, Front

The exterior line or right-of-way of a road on which a lot fronts or abuts.

202.76 Lot Line, Rear

Any lot line, other than a front lot line, which is parallel or nearly parallel to the front lot line.

202.77 Lot Line, Side

Any lot line not a front or rear lot line.

202.78 Lot of Record

A lot which actually exists in a subdivision plat as shown on the records of the County Register of Deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

202.79 Lot Width

The average distance between side lot lines measured at the building line, on a line parallel to the street, and measured at right angles to the side lot lines.

202.80 Mobile Home

A structure transportable in one (1) or more sections which is built on a chassis and designed to be used with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air- conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle (Act 419, Michigan P.A. of 1976). All mobile homes must conform to the U.S. Department of Housing and Urban Development's code for mobile homes. Mobile home include a double-wide unit.

202.81 Mobile Home Park

A parcel or tract of land, under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis, and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended or used incidental to the occupancy of a mobile home, and which is not intended for use as recreation vehicle trailer park (Act 96 of 1987, as amended).

202.82 Mezzanine

An intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.

202.83 Mini-Warehouses

Mini-warehouse buildings are groups of buildings in a controlled access and fenced compound that contain varying sizes of individual compartmentalized and controlled access stalls or lockers for a dead storage of customers goods or wares.

202.84      Modular

A structure which meets the requirements of the B.O.C.A. building and construction code, and which is transported in one (1) or more sections on a removable chassis, and is designed to be used on a permanent foundation, when connected to the required utilities, such as plumbing, heating, and electrical systems. Pursuant to B.O.C.A. the characteristics of modular are:

- A.     A pitched roof of heavy truss construction able to support a “deadweight” of at least ten (10) pounds, and having roof shingling of five (5) inch exposure.
- B.     A heavy deck flooring of wood on two (2) by eight (8) floor joists;
- C.     A drain ventilation size of three (3) inches in diameter extending twelve (12) inches above the roof; and
- D.     Establishment on a foundation as approved by the building code.

202.85      Motel, or Motor Hotel

A building or a series of attached, semi-detached, or detached rental units providing long term or transient lodging with motor vehicle parking in an area contiguous to the building. No kitchen or cooking facilities are to be provided without the approval by the Township Board with the exception of units for use of the Manager and/or Caretaker.

202.86      New Construction

Means structures for which the “start of construction” commenced on or after the effective date of this Ordinance.

202.87      Non-Conforming Lot of Record (Substandard Lot)

A lot lawfully existing at the effective date of this Ordinance, or affecting amendment, and which fails to meet the minimum area requirements of the zoning district in which it is located.

202.88      Non-Conforming Structure

A structure, or portion thereof, lawfully existing at the effective date of this Ordinance, or affecting amendment, and which fails to meet the minimum yard setback and/or other requirements of the zoning district in which it is located.

202.89 Non-Conforming Use

A use lawfully existing in a building or on land at the effective date of this Ordinance, or affecting amendment, and which fails to conform to the use regulations of the zoning district in which it is located.

202.90 Nuisance

The word “nuisance” shall be held to embrace public nuisance as known at common law or in equity jurisprudence; and whatever is dangerous to human life or detrimental to health; and any dwelling or building which is overcrowded with occupants or is not provided with adequate ingress or egress to or from the same, or is not sufficiently supported, ventilated, seweraged, drained, cleaned or lighted in reference to its intended or actual use; and whatever renders the air or human food or drink unwholesome, are also severally, in contemplation of this Ordinance, nuisances and all such nuisances are hereby declared illegal. Examples of nuisances are uses which generate excessive noise, smoke, odor, fumes, dust, heat, vibration, flashes or radiation.

202.91 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 three (3) vehicles.

202.92 Open Front Store

A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term “Open Front Store” shall not include automobile repair stations or automobile service stations.

202.93 Ordinary High Water Mark

Means the line between upland and lake or stream bottom land which persists through successive changes in water levels, and below which the presence and action of the water is so common or recurrent as to mark upon the soil a character, distinct from that which occurs on the upland.

202.94 Open Air Business:

Shall be defined to 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. Sidewalk cafes.
- C. Retail sale of fruits and vegetables.
- D. Tennis courts, archery court, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park and/or similar recreation uses.
- E. Bicycle, utility truck or trailer, motor vehicles, boats or home equipment sale, rental or repair services.
- F. Outdoor display and sale of garages, swimming pools, motor homes, mobile homes, snowmobiles, farm implements, and similar products.

202.95 Parcel

A tract or continuous area or acreage of land which is occupied or intended to be occupied by a building, series of buildings, accessory building(s), condominium units, or by any other use or activity permitted thereon and including open spaces and setbacks required under this Ordinance, and having its frontage on a public or private street.

202.96 Parking Space

An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles. Perpendicular and angle parking spaces shall have a minimum dimension of nine by eighteen (9 x 18) feet. Parallel parking shall be a minimum of eight by twenty (8 x 20) feet in dimension.

202.96.1 Personal Farm Land Division.

A Personal Farm Land Division is the land division or land split of a portion of land from the Agricultural Residential District as defined in Section 305 of this Ordinance. Such land division for this purpose is for the allowance of a one-time separation of the principal farm dwelling and all accessory buildings and structures from the farmed portion of the parcel.”

[Amended Ord. 16-03 § III, Adopted 10-12-16]

202.97 Planning Commission

The “Planning Commission” shall mean the Park Township Planning Commission and shall have all powers granted in accordance with the provisions of Act 110 of 2006, as amended, and the Michigan Planning Enabling Act, Act 33 of 2008, as amended, and as provided in this Ordinance.

[Amended Ord. 17-04; Adopted 4-12-17]

202.97.1 Ex-Officio Member

In reference to a Planning Commission, means a member, with full voting rights unless otherwise provided by charter, who serves on the Planning Commission by virtue of holding another office, for the term of that office.

[Amended Ord. 12-01; Adopted 8-8-12]

202.98 Porch, enclosed

A covered entrance to a building or structure which is totally enclosed, projects out from the main wall of the building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached. An enclosed porch is considered to be part of the principal structure and shall observe all applicable setback requirements.

202.99 Porch, open

A covered entrance to a building or structure which is enclosed except for columns supporting the porch roof, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached. An open porch is considered to be part of the principal structure and shall observe all applicable setback requirements.

202.100 Public Utility

A public utility is any person, firm, corporation, municipal department or board duly authorized to furnish or furnishing under regulation, to the public, electricity, gas, steam, communication, transportation, drainage or water.

202.101 Recreation Vehicles

A vehicle primarily designed as temporary living quarters or recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle, (Act 419, Michigan P.A. of 1976, as amended).

202.102 Repairs

Repairs are the rebuilding or renewal of a part of an existing building for the purpose of maintaining its original type and classification.

202.103 Research and Development Facility

A research and development facility is any facility that is involved in the inquiry, examination, investigation or experimentation aimed at the discovery and/or interpretation of facts, revision of accepted theories or laws in the light of new facts, or practical application of such new or revised theories of laws and the development thereof. Development may include a limited number of test units of a given product resulting from such research and shall include limited production while a product is being test-marketed which is the interim step between full research and development and ultimate full scale production.

202.104 Restaurant

A. Drive-in Restaurant: A drive-in restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design, method of operation, or any portion of whose business includes either one or both of the following characteristics:

1. Foods, frozen desserts, or beverages are served directly to the customer in motor vehicles either by a carhop or by other means which eliminates the need for the customer to exit the motor vehicle.



2. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is allowed, encouraged, or permitted.
- B. Fast-Food Restaurant: A fast-food restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes both the following characteristics:
1. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
  2. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
- C. Carry-Out Restaurants: A carry-out restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics:
1. Foods, frozen desserts, or beverages are usually served in edible containers, or in paper, plastic, or other disposable containers.
  2. The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
- D. Standard Restaurant: A standard restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages (alcoholic and nonalcoholic) to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:

1. Customers, normally provided with an individual menu, are served their foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed.
  2. A cafeteria-type operation where foods, frozen desserts, or beverages (alcoholic and nonalcoholic) generally are consumed within the restaurant building.
- E. Bar/Lounge/Tavern: A structure or part of a structure designed, maintained, and operated primarily for the dispensing of alcoholic beverages. The selling of food and snacks may also be permitted. If the bar/lounge/tavern is part of a larger dining facility, it shall be defined as that part of the structure so designated and/or operated.

202.105 Paved Road or Street, Private

A private right-of-way reserved for the use of the occupants of the abutting structures and which meets the design criteria of the St. Joseph County Highway Department. Any existing road which is located in a plat, subdivision which has been documented, but may or may not be developed shall be recognized as a road which is not being maintained by the St. Joseph County Road Commission. See Section 404.7.

[Amended Ord. No. 17-04;§VI; Adopted 4-12-17]

202.106 Road or Street, Public

A public right-of-way of sixty-six (66) feet or more in width which has been dedicated for the purposes of providing access to abutting private lots of land including the space for pavement and sidewalks.

202.107 Shed

A shed is a lightly constructed one (1) or two (2) story building for temporary use during the erection of a permanent building; or a light one (1) story structure attached to, or auxiliary to another building and intended for storage only.

202.108 Setback

The minimum horizontal distance a foundation or wall of a building or structure or any portion thereof is required to be located from the boundaries of a lot, parcel, or building site of land upon which the same is situated.

202.109      Shopping Center

A retail commercial establishment or a group of retail establishments which is planned, developed, owned and managed as a unit, with off-street parking provided on the property and related in its location, size and type of shops to the trade area.

202.110      Sign

For the purpose of this Ordinance, the term “Sign” means a device, structure, paintings, fixture or placard using color, graphics, symbols, and/or written copy designed and/or utilized for the purposes of advertising or identifying any event, establishment, product, good, service or displaying or depicting other information.

[Amended Ord. 10-04; Effective 12-17-10; Ord No. 17-04;§III; adopted 4-12-17]

The following definitions relate to signs:

1.      Abandoned sign means a sign which no longer identifies or advertises a currently operating business, lessee, service, owner, product or activity and/or for which no legal owner can be found.
2.      Accessory sign means a sign relating in subject matter to the main or principal use of the premises.
3.      Animated sign means a sign depicting action, motion, light or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasizes graphics and artistic display.
4.      Awning, canopy or marquee means a permanent retractable or fixed shelter constructed of non-rigid material on a supporting framework that projects from the exterior wall of a building.
5.      Awning, canopy or marquee sign means letters, numerals or other drawings painted on, printed on or attached to the surface of an awning, canopy or marquee.
6.      Banner sign means a temporary sign intended to be hung either with or without frames, possessing letters, characters, illustrations or ornamentation applied to paper, plastic, or fabric of any kind.

7. Beacon means any light with one or more beams directed into the atmosphere or directed at one or more point not on the same lot as the light source; also, any light with one or more beams that rotate or move.
8. Billboard: See off-premise sign.
9. Building marker means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material and attached to the structure.
10. Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
11. Construction sign means a sign which displays the name or names of principal contractors, architects, lending institutions, and/or others responsible for construction on the site where the sign is located.
12. Copy means the wording on a sign surface in either permanent form, manual changeable copy form or electronic changeable form.
13. Copy, electronic changeable means the wording on a sign that contains letters, symbols, figures, depictions, and/or numbers that can be electronically or digitally changed or that do change electronically or digitally. Such signs can utilize digital, LED or electronic technology.
14. Copy, manual changeable means the wording on a sign that contains, letters, symbols, figures, depictions and/or numbers that can be manually removed and replaced.
15. Copy, permanent means the wording on a sign that contains letters, depictions and/or numbers that is permanent in nature.

16. Development sign/building identification sign means a sign that identifies a development or building by its recognized name, not including a product or service.
17. Digital sign/digital billboard means a digital sign or digital billboard which usually consists of (or has a portion comprised of) a computer or playback device connected to a large, bright digital screen such as an LCD, LED, computer, plasma or similar display. Such signs can utilize electronic changeable copy.
18. Directional sign means a sign that gives directions, instructions or facility information for the use on the lot on which the sign is located. A directional sign shall not contain advertising display copy and shall be located on the property where the development is located.
19. Directory sign means a sign that displays only the names and locations of occupants or the uses of a building, but without advertising display copy.
20. Façade means the entire building front including the parapet.
21. Face of sign (sign face) means the area of a sign on which the copy or display is placed.
22. Farm business sign means a sign advertising the location of a farm or business associated with that farm, such as a farmer's market, road side stand or the farm name.
23. Festoons means a string of ribbons, tinsel, flags, pennants or pinwheels.
24. Flag means any fabric, banner, or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government or political subdivision.
25. Freestanding sign means a sign structurally separated from a building.

26. Gateway sign means a sign erected by a non-profit entity or a service organization identifying a community, a community organization and/or community activity
27. Gas or air filled balloon sign means a sign that is made of a nonporous bag of tough, light material filled with gas or air used to convey advertising copy or announce a special event on a temporary basis.
28. Government sign means a sign erected by Park Township, St. Joseph County, the state of Michigan, any other municipal entity and/or the federal government.
29. Ground sign/monument sign means a freestanding sign supported by a base that rests directly on the ground. The width of the base shall be at least fifty (50) percent of the sign in order to be a ground sign.
30. Home occupation sign means a sign that identifies a home occupation that is operating on a residential property and is classified as a home occupation per the requirements of this Ordinance and has received all necessary approvals for such use.
31. Illuminated sign means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.
32. Industrial park sign/business park sign means a freestanding sign that identifies the name of an industrial park, business park or other similar land use, but does not contain advertising copy of any business located within that park.
33. LCD means liquid crystal display.
34. LED means light emitting diode.
35. Mansard means a sloped roof or roof-like façade architecturally comparable to a building wall.

36. Mobile home park identification sign means a ground or monument sign identifying or recognizing a mobile home park development.
37. Nameplate means a non-electric on premise sign giving only the name, address, and/or occupation of an occupant or group of occupants, which does not contain graphics of any kind.
38. Negative space means the open space surrounding words, numbers or other text on a sign.
39. Neon sign means an illuminated sign constructed from fluorescent lights in the form of bent glass tubes; the different colors being obtained by adding different gases to the neon.
40. Non-conforming sign means a sign was lawfully erected prior to this Ordinance, or amendment thereto, but that does not conform to this Ordinance or other applicable Township ordinances. Also known as a lawful non-conforming sign.
41. Noncommercial message means any sign wording, logo or other representation that is not a commercial message.
42. Off premise directional sign means a sign, not to exceed one hundred (100) square feet in area, the sole purpose of which is to direct the public to a place of business located off the premises from where the sign is located.
43. Off premise sign means a sign which advertises or designates an establishment, service, merchandise, use, entertainment, activity, produce or message which is not conducted, sold, produced, manufactured or furnished upon the parcel or lot where the sign is located (e.g. billboards, off premise directional sign).
44. Parapet means a wall-like barrier at the edge of a roof or structure.
45. Pennant means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

46. Permanent sign means a sign which is permanently affixed into the ground or a building and meets the requirements of a structure under the Michigan Building Code or its successor code.
47. Point of sale sign means a sign that carries only the name of the firm, major enterprise or products offered for sale on the premises.
48. Pole or pylon sign means a sign which is erected upon or supported by the ground on one (1) or more poles, uprights or braces.
49. Portable freestanding sign means a reusable and movable sign not permanently affixed in the ground or to a structure or building, typically containing changeable copy. Except as otherwise expressly provided for in this Ordinance, such sign shall only advertise, reference, identify or promote a product, service, business or event occurring on the lot or parcel where the sign is located.
50. Political sign means a temporary sign used in connection with a noncommercial message or an official Township, school district, county, state or federal election or referendum.
51. Projecting sign means a sign that is attached to and projects from a wall or other structure not specifically designed to support the sign.
52. Real estate sign means a temporary sign advertising the real estate upon which the sign is located as being for sale, lease or rent.
53. Roofline means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, chimneys or minor projections.
54. Roof sign means a sign which is erected or constructed wholly upon or above the roof of a building and supported on the roof structure.
55. Sidewalk sign means a sign placed on a sidewalk adjacent to a business that advertises daily or weekly specials. Examples of a sidewalk sign include A-frame signs and sandwich board signs.



56. Sign owner means a person who owns a sign. The owner of the premises upon which a sign is located is presumed to be the sign owner, unless facts showing someone else to be the sign owner are submitted to the Zoning Administrator and the Zoning Administrator makes a decision that the sign belongs to someone other than the owner of the premises.
57. Snipe sign means any sign of any size, made of any material, which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects and the advertising matter appearing thereon is not applicable to the premises upon which the sign is located.
58. Street banner sign means a sign that is stretched across and hung over a street or road right-of-way or easement.
59. Subdivision or site condominium advertising sign means a sign advertising available lots and/or units within a subdivision or condominium development, including residential, commercial or industrial developments.
60. Subdivision or site condominium identification sign means a ground or monument sign identifying or recognizing a subdivision or condominium development, including residential, commercial or industrial developments.
61. Vehicle sign means a sign containing a commercial message that is painted on, incorporated in, or attached directly to any mode of transportation, including, but not limited to automobiles, trucks, boats, trailers, or airplanes. A sign painted on a vehicle identifying the business owning or using the vehicle, or a sign depicting the name of the owner of the vehicle is not considered a vehicle sign.
62. Wall sign or building sign means a sign, including painted, individual letters, and cabinet signs, and signs on a mansard that are attached parallel to and extending not more than fifteen (15) inches from the wall of a building.
63. Wayfinding sign means signs, maps and other graphic methods used to convey location and direction to travelers.

64. Window sign means a sign placed inside or upon a window facing the outside which is intended to be seen from the street or road right-of-way or the outdoors.

202.111 Site Condominium Project

A plan or project consisting of not less than two (2) single family units established in conformance with the Michigan Condominium Act, Public Act 59 of 1978, as amended.

202.112 Special Use

A use permitted only where specified facts and conditions, detailed in this Ordinance, are found to exist. The facts and conditions set forth in this Ordinance for a Special Use must be met without modification or alteration, unless a variance, as hereinafter defined, is obtained.

202.113 Structure

Means a walled and roofed building that is principally above ground, gas or liquid storage facility, as well as a mobile home.

202.114 Structural Changes or Alterations

Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders, or any substantial change in the roof.

202.115 Substantial Improvement

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

202.116 Swimming Pool

Any structure or container, either above or below grade, located either in part or wholly outside a permanently enclosed and roofed building, designed to hold water to a depth of greater than twelve (12) inches when filled to capacity, intended for immersion of the human body, whether for swimming or wading or both.

202.117 Temporary Building or Use

A structure or use permitted by the Building Inspector to exist during periods of construction of the main use or for special events, not to exceed six (6) months. Two (2) consecutive extension periods of six (6) months each are allowed.

202.118 Tower

Any ground or roof mounted pole, spire, structure or combination thereof taller than fifteen feet, including support lines, cables, wires, braces, and masts intended primarily for the purpose of mounting an antenna, meteorological device, or similar device above grade.

202.119 Townhouses

A row of three (3) or more attached one-family dwellings, not more than two and one-half (2½) stories in height and for which there is an entrance to each dwelling. Townhouse shall not be used as a synonym for the term “condominium” which refers to how property or space is owned rather than a particular housing style.

202.120 Trailer

The term “trailer” includes any trailer coach, motor home, tent camper, demountable camper, or unit designed as a vacation unit for short-term seasonal occupancy, which measures nine (9) feet or less in width, and thirty-five (35) feet or less in length, which is designed to be operated on highways, which is in good running condition and which complies with all requirements of state law for licensing of such vehicles. This term does not include a utility trailer which is used for hauling of goods and debris.

202.121 Use

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

202.122 Wall, Obscuring

A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.

202.123 Variance

A varying or relaxation of the standards of the zoning ordinance by the Board of Zoning Appeals; and where such variances will not be contrary to the public interest; and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in practical difficulty.

202.124 Yard

A yard is an open space, unoccupied and unobstructed from the ground upwards, except as otherwise provided herein, and on the same lot with a building. The measurement of a yard shall be the minimum horizontal distance between the lot line and the building or structure.

A "required yard" is that portion of any lot on which the erection of a main building is prohibited.

A "front yard" is a yard on the same lot with a building between the front line of the building and the front lot line and extending from one side lot line the other side lot line.

A "rear yard" is a yard on the same lot with a building between the rear line of the building and the rear lot line and extending from one side lot line to the other side lot line.

A "side yard" is a yard on the same lot with a building between the side lot line and the nearest side line of the building and extending from the rear yard to the front yard. For any parcel that abuts a lake, pond, river or stream, the front yard is considered to be the area between the dwelling and the body of water. The rear yard is considered to be the area between the dwelling and the roadway.

For any parcel that abuts a lake, pond, river or stream, the front yard is considered to be the area between the dwelling and the body of water. The rear yard is considered to be the area between the dwelling and the roadway.

[Amended Ord. 16-02: § I, Adopted 10-12-16]

ARTICLE III

DISTRICTS AND MAP

SECTION 300

DISTRICTS ESTABLISHED: For the purposes of this Ordinance, the Township of Park is hereby divided into the following districts:

SECTION A. Residential Districts:

305	AR	Agricultural Residential
306	RR	Rural Residential District
307	R-1	High Density Residential
308	R-2	Mobile Home Park District
309	R-3	Rural Estate District
310	R-4	Waterfront Residential District

SECTION B. Non-Residential Districts:

311	C-LI	Combined Commercial/Limited Industrial
312	C	Commercial District
313	I	Industrial District
314	LI	Limited Industrial District

SECTION C. Overlay Districts:

FP	Flood Plain
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SECTION 301

DISTRICT BOUNDARIES:

The boundaries of these districts are hereby established as shown on the zoning map of this Ordinance, Township of Park Zoning Ordinance. Which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

SECTION 302

DISTRICT BOUNDARIES INTERPRETED:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

- 302.1 Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such center lines;

- 302.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- 302.3 Boundaries indicated as approximately following Township limits shall be construed as following Township limits;
- 302.4 Boundaries indicated as following railroad lines shall be construed to the midway between the main tracks;
- 302.5 Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore lines shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- 302.6 Boundaries indicated as parallel to or extension of features indicated in Subsections 1 through 5 above shall be so construed. Distance not specifically indicated on the Official Zoning Map.
- 302.7 Where physical or natural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subsections 1 through 6 above, the Zoning Board of Appeals shall interpret the district boundaries.

SECTION 303

DISTRICT REQUIREMENTS:

All buildings and uses in any District shall be subject to the provisions of Article Four "General Provisions and Exceptions".

SECTION 304

USES NOT PERMITTED IN ANY DISTRICT:

The following uses are not permitted in any district, subject to conditions imposed herein:

- 304.1 Any use not included as a Use Permitted by Right or a Use Permitted by a Special Land Use Permit.
- 304.2 No condition shall be allowed to exist which will constitute a hazard to health, safety or welfare, is inconsistent with the accepted appearance of the zoning district, or in any way creates a nuisance or damages adjoining property.

SECTION 305

AR DISTRICT: AGRICULTURAL RESIDENTIAL DISTRICT

305.1 Purpose:

It is the purpose of the Agricultural Residential District to preserve prime soils for agricultural enterprises. It is to be applied to areas which have soils well suited to agricultural activities. The district is designed to preserve these areas by prohibiting the intrusion of non- agricultural areas and uses. The district is intended to create large contiguous blocks of agricultural land, both by original designation or by future annexation of smaller holdings, to existing blocks. It is also the intent of this district to help maintain land values at levels which farm activities can support and to avoid property value increases through speculation for higher density uses, which force prime farm land into non- agricultural uses.

305.2 Uses Permitted by Right:

- A. Single family residential dwelling on parcels meeting or exceeding the minimum lot size.
- B. Farming as defined in Article II of this Ordinance.
- C. Public or private conservation area.
- D. Original principal farm residence split from agriculturally productive land in accordance with Section 305.5 of this Ordinance.  
[Amended Ord. 16-02: §II, Adopted 10-12-16]
- E. Accessory uses including:
  - 1. Barn, silos, sheds, equipment storage, and similar structures and uses customarily incidental to the permitted principal uses and structures.
  - 2. Temporary portable roadside stand for agricultural products produced or raised on the property during the period April 1 – November 1 of each calendar year.
  - 3. Home occupation.  
[Amended Ord. 16-02: §II, Adopted 10-12-16]
- F. Concentrated Animal Feeding Operations (CAFO's) subject to the Generally Accepted Agricultural Management Practice Standards (GAAMPS) as promulgated by and under the direction of the Michigan Department of Agriculture and Rural

Development or its successor agency.  
[Amended Ord. 16-02: §II, Adopted 10-12-16]

305.3 Uses Permitted by Special Land Use Permits:

The following uses are permitted in this district subject to obtaining a Special Land Use Permit as provided for in Article V.

[Amended Ord. 09-03; Adopted 06-10-09]

- A. Removal of soil, sand, gravel and other materials.
- B. Public parks under municipal ownership, private parks, camps, golf courses, clubs, garden nurseries, greenhouses, and commercial stables.  
[Amended Ord. 10-01; Adopted 3-10-10]
- C. Public and private hospitals, schools, cemeteries, churches, and government buildings.
- D. Airports and landing strips.
- E. Public utility structures and substations.
- F. Veterinarian offices, commercial kennels, and animal clinics.
- G. Transient amusements (carnivals, circuses, and similar).
- H. Central sewage treatment facility in accordance with State of Michigan and Branch-Hillsdale-St. Joseph County Community Health Agency standards.
- I. A maximum of two (2) large farm animals (e.g., horses, cows, pigs, llamas) may be kept on a parcel of not less than two (2) acres in size. One large farm animal may be added for each additional acre of parcel or building site area.
- J. Bed and breakfast facilities subject to Section 505.1, subsection L.
- K. Single family dwellings on parcels split from AR production land in accordance with Article V, Section 507 of this Ordinance.



305.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "AR" District Zoning Classification.

A. Minimum Lot or Parcel Area.

The minimum parcel size is t w e n t y ( 20) acres for productive agricultural land. There shall not be more than one dwelling unit upon each lot or parcel unless part of an approved site condominium project.

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be six hundred (600) feet along a public street.

[Amended Ord. No. 17-01;§IX; Adopted 4-12 -17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed five (5) percent.

[Amended Ord. No. 17-01;§IX; Adopted 4-12 -17]

D. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line from private roads.

[Amended Ord. No. 17-01; §IX; Adopted 4-12 -17; Ord. No. 17-03;§I;12-13-17]

2. Side Setback.

Twenty (20) feet except in case of a corner lot where the side yard on the street side shall not be less than the setback required for the front setbacks.

3. Rear Setback.

Thirty-five (35) feet.

4. Animal Housing Facilities Setback:

In any case, no permanent or temporary structure housing livestock, or for storage of feed or manure, shall be located any closer than one hundred and fifty (150) feet to a dwelling or parcel line.

E. Maximum Height Requirements for Buildings and Structures:  
[Amended Ord. 10-01; Adopted 3-10-10]

1. For dwelling and non-farm structures, height shall not exceed thirty-five (35) feet.
2. For general and specialized farm buildings and structures, building height shall not exceed one hundred (100) feet.
3. Building height is measured in accordance with Section 202.22 of this Ordinance.

F. Minimum Building Floor Area:

No residential dwelling unit shall have less than one thousand (1,000) square feet of floor area exclusive of garages or basements.

305.5 Split of Original Principal Farm Residence from Agriculturally Productive Land.

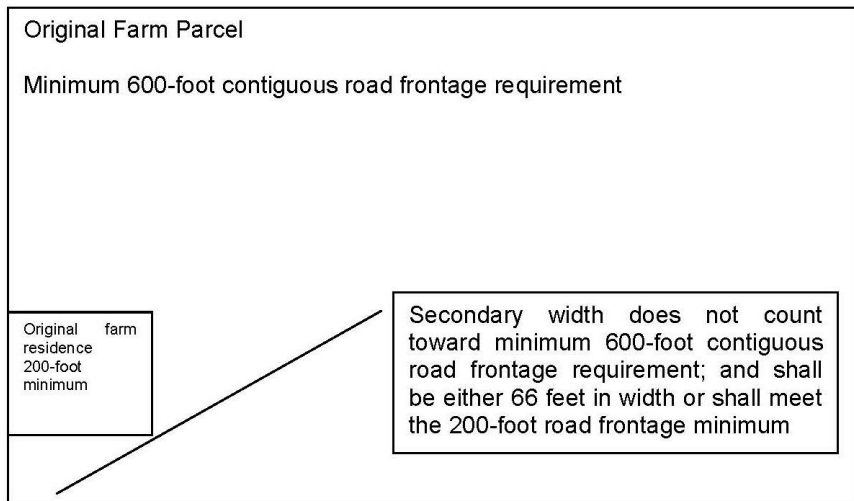
1. Procedure.

Only the original and principal farm dwelling may be sold as a non-farm residence and separated from the original farmstead in accordance with this subsection. A property split or division obtained under this Section shall require the submission of an application to the Zoning Administrator and review by the Zoning Administrator establishing adherence to the criteria contained in subsection two (2) below. The Zoning Administrator shall submit the application and his or her review for adherence thereto to the Township Board for final approval. The Township Board's approval shall be conditioned on the provision of a "notice of municipal conditions" to be recorded with the St. Joseph County Register of Deeds. Proof of this recording shall be submitted to the Township's Assessor prior to the Assessor's approval of the non-farm residence land division under the Township's Land Division Ordinance.[Amended Ord. 16-03: §II; Adopted 10-12-16; Ord. No.17-01;§I; Adopted 4-12-17]

2. Standards for Approval of Split of Original Farm Residence from Agriculturally-Productive Land.

- A. Only the original farm residence may be split from agriculturally-productive land.
- B. The non-farm residence shall be situated on a parcel of not less than two (2) acres.
- C. The minimum building site or parcel width shall be a contiguous minimum footage along a public/private street/road. The minimum contiguous road frontage in the district is six hundred (600) feet. The minimum contiguous road frontage for the divided farm residence is two hundred (200) feet. In order to authorize the division, each parcel must meet the required minimum contiguous road frontage for the use, regardless of whether there is a “secondary width” which is not contiguous (IE the original parcel surrounds the split parcel). The parcel shall not be divided if either parcel cannot meet the minimum resulting contiguous road frontage. Any non-contiguous road frontage or “secondary width” shall either meet the minimum two hundred (200)-foot contiguous road frontage or shall be sixty six (66) feet in width to allow for access/future private road. The following diagram is offered to explain this subsection.

(Amended Ord. No. 17-01;§I; Adopted 4-17;Ord. No 17-02;I;Adopted 6-26-17).



- D. The maximum building site or parcel coverage by buildings shall not exceed fifteen (15) percent.
- E. Setback requirements set forth in Section 305.4D shall be complied with.
- F. Maximum Building Height requirements shall not exceed those provided in Section 305.4E of this Ordinance. Building height shall be measured in accordance with Section 202.22 of this Ordinance.
- G. Minimum building floor area shall comply with Section 305.4F of this Ordinance.
- H. If a condition or conditions cannot be met, the applicant shall be referred to the Zoning Board of Appeals for variance or interpretive relief.

[Amended Ord. No.17-01;§I;Adopted 4-12 -17]

SECTION 306

RR DISTRICT: RURAL RESIDENTIAL DISTRICT

306.1 Purpose.

It is the purpose of the Rural Residential District to preserve the rural, countryside atmosphere of Park Township and to provide for higher densities in an agricultural setting without substantially changing the essential character of these areas.

306.2 Uses Permitted by Right.

- A. Single family residential dwelling.
- B. Home Occupations.
- C. Accessory uses on same parcel with single family residential structures, such as garages, shed for yard tools, play houses, etc.
- D. Duplex or two family residential dwellings on a building site or parcel having at least forty-thousand (40,000) square feet.
- E. Temporary portable roadside stand for agricultural products produced or raised on the property during the period of April 1 – November 1 of each calendar year.  
[Amended Ord. 09-03; Adopted 6/10/09]

306.3 Uses Permitted by Special Land Use Permit.

The following uses are permitted in this district subject to obtaining a Special Land Use Permit as provided in Article Five.

- A. Public and private parks, camps, golf courses, clubs, garden nurseries, and greenhouses.
- B. Public and private hospitals, schools, cemeteries, churches and governmental buildings.
- C. Public utility structures and substations.
- D. Livestock on parcels of less than five (5) acres with main residential use: a maximum of two large farm animals (e.g., horses, cows, pigs, llamas) may be kept on a parcel of not less than two (2) acres in size. One large farm animal may be added for each additional acre of parcel or building site area.  
[Amended Ord. 09-03; Adopted 6/10/09]

- E. Central sewage treatment facility in accordance with State of Michigan and Branch-Hillsdale-St. Joseph Community Health Agency standards.  
[Amended Ord. 10-01; Adopted 3-10-10]
- F. Funeral homes.
- G. Reserved.
- H. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit.”  
[Amended Ord. 10-01; Adopted 3-10-10]

306.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "RR" District:

A. Minimum Building Site or Parcel Area.

No building or structure shall be established on any site or parcel less than thirty thousand (30,000) square feet.  
[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be one hundred fifty (150) feet along a public street.  
[Amended Ord. No. 17-01;§IX; Adopted 4-12 -17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed twenty-five (25) percent.  
[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

D. Yard and Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of- way line from county roads; and thirty (30) feet from the right-of-way line for private roads.  
[Amended Ord. No. 17-01;§IX; Adopted 4-17;Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Twenty (20) feet except in case of a corner lot where the side yard on the street side shall not be less than the setback required for the front setbacks.

3. Rear Setback.

Thirty-five (35) feet.

4. Animal Housing Facilities Setback.

In any case, no permanent or temporary structure housing livestock, or for storage of feed or manure shall be located any closer than one hundred and fifty (150) feet to a building site or parcel line.

E. Maximum Building Height Requirements.

For dwellings and non- farm structures, building height shall not exceed thirty-five (35) feet measured in accordance with Section 202.22 of this Ordinance.

[Amended Ord. 09-03, Adopted 6-10-09]

F. Minimum Building Floor Area.

No residential dwelling unit shall have less than one thousand (1,000) square feet of floor area exclusive of garages or basements.

SECTION 307

R-1 DISTRICT: HIGH DENSITY RESIDENTIAL DISTRICT

307.1 Purpose.

It is the purpose of the High Density Residential District to provide for a variety of housing types - single family, duplex, apartments, and townhouses. This housing is intended to provide a moderately high density living environment. However, it must be recognized that without sanitary sewage treatment facilities, allowable densities for such housing must respect the limitations of septic systems. Therefore, while the designation of this district is high density, the interpretation of that term is relative to other allowable densities within the Township.

307.2 Uses Permitted by Right.

- A. Single family residential dwelling on a building site or parcel having an area of at least fifteen thousand (15,000) square feet.
- B. Duplex or two family residential dwelling on a building site or parcel having at least twenty thousand (20,000) square feet, unless otherwise specified.

307.3 Uses Permitted by Special Land Use Permit.

The following uses are permitted in this District subject to obtaining a special land use permit as provided in Article Five.

- A. Structure containing three (3) or more living units on a building site or parcel having at least twenty four thousand (24,000) square feet, unless otherwise specified.
- B. Community buildings associated with a multiple housing development.
- C. Central sewage treatment facility in accordance with State of Michigan and Branch-Hillsdale-St. Joseph Community Health Agency standards.  
[Amended Ord. 10-01; Adopted 3-10-10]
- D. Public and private parks, clubs, camps, and golf courses.
- E. Public and private hospitals, schools, churches, and governmental buildings.
- F. Public utility structures and substations.



- G. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit.”

[Amended Ord. 10-01; Adopted 3-10-10]

307.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "R-1" District:

A. Minimum Building Site or Parcel Area.

No building or structure shall be established on any building site or parcel less than fifteen thousand (15,000) square feet in area. Refer to 307.2 A; 307.2 B; and 307.3 A.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17]

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be one hundred (100) feet along a public street.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed twenty-five (25) percent.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17]

D. Yard and Setback Requirements.

1. Front Setback.

Seventy five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17; Ord.No. 17-03; §I; 12-13-17]

2. Side Setback.

Fifteen (15) feet except in the case of a corner where the side yard on the street side shall not be less than the setback required for the front setback.

[Ord. 16-02; § III; Adopted 10-12-16]

3. Rear Setback.

Thirty-five (35) feet. Rear setbacks shall be increased by five (5) additional feet for each unit over one (1) on the parcel or building site.

E. Maximum Height Requirements.

Twenty-five (25) feet or two stories measured from the average finish grade at the front setback line. The requirements for structures containing more than three (3) dwelling units shall be thirty (30) feet or two and one-half (2½) stories. Building height shall be measured in accordance with Section 202.22 of this Ordinance.

[Amend Ord. 09-03; Adopted 6-10-09]

F. Minimum Building Floor Area.

1. One and two family dwellings shall contain a minimum of one thousand (1,000) square feet of floor area for each family exclusive of garages and basements.
2. Structures containing three (3) or more dwelling units shall contain a minimum of eight hundred and fifty (850) square feet per dwelling unit exclusive of halls, stairways, basements, garages, or storage areas.

[Amend Ord. No.16-02; §III; Adopted 11-1-16]

SECTION 308

R-2 DISTRICT: MOBILE HOME PARK DISTRICT

308.1 Purpose.

It is the purpose of the Mobile Home Park District to provide for the location of mobile home dwellings in an attractive and orderly manner in Park Township. Park Township recognizes that mobile home park dwellings provide respectable lower cost housing for persons who might otherwise be economically unable to locate within the Township. Mobile home parks are characterized by relatively high density and by transient structures which are replaced periodically. Because of these traits, the mobile home park should be located in proximity to services and suitable transportation.

308.2 Permitted Uses.

- A. Mobile homes located in a mobile home park
- B. Mobile home parks
- C. Churches
- D. Libraries
- E. Fire stations
- F. Public or parochial schools
- G. Golf courses, parks and playgrounds
- H. Home Occupations
- I. Accessory buildings and uses customarily incidental to the above Permitted Uses.
- J. Off-street parking in accordance with Section 403.5.

308.3 Standards and Requirements for Mobile Home Parks.

Mobile home parks shall conform to the requirements as promulgated by the Michigan Mobile Home Park Commission Rules as amended.

308.4 Site Plan Approval.

For all permitted uses a site plan shall be submitted in accordance with Section 409.

308.5 Regulations and Standards.

The minimum site size for a mobile home park shall be ten (10) acres.

SECTION 309

R-3 DISTRICT: RURAL ESTATE DISTRICT

309.1 Purpose.

It is the purpose of the Rural Estate District to provide large residential lots. The district is designed to accommodate those who desire to live in rural environments without intending to engage in substantial farming.

309.2 Permitted Uses.

- A. Single family detached dwellings
- B. Planned Unit Development Projects
- C. Home Occupations
- D. Libraries
- E. Fire stations
- F. Accessory buildings and uses customarily incidental to the above permitted uses.
- G. Off-street parking requirements in accordance with Section 403.5
- H. Temporary portable roadside stand for agricultural products produced or raised on the property during the period of April – November 1 of each calendar year.  
[Amended Ord. 09-03; Adopted 6-10-09]

309.3 Uses Permitted by Special Land Use Permit.

The following uses are permitted in this district subject to obtaining a Special Land Use Permit as provided in Article Five.

- A. Public and private campgrounds, parks, golf courses, clubs, garden nurseries, and greenhouses.
- B. Public and private hospitals, schools, cemeteries, and government buildings.
- C. Churches.
- D. Public utility structures and substations.

- E. A maximum of two large farm animals e.g., horses, cows, pigs, llamas, may be kept on a parcel of two (2) acres. One (1) additional large farm animal may be added for each additional acre of parcel or building site area.
- F. Bed and Breakfast facilities subject to Section 505.1L.
- G. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit.”

[Amended Ord. 10-01; Adopted 3-10-10]

309.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the R-3 District.

A. Minimum Building Site or Parcel Area.

No building or structure shall be established on any building site or parcel less than two (2) acres.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be two hundred (200) feet along a public road.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed fifteen (15) percent.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

D. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17; Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Twenty (20) feet except in case of a corner lot where the side yard on the street side shall not be less than the setback required for the front setbacks.

3. Rear Setback.

Thirty-five (35) feet.

4. Animal Housing Facilities Setback.

In any case, no permanent or temporary structure housing livestock, or for storage of feed or manure shall be located any closer than one hundred-fifty (150) feet to a dwelling or parcel line.

E. Maximum Building Height Requirements.

For dwelling and non-farm structures, building height shall not exceed thirty-five (35) feet, measured in accordance with Section 202.22 of this Ordinance.

[Amend Ord. 09-03; Adopted 6-10-09]

F. Minimum Building Floor Area.

No dwelling unit shall have less than one thousand (1,000) sq. ft. of floor area exclusive of garages or basements.

SECTION 310

R-4 DISTRICT: WATERFRONT RESIDENTIAL DISTRICT

310.1 Purpose.

It is the purpose of the waterfront residential district to provide for single family residential uses, at moderate densities, in areas adjacent to lakes and streams. It is further the purpose to require lot areas large enough to protect Township lakes, streams, and ground waters from excessive pollution due to an over concentration of septic tank systems adjacent to them.

310.2 Uses Permitted by Right.

- A. Single family residential dwelling on a parcel having an area of at least fifteen thousand (15,000) square feet.
- B. Accessory uses on same parcel with single family residential structures, such as garages, sheds for yard tools, playhouses, boat houses, etc.
- C. Home Occupations

310.3 Uses Permitted by Special Land Use Permit.

The following uses are permitted in this district subject to obtaining a Special Land Use Permit as provided for in Article Five.

- A. Public and private parks, clubs, camps, and golf courses.
- B. Public and private hospitals, schools, churches and governmental buildings.
- C. Public utility structures and substations.
- D. Reserved.
- E. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit.”



310.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "R-4" District:

A. Minimum Building Site or Parcel Area.

No building or structure shall be established on any building site or parcel less than fifteen thousand (15,000) square feet in area.

[Amended Ord. No. 04-02; §IV; Adopted 11-10-04; Ord. No. 17-01; §IX; Adopted 4-12-17]

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be:

1. Lakefront, eighty (80) feet along a public street;
2. Riverfront, one hundred-fifty (150) feet along a public street;
3. Non-riparian property, one hundred-fifty (150) feet along a public street.

[Amended Ord. No. 17-01; §IX; Adopted 04-12-17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed twenty-five (25) percent.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17]

D. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; thirty-five (35) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads. On waterfront parcels, the street side is the "rear" setback in this district. Therefore, on waterfront parcels, the rear setback shall be seventy-five (75) feet from the right-of-way line for US or State Highway; thirty-five (35) feet from the right-of-way line for county roads; and thirty (30) feet from the right-of way line for private roads.

[Amended Ord. No. 17-01; §IX; Adopted 4-12-17; Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Fifteen (15) feet except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front setback.

3. Waterfront Setback.

Where a building site or parcel has lake or river frontage, the setback shall not be less than the average of the two (2) adjacent principal buildings on the adjacent lots. If there are not principal building(s) on the adjacent lots the setback will be a minimum of fifty (50) feet on a lake and seventy-five (75) feet on a river.

[Amended Ord. 09-03; Adopted 6-17-09]

4. Rear Setback. Thirty-five (35) feet.

[Amended Ord. No. 17-01; §V; Adopted 4-12-17]

E. Maximum Building Height Requirements.

Twenty-five (25) feet or two stories measured from the average finished grade at the front setback line. Building height shall be measured in accordance with Section 202.22 of this Ordinance.

[Amended Ord. 09-03; §IX; Adopted 6-17-09]

F. Minimum Building Floor Area.

No residential dwelling unit shall have less than eight hundred (800) square feet of floor area, exclusive of garages or basements.

G. Riparian Lot Access.

All parcels, lots, or building sites which are contiguous to a lake or pond, either natural or manmade shall be subject to Section 410 of this Ordinance.

SECTION 311

C-LI DISTRICT: COMMERCIAL/LIMITED INDUSTRIAL DISTRICT

[Amended Ord. No. 12-01; Adopted 8-8-12]

311.1 Purpose.

To provide a District where the same property can be used for Commercial or Limited Industrial uses. Areas assigned to Section 311 provide for maximum utilization of property/land within the limits of Section 312 C–Commercial and Section 314 LI- Limited Industrial Districts.

311.2 Permitted Uses.

All uses listed as permitted uses in the “C” Commercial District Zoning Classification, Article III, Section 312.2 of this Ordinance and all uses listed as permitted uses in the “LI” Limited Industrial District Zoning Classification, Article III Section 314.2 of this Ordinance are permitted uses in the “C-LI” District Zoning Classification.

311.3 Special Land Uses.

All Special Land Uses listed in the “C” Commercial District Zoning Classification, Article III Section 312.3 of this Ordinance and all Special Land Uses listed in the “LI” Limited Industrial District Zoning Classification, Article III Section 314.3 of this Ordinance are Special Land Uses in the “C-LI” District Zoning Classification.

311.4 Regulations and Standards.

Regulations and Standards for lot size, lot width, building size, setbacks and all other standards contained in the “C” Commercial District Zoning Classification, Article III, Section 312.4 are hereby the regulations and standards related to commercial uses in the “C-LI” District Zoning Classification. Regulations and Standards for lot size, lot width, building size, setbacks and all other standards contained in the LI Limited Industrial District Zoning Classification, Article III, Section 314.3 of this Ordinance are hereby the regulations and standards related to Limited Industrial uses in the “C-LI” District Zoning Classification.

SECTION 312

“C” DISTRICT: COMMERCIAL DISTRICT

312.1 Purpose.

The Commercial District is primarily intended to provide areas wherein retail trade, office and service outlets can be located in order to satisfy the day-to-day needs of the residents of the Township and surrounding areas. Land uses shall be permitted only after special review by the Planning Commission and Board of Trustees where such uses are deemed appropriate in the proposed location, while at the same time do not encroach in an undesirable manner on such uses.

[Amended Ord. 12-01; Adopted 8-8-12]

312.2 Uses Permitted by Right:

- A. Generally recognized retail business which supplies commodities on the premises within a completely enclosed building including, but not limited to foods, pharmaceuticals, furniture, clothing, dry goods, notions, books, flowers, jewelry, domestic pets, or hardware.
- B. Office establishments which perform services on the premises including but not limited to financial institutions, insurance offices, real estate offices, artist offices and galleries, professional offices for accountants, doctors, attorneys, engineers, banks, architects, and similar office uses.
- C. Personal service establishments which perform services on the premises within a completely enclosed building, such as, but not limited to, repair shops, barber and beauty shops, photographic studios, dry cleaners, and self-service laundries.
- D. Medical and dental clinics.
- E. Veterinarian clinics.
- F. Service establishments, including printing, publishing, photographic reproduction, blueprinting, and related trades or arts.
- G. Private clubs and meeting halls.

312.3 Uses Permitted by Special Land Use Permit.

- A. Public facilities including cemeteries, parks, schools, libraries and similar uses and activities, including administrative buildings associated with public utilities, and substations and structures and enclosures or shelters for utility service equipment and maintenance depots associated with public utilities.
- B. Gasoline service stations.
- C. Car wash, automatic and self-service.
- D. Open air/outdoor display and sale or rent of heavy equipment, farm machinery, farm field irrigation systems, water craft, motor vehicles, trucks, motor homes, trailers, lawn furniture, playground equipment, nursery and landscaping supplies, flea markets under the following conditions:
  - 1. An indoor sales/rental office must be on site.
  - 2. Repairs must occur within an enclosed building.
- E. Communication towers.
- F. Indoor commercial recreation facilities such as indoor heaters, bowling alleys, skating rinks, pool halls, mechanical amusement centers or similar uses.
- G. Outdoor commercial recreation including miniature golf, animal racing, go-cart, automobile or motorcycle tracks, amphitheaters, drive-in theaters, amusement parks, survival games, campgrounds, golf courses and country clubs, recreational fields, shooting ranges and uses similar to the above uses. Accessory uses to the above permitted uses such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas and locker rooms are permitted.
- H. Offices and showrooms of plumbers, electricians, decorators or similar trades in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for

entrances, offices or display.

- I. Wholesale businesses handling candy, pharmaceuticals, jewelry, novelties, professional barber and beauty supplies, office supplies, radio and television parts, and tobacco.
- J. Building supply and equipment, for predominantly retail sales.
- K. Drive-in, drive-through, takeout, pick-up, and other forms of in-vehicle retail or service establishments including restaurants, financial institutions, dry cleaning businesses, and similar facilities.
- L. Restaurants, taverns, clubs, and other drinking establishments which provide food or drink for consumption by persons seated within a building that is not part of a drive-in, and may also provide dancing and entertainment.
- M. Motels, hotels and motor hotels.
- N. Funeral homes and mortuaries.
- O. Mini storage facilities.
- P. Motor vehicle, trailer, and boat service and repair stations.
- Q. Accessory uses and structures customarily incidental to and subordinate to the permitted principal use.
- R. Shopping centers.
- S. Transient amusement enterprises such as carnivals, circuses, and tent shows.
- T. Commercial beaches.
- U. Other uses not specifically mentioned elsewhere of a commercial character.
- V. Reserved.
- W. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit”.

312.4 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the “C” District:

A. Minimum Lot Area.

Two (2) acres.

B. Minimum Lot Frontage and Width.

Three hundred (300) feet.

C. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads.

[Amended Ord. No. 17-01; §IX; Adopted 4-12 -17;Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Twenty (20) feet, except in the case where a side yard abuts a Residential or Agricultural Zoning District, in which case the minimum required side yard shall be sixty (60) feet, or in the case of a corner lot, where the side yard on the street side shall be a minimum of sixty (60) feet.

3. Rear Setback.

Twenty (20) feet, except in the case where a rear yard abuts a Residential or Agricultural Zoning District, in which case the minimum required rear yard shall be sixty (60) feet.

D. Maximum Lot Coverage.

Fifty (50) percent.

E. Maximum Building Height Requirements.

Thirty-five (35) feet measured from the average finished grade at the front setback line. (See Section 403.3E for exceptions). Building height shall be measured in accordance with Section 202.22 of this Ordinance.

F. In any case, no structure shall be located any closer than fifty (50) feet to a residential district line.

G. Reference the regulations on parking, lighting, fencing, landscaping and signs in the appropriate sections of this Zoning Ordinance.”



SECTION 313

I- DISTRICT: INDUSTRIAL DISTRICTS

313.1 Purpose.

It is the purpose of the Industrial District to provide for a variety of industrial land uses. This district is designed to provide for the location of industry in a manner which is compatible with and serves those people living and working within the Township.

313.2 Uses Permitted by Right.

The following uses are permitted in this district by right:

- A. Any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, food stuffs, and products not involving a retail activity on the same site.
- B. Public buildings and public utility structures.
- C. Contractors establishment.
- D. Accessory uses relating directly to and servicing the principal use on the site, including:
  - 1. Restaurant or cafeteria for employees.
  - 2. Office facilities.

313.3 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "I" District:

A. Minimum Building Site or Parcel Area.

All uses permitted in this district shall provide a minimum building site or parcel of twenty thousand (20,000) square feet in area.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

B. Minimum Building Site or Parcel Width.

The minimum building site or parcel width shall be one hundred (100) feet along a public street.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17]

C. Maximum Building Site or Parcel Coverage.

The maximum building site or parcel coverage shall not exceed fifty (50) percent.

[Amended Ord. No. 17-01;§IX; Adopted 4-12 -17]

D. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads.

[Amended Ord. No. 17-01;§IX; Adopted 4-12-17;Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Fifteen (15) feet except in the case of a corner building site or parcel where the side setback on the street side shall not be less than the setback required for the front setback.

3. Rear Setback.

Thirty-five (35) feet.

4. In any case, no structure shall be located any closer than fifty (50) feet to a residential district line.

E. Maximum Building Height Requirements.

Thirty-five (35) feet measured from the average finished grade at the front setback line. Building height shall be measured in accordance with Section 202.22 of this Ordinance.

[Amended Ord. 09-03; Adopted 6-10-09]

F. Landscaping.

All landscaping shall be in accordance with Section 407.

SECTION 314

LI- DISTRICT: LIMITED INDUSTRIAL DISTRICT

314.1 Purpose.

It is the purpose of the Limited Industrial District to provide for and encourage the development of light manufacturing, processing, and storage uses that are characterized by low intensity land coverage, the absence of objectionable external features and are compatible with adjacent residential areas. It is further the intent of this District to accommodate industrial activities compatible with all other uses permitted in this District.

314.2 Uses Permitted by Right.

The following are uses permitted by right when conducted in a permanent fully enclosed building or an area enclosed and screened from external visibility beyond the lot lines of the parcel upon which the use is located.

- A. Wholesale, warehousing, storage and transfer buildings, including refrigerated and general storage facilities.  
[Amended 17-01;§II; Adopted 4-12 -17]
  
- B. Contractor's establishments involving production or assembly, and with typically incidental retail sales, which require a workshop and retail outlet or show room as necessary uses, including:
  - 1. Tool and die manufacturing establishments.
  - 2. Plumbing and electrical contractors.
  - 3. Jobbing and repair machine shops.
  - 4. Air conditioning and heating dealers, including incidental sheet metal work.
  - 5. Central dry-cleaning establishments.
  - 6. Plastic products formed, molded, extruded or otherwise.
  - 7. Printing and publishing.
  - 8. Sign painting establishments.

9. Establishments producing and selling monuments, cut stone, stone and similar products.
  10. Establishments manufacturing awnings.
  11. Furniture upholstering and refinishing establishments.
- C. Non-manufacturing research and development establishments.
- D. Painting, upholstering, rebuilding, conditioning, body and fender work, repairing, tire recapping or retreading, and battery manufacture.
- E. Commercial garage or motor vehicle customizing.
- F. Building material sales yard, including retail lumber yards and incidental millwork, storage facilities for building materials, sand, gravel, stone, lumber, and contractors equipment, warehousing and wholesale establishments, distribution center, parcel delivery service, and ice and cold storage plants.
- G. Building material suppliers and wholesalers such as lumber yards and other similar uses.
- H. Carpenter shops including door, sash or trim manufacturing.
- I. Commercial uses not primarily involved in retail sales as a primary use, including, but not limited to, building material suppliers.
- J. The manufacturing, compounding, processing and packaging of perfumes, pharmaceuticals, toiletries, and condiments (except fish, meat, fowl, vegetables, vinegar, and yeast).
- K. The manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, zinc and aluminum pressure die casting, shell, textiles, tobacco, wood (excluding planing mill), yards, and paint not requiring a boiling process.
- L. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as condensers, transformers, crystal holders, and the like.

- M. Laboratories; experimental, film or testing.
- N. Public utility service yard or electrical receiving transforming station.
- O. Greenhouse to grow for resale flower, vegetables, or other similar product.
- P. Any request for a use not covered under “Uses Permitted by Right” or “Uses Permitted by Special Land Use Permit” must be considered as a request for “Uses Permitted by Special Land Use Permit”.

314.3 Regulations and Standards.

The following maximum and minimum standards shall apply to all uses and structures in the "LI" District:

A. Minimum Lot Area.

Two (2) acres.

B. Minimum Lot Frontage and Width.

Three hundred (300) feet.

C. Setback Requirements.

1. Front Setback.

Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line from county roads; and thirty (30) feet from the right-of-way line for private roads.

[Amended Ord. No. 17-01;§IX; Adopted 4-12 -17;Ord.No. 17-03;§I;12-13-17]

2. Side Setback.

Twenty (20) feet except in the case where a side yard abuts a residential or agricultural zoning district, in which case the minimum required side yard shall be sixty (60) feet, or in the case of a corner lot, where the side yard on the street side shall be a minimum of sixty (60) feet.

3. Rear Setback.

Twenty (20) feet; except in the case where a rear yard abuts a residential or agricultural zoning district, in which case the minimum required rear yard shall be sixty (60) feet.

D. Maximum Lot Coverage.

Fifty (50) percent.

E. Maximum Building Height Requirements.

Thirty-five (35) feet measured from the average finished grade at the front setback line. (See Section 403.3E for exceptions.) Building height shall be measured in accordance with Section 202.22 of this Ordinance.

[Amended Ord. No. 09-03; Adopted 6-17-09]

F. In any case, no structure shall be located any closer than fifty (50) feet to a residential district line.

G. Refer to the regulations on parking, lighting, fencing, landscaping and signs in the appropriate sections of this Zoning Ordinance.

SECTION 315

PLANNED UNIT DEVELOPMENT

315.1 Objectives for Planned Unit Developments.

It shall be the policy of Park Township to promote progressive development of land and construction thereon by encouraging Planned Unit Developments to achieve:

- A. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks, and area requirements.
- B. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
- C. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
- D. A more efficient use of land than is generally achieved through conventional development.
- E. A development pattern in harmony with land use density, transportation facilities, and community facilities. And that such pattern promotes or encourages the objectives of the Township's Land Use Plan.

The Township is also prepared to accept a greater population density in undeveloped areas than that reflected by present zoning provided the developer can demonstrate that any increment of public cost clearly attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

315.2 Provisions Governing Planned Unit Developments.

Because of the special characteristics of Planned Unit Developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Articles of this Ordinance, the provisions of this Article shall prevail. Subjects not covered by this Article shall be governed by the respective provisions

found elsewhere in this Ordinance.

315.3 Application and Procedure.

Upon approval by the Planning Commission and the Township Board, a Planned Unit Development District may be applied to any existing residential district. Upon approval of a final development plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "PUD". Planned Unit Development districts shall be approved by the Planning Commission and the Township Board in the manner provided in this Ordinance. The Township Zoning Board of Appeals shall have no authority to hear, decide, or act on applications for Planned Unit Developments. Planned Unit Development decisions made pursuant to this Section are not reviewable by the Zoning Board of Appeals. See the Michigan Zoning Enabling Act, being Act 110 of 2006, as amended, codified at MCL 125.3603.

[Amended Ord. 10-03; Adopted 5-12-10]

315.4 Uses Permitted.

Compatible residential, commercial, and public uses may be combined in PUD districts provided that the proposed location of the commercial or industrial uses will not adversely affect adjacent property, and/or the public health, safety, and general welfare. Building site area and other setback requirements of the residential districts shall apply except as modified in this Ordinance.

The amount of land devoted to commercial use in a residential-commercial development shall be determined by the Planning Commission and approved by the Township Board.

315.5 Minimum Project Area.

The gross area of a tract of land to be developed in a Planned Unit Development district shall be a minimum of forty (40) acres. Smaller parcels may be considered, provided that they meet the requirements of Section 315.1 of this Article. Provisions for smaller parcels are also contained in this Ordinance.

When the Planned Unit Development proposes a mixture of residential uses with commercial uses, the Planning Commission may limit the development to not more than eight (8) percent of the tract to commercial uses.



315.6 Project Ownership.

The project land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations. Such ownership may be by a public or private corporation.

315.7 Common Open Space.

A minimum of twenty (20) percent of the land developed in any Planned Unit Development project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. The open space shall be disposed of as required in this Ordinance.

315.8 Disposition of Open Space.

The required amount of common open space land reserved under a Planned Unit Development shall either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the Township and retained as common open space for parks, recreation and related uses. All land dedicated to the Township must meet the Planning Commission's requirements as to size, shape and location.

The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of the final development plan.

315.9 Utility Requirements.

Underground utilities, including telephone and electrical systems, are required within the limits of all planned unit developments. Appurtenances to these systems which can be effectively screened may be excepted from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed Planned Unit Development.

315.10 Building Site Area Per Single Family Dwelling.

- A. In platted area or site condominium projects, the building site area per dwelling unit may be reduced by not more than forty (40) percent of the minimum building site area required in the Schedule of Regulations.
- B. Building site widths may be varied to allow for a variety of structural designs.

C. Densities may not exceed one hundred-fifty (150) percent of that which is permitted in the existing zoning district.

315.11 Building Sites to Abut Upon Common Open Space.

Every property developed under the Planned Unit Development approach should be designed to abut upon common open space or similar areas. A clustering of dwellings is encouraged. In areas where townhouses are used, there shall be no more than eight (8) townhouse units in any contiguous group.

315.12 Procedure For Approval of PUD District.

Planned Unit Development Districts shall be approved in accordance with the procedures in Sections 315.13 - 315.21.

315.13 Pre-Application Meeting.

The developer shall meet with the Township Supervisor and Planning Commission prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this Ordinance and the criteria and standards contained herein, and to familiarize the developer with the policies contained in the Townships Land Use Plan.

315.14 Final Development Plan.

After approval in principle of the preliminary development plan, the developer shall submit a final development plan to the Planning Commission. Five (5) copies of the final development plan shall be submitted and may be endorsed by a qualified professional team which should include a registered land surveyor, registered civil engineer, and registered landscape architect.

315.15 Contents of Application For Approval of Final Development.

An application for approval of the final development plan shall be filed with the Township Clerk by at least one (1) owner or lessee of property for which the Planned Unit Development is proposed. Each application shall be signed by the owner or lessee, attesting to the truth and correctness of all information supplied on the application for final development plan. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within two (2) years from the date of issuance of the approval. At a minimum, the application shall contain the following information:

- A. Name, address, and phone of applicant. If applicant is a corporation, partnership, or LLC the names and addresses of all shareholders, members, or partners.
- B. A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
- C. All information required on the preliminary development plan; the location and sizes of lots, location and proposed density of dwelling units, nonresidential building intensity, and land use considered suitable for adjacent properties.
- D. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed project for various uses, the number of housing units proposed by type, estimated residential population by type of housing; estimated nonresidential population; anticipated timing for each unit; and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development.
- E. Engineering feasibility studies and plans showing, as necessary, water, waste disposal, drainage, electricity, telephone, and natural gas installations; street improvements, and nature and extent of earth work required for site preparation and development.
- F. Site plan, showing building(s), various functional use areas, circulation, and their relationship.
- G. Preliminary building plans, including floor plans and exterior elevations.
- H. Landscaping plans.
- I. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land and the

improvements thereon, including those areas which are to be commonly owned and maintained.

315.16 A. Notice of Application.

Upon receipt of an application for a Planned Unit Development the Park Township Planning Commission shall provide notice of the same as required by the Zoning Enabling Act, being Act 110 of 2006 as amended.

B. Public Hearing By Planning Commission.

Within thirty (30) days after submission of the final development plan, the Planning Commission shall hold a public hearing pursuant to the Zoning Enabling Act, being Act 110 of 2006, as amended. Said public hearing shall be noticed in accordance with Article IV, Section 414 of this Ordinance.

315.17 Recommendation By Planning Commission.

Within sixty (60) days after receipt of the final development plan, the Planning Commission shall recommend to the Township Board that the final development plan be approved as presented, approved with supplementary conditions, or disapproved. The Planning Commission shall then transmit all papers constituting the record and the recommendations to the Township Board.

315.18 Criteria For Recommendations By Planning Commission.

Before making its recommendation as required in Section 315.17, the Planning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

- A. The proposed development can be initiated within two (2) years of the date of approval.
- B. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under standard district regulations.

- C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the Planned Unit Development.
- D. Any proposed commercial development can be justified at the locations proposed.
- E. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accord with the planned unit development and the adopted policy of the Planning Commission and the Township Board.
- F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
- G. The Planned Unit Development is in general conformance with the Land Use Plan of the Township.
- H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

315.19 Action By Township Board.

Within sixty (60) days after receipt of the final recommendation of the Planning Commission, the Township Board shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the application is either approved or approved with conditions, the Township Board shall direct building permits to be issued only in accordance with the approved final development plan and the supplementary conditions attached thereto.

315.20 Supplementary Conditions and Safeguards.

In approving any Planned Unit Development District, the Township Board may prescribe appropriate conditions and safeguards such as performance bonds or escrow accounts in conformity with this Ordinance. Violation of such conditions or safeguards, when made a part of the terms under which the final development plan is approved, shall be deemed a violation of this Ordinance.

315.21 Expiration and Extension of Approval Period.

The approval of a final development plan for a Planned Unit Development District shall be for a period not to exceed two (2) years to allow for preparation and recording of the required subdivision plat and the development of the project. If no construction has begun within two (2) years after approval is granted, the approved final development plan shall be void and the land shall revert to the district regulations in which it is located. An extension of the time limit or modification of the approved final development plan may be approved if the Planning Commission finds that such extension or modification is not in conflict with the public interest.

No zoning amendment passed during the time period granted for the approved final development plan shall in any way affect the terms under which approval of the Planned Unit Development was granted.

ARTICLE IV GENERAL  
PROVISIONS

SECTION 401      SUPPLEMENTARY REGULATIONS

401.1      Effects of Zoning.

Zoning affects every structure and use. Except as hereinafter specified, no building, structure or premises shall hereafter be used or occupied, and no building or part thereof or other structure shall be erected, moved, placed, reconstructed, extended, enlarged, or altered, except when in conformity with the regulations herein specified for the zoning district in which it is located.

In any case any building or part thereof is issued, erected, altered or occupied contrary to law or to the provisions of this Ordinance, such building shall be declared a nuisance and may be required to be vacated, torn down, or abated by any legal means and shall not be used or occupied until it has been brought into conformance.

If construction on a building has lawfully begun prior to adoption of this Ordinance or is in existence at the time of the adoption of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed for its planned or designed use within one (1) year from the effective date of this Ordinance, or affecting amendment.

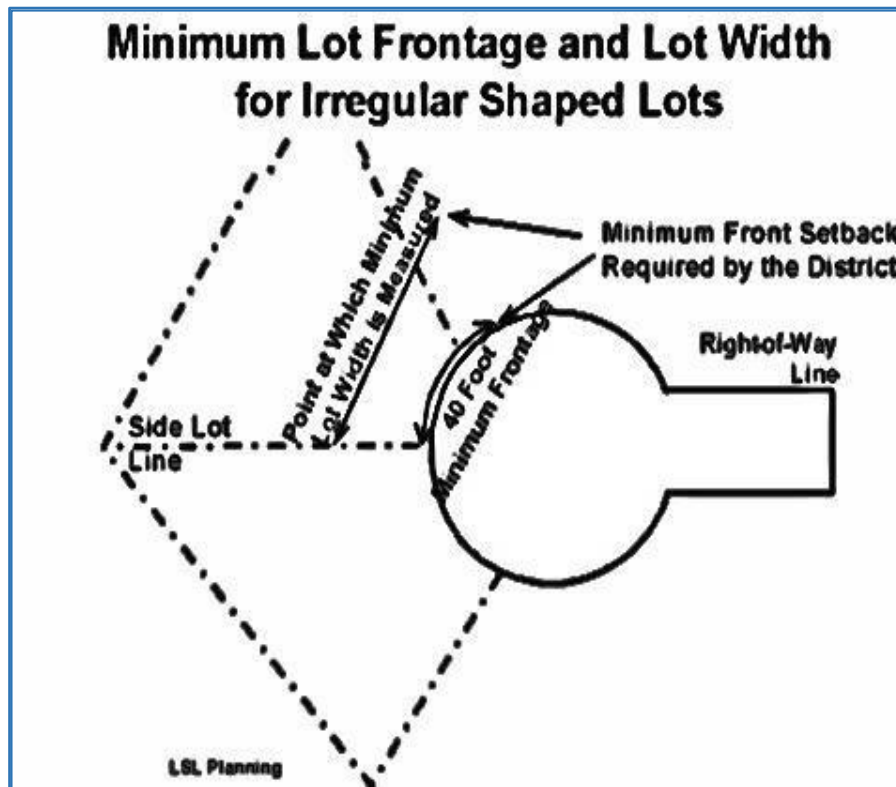
401.2      Application of Regulations.

The regulations set by this Ordinance throughout the Township and within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure, land or use.

- A. All buildings, structures or land may hereafter be used, constructed, altered or occupied, only when in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be altered;
  - 1. To accommodate or house a greater number of persons or families than permitted by the Zoning District.

2. To have narrower or smaller rear yards, front yards, or other side yards, other than permitted.
- C. No yard or lot existing at the time of passage of this Ordinance shall be subdivided or reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

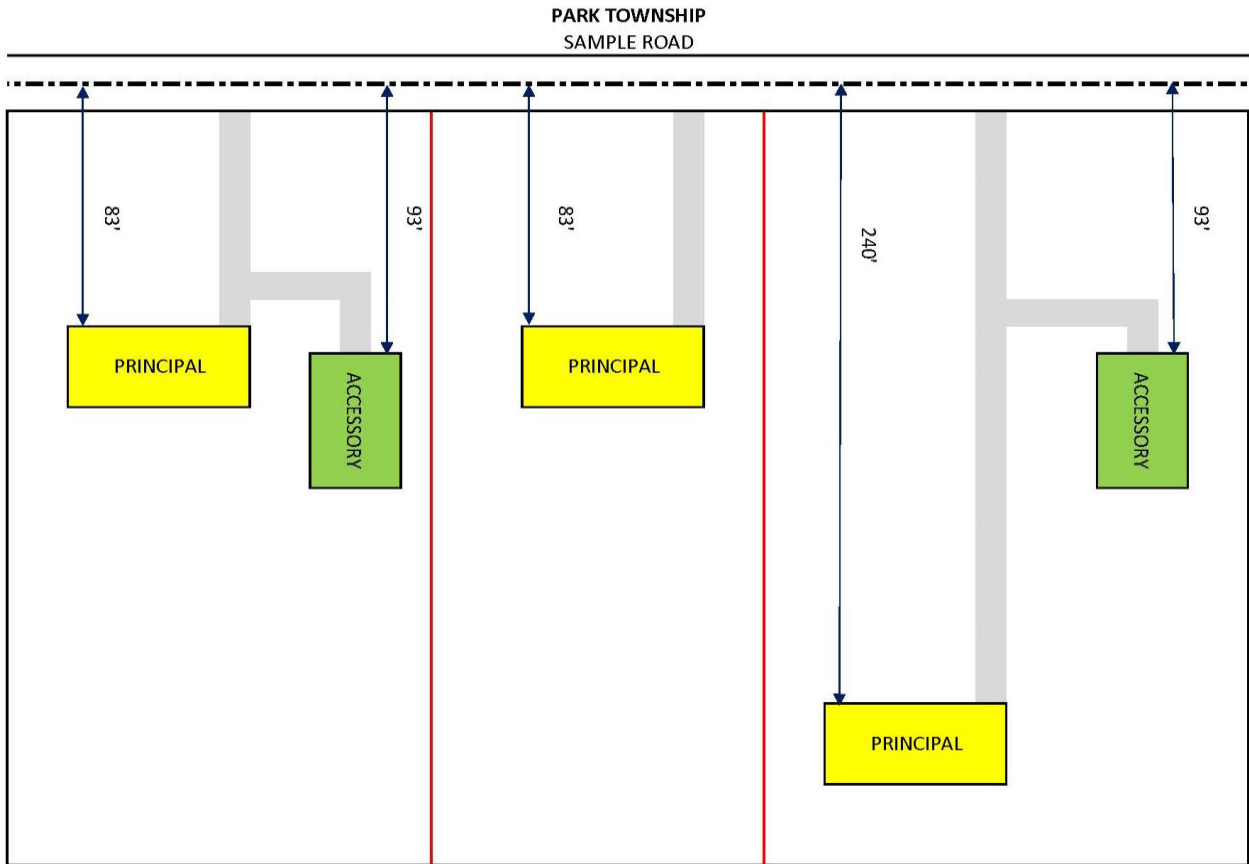
401.3 Minimum Lot Width for Irregular Shaped Lots.



{ Amended Ord. 16-02: § II, Adopted 10-12-16; Ord. No. 17-04;§VIII;Adopted 4-12-17}



401.4 For any parcel that abuts a lake, pond, river or stream, the front yard is considered to be the area between the dwelling and the body of water. The rear yard is considered to be the area between the dwelling and the roadway.



{ Amended Ord. 16-02: § II, Adopted 10-12-16 }

SECTION 402

FLOODPLAIN (OVERLAY) DISTRICT

402.1 Intent.

It is the intent of this Section to significantly reduce hazards to persons and damage to property as a result of flood conditions in Park Township, and to comply with the provisions of the National Flood Insurance Program, as constituted in accordance with the National Flood Insurance Act of 1968, and subsequent enactments and the rules and regulations promulgated in furtherance of the program by the Federal Emergency Management Agency. The specific intent in establishing this overlay district is:

- A. The protection of human life, health and property from the dangerous and damaging effects of flood conditions;
- B. The minimization of public expenditures for flood control projects, rescue and relief efforts in the aftermath of flooding, repair of flood-damaged public facilities and utilities, and the redevelopment of flood-damaged homes, neighborhoods, commercial and industrial areas;
- C. The prevention of private and public economic loss and social disruption as a result of flood conditions;
- D. The maintenance of stable development patterns not subject to the blighting influence of flood damage;
- E. To ensure that the public has access to information indicating the location of land areas subject to periodic flooding; and
- F. To preserve the ability of floodplains to carry and discharge a one hundred and ten (110) year (base) flood.

402.2 Delineation of Flood Hazard (Overlay) Zoning District

A. Boundary Designated on Zoning Map.

The flood hazard area shall overlay existing zoning districts delineated on the *Official Zoning Map* of Park Township. The boundaries of the flood hazard zone shall coincide with the boundaries of the area of special flood hazard (Zone A), designated on the Flood Insurance Rate Map and Flood Hazard Boundary Map for Park Township when published by the Federal Emergency Quality Administration. In the interim

period until these maps are issued, the floodplain shall be defined by the U.S.G.S. topographic survey subject to revision by the Michigan Department of Environmental Quality.

B. Final Determination of Flood Hazard Boundary Line.

It shall be the responsibility of any property owner or any other person with a dispute as to the exact location of the flood hazard area zone boundary on a specific property to determine the exact location of the boundary through application for a determination of a flood hazard boundary with the Michigan Department of Environmental Quality.

C. Suspension of Township Action Until Final Determination is Made.

The Township shall suspend and hold in abeyance the processing of any application for zoning or building permit until a final determination is made by the Michigan Department of Environmental Quality and such documentation is filed with the Zoning Administrator.

D. Application of Other Laws and Requirements.

In addition to other requirements of this Ordinance, applicable to development in the underlying zoning district, compliance with the requirements of this Article shall be necessary for all developments occurring within the flood hazard area zone. Conflicts between the requirements of this Article and other requirements of this Ordinance or any other State or Federal law or regulation shall be resolved in favor of the most stringent requirements and the most stringent regulation shall apply.

402.3 MDEQ Permit Required Prior to Issuance of Township Building Permit.

Development, including the erection of structures of any type within a flood hazard area shall not occur except upon issuance of a building permit in accordance with the requirements of this Ordinance and the Township Building Code and only upon presentation of a permit issued by the Michigan Department of Environmental Quality (MDEQ).

A. Applicable Standards.

All construction shall meet the following standards:

1. The requirement of this Section;
2. The requirements of the underlying zoning districts and applicable general and special provision of this Ordinance; and
3. All applicable state and federal laws and regulations.

B. Certificate of Compliance.

Compliance with the standards of this Section shall be certified by a Michigan Licensed Professional Civil Engineer of which a copy of said certification shall be furnished to the Zoning Administrator prior to the issuance of a building permit.

C. Construction Standards.

Any new construction and any alteration to existing building, structures and infrastructure connections servicing any building and structure shall conform to the following standards:

1. Be designed and anchored to prevent flotation, collapse, or lateral movement of the structure;
2. Be constructed with materials and utility equipment resistant to flood damage;
3. Be constructed by methods and practices that minimize flood damage;
4. New and replacement water and sewer systems shall minimize or eliminate infiltration of flood waters into the system and on-site waste disposal systems shall be located to avoid impairment to the system due to flooding;
5. The flood carrying capacity of any water course or floodway shall be maintained unless such construction is permitted by the Michigan Department of Environmental Quality subject to adequate volume compensation as required by the Michigan Department of Environmental Quality.
6. The first habitable floor (including basements) is no

less than one (1) foot higher than the based flood elevation as determined by the Michigan Department of Environmental Quality.

402.4 Land Division Requirements.

Land shall not be divided in any manner by any means creating lot or parcel which cannot be used in conformance with the requirements of this Section.

402.5 Disclaimer of Liability.

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study as administered by the Michigan Department of Environmental Quality. Flood heights may increase by man-made or natural causes, such as ice jams and bridge openings restricted by debris. Approval of the use of land under this Section shall not be considered a guarantee or warranty of the safety from flood damage.

This Ordinance does not imply that areas outside the flood hazard area will be free from flood damage. This Ordinance does not create liability on the part of Park Township or any officer or employee thereof for any flood damage which results from reliance on this Ordinance or any administrative decision lawfully made there under.

SECTION 403                      GENERAL REGULATIONS

403.1 Building Permit Required - Conformance to Zoning.

No building shall hereafter except as otherwise provided by other Township codes and ordinances be erected, relocated or altered in its exterior or interior dimension or use, and no excavation for any building shall be begun until a building permit has been issued.

403.2 Certificate of Occupancy Required.

No new principal building or dwelling subject to the provisions of this Ordinance shall be occupied, inhabited or used until a Certificate of Occupancy is issued by the Building Inspector.

403.3 Structures

A. Restoring Unsafe Buildings.

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the Building Inspector or the County Health Department. A building or structure condemned by the building official may be restored to a safe condition provided change of use or occupancy is not contemplated nor compelled by reason of such reconstruction or restoration; except that if the damage or cost of reconstruction or restoration is equal to or in excess of its State Equalized value, the structure shall be made to comply in all respects with the requirements for materials and methods of construction of structures hereafter erected.

B. Structure to Have Street/Road Access.

Every principal structure hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing fire protection and required off-street parking.

C. One Single-Family Structure Per Building Site.

No single family detached residential structure shall be erected upon a lot with another single family detached residential structure, unless part of an approved site condominium project. In addition, every building hereafter erected or structurally altered to provide dwelling units shall be located on a building site as herein defined.

D. Accessory Buildings

1. No accessory building which is not attached and made structurally a part of the principal building shall be closer than ten (10) feet to any other building or lot line.  
[Amended Ord. 12-01; Adopted 8-8-12]
2. Where the accessory building is structurally attached to a principal building, it must be either constructed with similar quality workmanship as the original building, be constructed in accordance with the Township Building Code, or, where attached to a mobile home, conform to the

"Mobile Home Construction and Safety Standards" as promulgated by the U.S. Department of Housing and Urban Development, being 24 CFR 3280, and as the same may, from time to time, be amended.

3. No accessory building shall project into any front yard in the RR, R-1, R-2, R-3 and R-4 District Zoning Classifications.  
[Amended Ord. 09-03; Adopted 6-10-09; Amended Ord. 16-02: § II, Adopted 10-12-16]
4. All accessory buildings must meet the setback requirements as stated in the individual District Zoning Classification.  
[Amended Ord. 09-03, Adopted 6-10-09]
5. Accessory buildings and structures including private garages (whether attached or detached) shall not occupy more than twenty-five (25) percent of any side or rear yard in the RR, R-1, R-2 and R-3 District Zoning Classification. The total square footage of all accessory buildings shall not exceed the ground floor area of the principal building and/or dwelling in RR, R-1, R-2, R-3 and R-4.  
[Amended Ord. 09-03; Adopted 6-10-09]
6. No detached accessory building in the RR, R-1, R-2, R-3 and R-4 District Zoning Classifications shall exceed fifteen (15) feet in building height measured in accordance with the provisions of Section 202.22 of this Ordinance. Accessory buildings may be permitted to exceed the foregoing maximum limitations (measured in accordance with Section 202.22 of this Ordinance) only under a variance approved by the Township Zoning Board of Appeals.  
[Amended Ord. 09-03; Adopted 6-10-09]
7. No detached accessory building in the RR, R-1, R-2, R-3 and R-4 District shall be built on a parcel unless there is a residential structure on the lot.  
[Amended Ord. 12-01; Adopted 8-8-12; Amended Ord. 16-02; Adopted 10-12-16]

E. Exceptions to Height Regulation.

The height limitations contained in this Ordinance do not apply to spires, belfries, cupolas, antennae, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed

above the roof level and not intended for human occupancy.

403.4 Lots

A. New Lots to be Buildable.

All newly created lots shall meet the minimum lot size requirements and have buildable area.

[Amended Ord. No. 17-04; §IV; Adopted 4-12-17]

B. Reserved.

[Amended Ord. No. 17-04; §IV; Adopted 4-12-17]

C. Corner Lots.

On a corner lot, each lot line which abuts a street shall be deemed to be a front lot line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect, and so designate in his application for permit, which of the remaining two (2) required yards shall be the required side yard and which the required rear yard.

D. Existing Platted Lots.

Any residential lot laid out on an approved plat or existing at the time of adoption of this Ordinance, that fails to comply with the minimum provided said lot can meet the setback requirements of the respective zoning district.



403.5 Off-Street Parking and Loading.

All buildings located in the Township shall provide off-street parking adequate for the use intended.

The dimension of off-street parking spaces shall be in accordance with the following minimum dimensions:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers of Spaces Plus Maneuvering Lane
0 (Parallel)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30 to 53 (diagonal)	13 ft.	9 ft.	20 ft.	33 ft.	53 ft.
54 to 74 (diagonal)	18 ft.	9 ft.	21 ft.	39 ft.	60 ft.
75 to 90 (diagonal)	25 ft.	9 ft.	18 ft.	43 ft.	61 ft.

The graphic entitled "Parking Layouts" is included for illustration purposes only and not drawn to scale.

A. Residential Off-Street Parking.

Parking in residential zones is only permitted as an accessory use or as a transitional use and in no case is it intended that parking or access drives to parking be permitted as a principal use of any residentially zoned lot.

B. Non-Residential Off-Street Parking.

Except in parking exempt areas, provisions shall be made for off-street parking for all non-residential buildings or additions to such buildings in all districts. The conversion of an existing residence to any other use shall be deemed to be a new use which must meet all provisions of this Ordinance.

C. Mixed Occupancies and Uses Not Specified.

In the case of mixed uses, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately. In cases where there is shared usage by owners of adjacent businesses, off-street parking spaces shall not be less than the sum of the requirements for the various uses computed separately. Parking areas for churches, theaters or

other uses in which the primary parking demand occurs out of normal store operation hours may be jointly used where adequate arrangements are made to assure that the space is available for each function. The Planning Commission is empowered to determine whether adequate parking is available during the site plan review process for these types of uses and may require that the occupant execute cross-access agreements to authorize the same.

[Amended Ord. 10-04; Adopted 12-8-10]

D. Location of Off-Street Parking Facilities.

Off-street parking facilities shall be located as hereafter specified; where a distance is specified it shall be the distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve, as follows:

1. For all residential buildings and for all non-residential buildings in residential zones, required parking shall be provided on the same lot with the building.
2. For commercial and all non-residential uses in commercial zones, required parking shall be provided within three hundred (300) feet.
3. For industrial uses, required parking shall be provided within three hundred (300) feet.

E. Parking Areas in Commercial, and Industrial Districts.

Every parcel of land hereafter established as a public or private parking area in any commercial or industrial district or hereafter enlarged or altered shall be developed and maintained in accordance with the following requirements:

1. Off-street parking area shall be effectively screened on any side which adjoins or faces premises situated in any residential zone district or institutional premises, by a screening or evergreen hedge or other material approved by the Planning Commission. Screening provisions in this Ordinance shall control.

2. Any lighting in connection with off-street parking shall be so arranged as to reflect the light away from all adjoining residential building zones and streets. Lighting provisions of this Ordinance shall control.
3. The off-street parking area shall be subject to the approval of the Planning Commission to insure its adequacy in relation to traffic safety, lighting and protection of the adjacent property.

F. Parking Lots in Residential Zones.

Any person desiring to establish a parking area as an accessory use in a residential zone shall submit plans to the Planning Commission showing the location, size, shape, design, landscape, driveways, curb cuts, and other features of the parking lot. The establishment and operation of a parking area accessory to a commercial or industrial use in such parts of any residential district that abut either directly or across the street or alley from a commercial or industrial district is not permitted. All such parking areas and parking areas required for new multiple family dwellings and non-residential buildings in all residential zones may then be authorized, subject to the following conditions:

1. All parking areas shall be landscaped, screened, and drained as provided in this Ordinance.
2. No part of such parking areas shall extend into the required front yard more than one-half (1/2) of the yard required for a residential building, and where the lot or a portion of the lot lies between two (2) privately owned residential properties, the full front yard set-back shall be observed. In either case, the front yard area not occupied by the access drive shall be landscaped.
3. All such parking areas shall be at least forty (40) feet in width.
4. Such parking areas shall be used solely for the parking of passenger automobiles, and no commercial repair work or sales or service of any kind shall be conducted on such parking lot. No sign, other than entrance, exit, and condition of use signs, shall be maintained, and the aggregate area of all such signs shall not exceed twelve (12) square feet.

5. Each entrance to and exit from such parking lot shall be at least twenty (20) feet in distance from any adjacent property located in any residential zone, and the location and design of entrances, exit, surfacing, landscaping, marking, and lighting shall be subject to the approval of the Planning Commission to insure adequate relation to traffic safety, lighting and protection of the adjacent residential area.
6. The Building Inspector shall thereafter issue a permit, which may be revoked at any time that the aforementioned requirements are not complied with. Any person operating the premises to which said permit relates in violation of any of the conditions specified by this Ordinance or fixed to such permit, shall be deemed in violation of this Ordinance and shall be subject to the penalties prescribed in this Ordinance.

G. Parking and Storage of Unlicensed Vehicles.

Automotive vehicles of any kind or type without current license plates shall be in accordance with the Township's ordinance on unlicensed cars.

H. Table of Parking Requirements.

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

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
1. <b><u>Residential</u></b>	
a. Residential, One-Family and Two-Family	Two (2) for each dwelling unit.
b. Residential, Multiple-Family	Two (2) for each dwelling unit for developments of 1-24 units. One point seven five (1.75) space for each dwelling unit for developments of 24+ units.

- c. Mobile Home Park  
Two (2) for each trailer or mobile home site and one (1) for each employee of the trailer or mobile home court.
  - d. Boarding and Rooming House and Bed and Breakfast Facility  
One (1) for each sleeping room.
  - e. Senior Citizen Apartments  
One (1) space for each unit when public transit is not provided within six hundred (600) feet of the property line.
2. **Institutional**
- a. Churches, Temples or Synagogues  
One (1) for each three (3) seats, maximum seating capacity in the main unit of worship; or one (1) space for each thirty-five (35) sq. ft. of gross floor area whichever is greater.
  - b. Hospitals  
One (1) per six hundred (600) sq. ft. of gross floor area.
  - c. Sanitariums, Convents, Homes for the Aged, Convalescent Homes, Children's Homes  
One (1) per six hundred (600) square feet of gross floor area.
  - d. Adult Foster Care Facilities  
One space per every two (2) beds based on maximum capacity.
  - e. Public or Private Elementary and Junior High Schools  
One (1) for each classroom plus one (1) space for each five (5) fixed seats of any area used for auditorium purposes or for each thirty-five (35) sq. ft. of seating area where there are no fixed seats.
  - f. Public or Private Senior High Schools  
One (1) space for each classroom and each classroom and each other room used by students plus one (1) for each ten (10) full time students in addition to the requirements for auditorium (see k).

- |      |  |  |
|------|--|--|
| g.   | Private Clubs or Lodge Halls   | One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, County, or State fire, building, or health codes.  |
| h.   | Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or Racquetball clubs                                    | One (1) for each two (2) member families or individuals.   |
| i.   | Golf Course open to the general public, except miniature or "par 3" courses                                    | Six (6) for each one (1) golf hole and one (1) for each one (1) employee on premises at one time.  |
| j.   | Stadium, Sport Arena, or similar place of outdoor assembly   | One (1) for each three (3) seats or ten (10) feet of bench.  |
| k.   | Theatres and Auditoriums (Indoor)  | One (1) for each four (4) seats plus one (1) for each two (2) employees  |
| l.   | Libraries, Museums, and Non-commercial Art Galleries   | One (1) for each two hundred and fifty (250) sq. ft. of gross floor area.  |
| m.   | Day-care, Pre-school and Nursery Schools   | One (1) space for each staff member plus one (1) space for every five (5) children or one (1) space for every ten (10) children if adequate drop-off facilities are provided.                    |
| n.   | Jails  | One (1) space for each staff member plus one (1) space for every five (5) cells, in addition to off street loading spaces for delivery and transport vehicles.                                   |
| <br> |  |  |
| 3.   | <b><u>Business and Commercial</u></b>  |  |
| a.   | Automobile Service Stations, Gasoline Stations, Convenience Stores in conjunction with service or gas stations | Two (2) for each lubrication stall, rack, pit or pump, plus one (1) for every two hundred (200) sq. ft. of gross floor area devoted to retail sales; plus one (1) for each employee on premises. |
| b.   | Auto Wash, Auto Reconditioning, Auto Cleaning (interior/exterior)  | One (1) for each one (1) employee, plus one (1) for each two hundred fifty (250) sq. ft. of gross floor area devoted to reconditioning or cleaning.  |

- c. Beauty Parlor or Barber Shop Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1½) spaces for each additional chair.
- d. Bowling Alleys Five (5) for each one (1) bowling lane.
- e. Dance Halls, Pool or Billiard Parlors, Roller or Ice Rinks, Exhibition Halls and Assembly Halls without fixed seats One (1) for each three (3) seats or one (1) for each one hundred (100) sq. ft. of gross floor area whichever greater.
- f. Drive-in Establishments One (1) for each four-hundred (400) square feet of gross floor area, with a minimum of twenty-five (25) parking spaces.
- g. Establishments for Sale and Consumption on the Premises of Beverages, Food or Refreshments One (1) for every six (6) seats or eighty (80) sq. ft. whichever requires the greater amount of parking.
- h. Furniture and Appliance, Household Equipment, Repair Shop, Showroom of a Plumber, Decorator, Electrician or Similar Trade, Shoe Repair and Other Similar Uses One (1) for each eight hundred (800) sq. ft. of floor area, occupied in processing or manufacturing.
- i. Laundromats and Coin Operated Dry Cleaners One (1) for each two (2) washing machines.
- j. Miniature Golf Courses Three (3) for each one (1) hole plus one (1) for each one (1) employee.
- k. Mortuary Establishments One (1) for each one hundred (100) sq. ft. of gross floor area.
- l. Motel, Hotel or Other Commercial Lodging Establishments One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus extra spaces for dining rooms, ballrooms, or meeting rooms based upon maximum occupancy load.

- m. Motor Vehicles Sales and Service Establishments, Trailer Sales and Rentals, Boat Showrooms  
One (1) for each four hundred (400) sq. ft. of gross floor area of sales room.
- n. Open Air Business  
One (1) for each six hundred (600) sq. ft. of lot area.
- o. Restaurant, Carry-Out  
One (1) for each one hundred (100) sq. ft. of gross floor area.
- p. Retail Stores, Except as otherwise specified herein  
One (1) for each three hundred (300) sq. ft. of gross floor area.
- q. Shopping Center or Clustered Commercial  
One (1) for each three hundred (300) sq. ft. of gross floor area.
- r. Auto Body Shop  
One (1) space for each five hundred (500) sq. ft. of gross floor area plus one (1) space for each employee.
- s. Auto/Truck Sales  
One (1) space for each five hundred (500) sq. ft. of gross floor area for automobile sales.
- t. Cocktail Lounges and Taverns  
One (1) space for each seventy-five (75) feet of gross floor area.
- u. Health Spas, Gymnasiums, and Health Clubs  
Ten (10) plus one (1) space for each two hundred (200) sq. ft. of gross floor area in excess of one thousand (1,000) gross sq. ft.
- v. Heavy equipment, farm machinery, farm field irrigation systems, lawn and garden equipment, sales and service establishments.  
One (1) space for each four hundred (400) sq. ft. of gross floor area of salesroom.

4. **Offices**

- a. Banks, Savings and Loan Offices  
One (1) for each two hundred (200) sq. ft. of gross floor area.



- b. Business Offices or Professional Offices  
One (1) for each four hundred (400) sq. ft. of gross floor area, except as indicated in the following item (c) but including courthouses and governmental office.
- c. Medical or Dental Clinics, Professional Offices of Doctors, Dentists or Similar Professions  
One (1) for each one hundred seventy-five (175) sq. ft. of gross floor area.

5. **Industrial**

- a. General Manufacturing Establishments  
One (1) space for every six hundred and fifty (650) square feet of gross floor area, plus one (1) space per each three hundred and fifty (350) sq. ft. of office space.
- b. Light and limited Industrial Manufacturing  
One (1) space for every five hundred (500) sq. ft. of gross floor devoted to manufacturing plus one (1) space per each three hundred and fifty (350) sq. ft. of office, sales or similar space.
- c. Research and Development  
One (1) space for every three hundred and fifty (350) sq. ft. of gross floor area plus one (1) space per each three hundred and fifty (350) sq. ft. of office sales or similar space.
- d. Warehousing  
One (1) space for every two thousand (2,000) sq. ft. of gross floor area.

e. Required Off-Street Loading Berths.

In all districts every building, or part thereof, hereafter erected, which is to be occupied by manufacturing, storage, warehouse, group of stores, or other use similarly requiring the receipt of distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises with such buildings, off-street loading spaces in relation to floor area as follows:

5,000 to 20,000 square feet..... 1 space  
20,000 to 50,000 square feet..... 2 spaces  
50,000 to 100,000 square feet..... 3 spaces  
1 additional space for each additional 100,000 square feet or part thereof; provided that:

- i. Each loading space shall be at least (12) feet in width, forty-four (44) feet in length, and have a clearance of fourteen (14) feet above grade.
- ii. Such space may occupy all or any part of any required yard or court space, except the front yard.

f. Increased Parking.

When the floor area, dwelling units or other unit of measure employed to determine off-street parking requirements shall be increased, it shall be the duty and obligation of the owner and occupant of such residence, business or other use to provide additional off-street parking space of sufficient area. Such parking space may be on the same lot or lots, with the main building or within a maximum distance of three hundred and fifty (350) feet from any such lot, whichever may have been originally required under this Ordinance.

403.6 Animals, Bees, Livestock & Fowl- Use, Shelter & Storage.

All farm animals, bees or exotic animals shall be sheltered outside of the principal structure.

403.7 Non-Commercial Antennas and Satellite Receiving Stations.

Antennas and satellite receiving stations, when not utilized for commercial broadcasting, are permitted as accessory uses in all zoning districts. Refer to Section 306.3 and 505.1.

[Amended Ord. 16-02, § II, 10-12-16]

403.8 Accessory Use - Swimming Pools.

It shall be unlawful to construct a swimming pool within Park Township unless the required permits shall have been first obtained from the Building Inspector. In applying for permits, plans showing size and cost is required before issuing the Preliminary Zoning, Building and Electrical Permits.

A. Swimming Pool.

Swimming Pool as used herein is any artificially constructed area, either above or below ground, capable of containing water and of being used for swimming, wading or bathing, having a water depth of eighteen (18) inches or more at any point, and a water surface area of not less than twenty-six (26) square feet, and shall be considered a "building" or "structure" for the purpose of this Ordinance.

B. Setback.

Swimming pools shall conform to setbacks as required for accessory structures as set forth in Section 403.3D.

C. Construction and Safety Precautions.

During the period in which a swimming pool is being constructed, the swimming pool shall be enclosed by a temporary fence, and until such time as the permanent fence is installed, which is not to exceed thirty (30) days from start of construction.

D. Fencing.

Except as otherwise provided for in this Section, every swimming pool shall be enclosed by a fence which shall be:

1. Permanent.
2. Of solid or vertical wood piece construction, or chain link fence with mesh not exceeding two and one-fourth (2¼) inches, not readily climbable by children.
3. At least four (4) feet but not more than eight (8) feet above the highest point of the terrain.

4. The side of a building at least four (4) feet in height may serve as part of an enclosure of a swimming pool in lieu of such fence.
5. At least three (3) feet from each side of the swimming pool.
6. Of such construction as to be approved by Building Inspector.
7. All above ground swimming pools with wooden decking, privacy fence on top of the pool and entrance ladder: that portion of decking the ladder is attached to shall be enclosed by four (4) foot wide wire fence with a mesh of two by four (2 x 4) inches (maximum required) using either steel or wooden posts and having a self-closing gate and a safety latch to secure the gate upon closing.
8. All other above ground pools without decking and privacy fence shall be enclosed with four (4) foot wire fencing with a mesh of two by four (2 x 4) inches (maximum required) using either wooden or steel posts and a self-closing gate and a safety latch to secure the gate on closing.

E. Water Supply.

Pool construction shall be that:

1. Swimming pools shall be provided with a potable water supply.
2. The water supply to the pool shall be protected against back flow of water means of a fixed air gap of six (6) inches or more above the highest possible level, or by an approved vacuum breaker installed in the approved manner. All pipes shall be located so as to prevent hazards to bathers.
3. Provisions shall be such that all scum, splash and deck water shall not return to the pool except through an adequate recirculation and filtering system.

F. Electrical.

1. All electrical wiring used on, in or about the premises upon which the pool is located shall conform with the State Electrical Code, (NEC 2002 edition as adopted and promulgated by the Michigan Department of Consumer and Industry Services to be known and cited as the “Michigan Electrical Code” in accordance with 408.30801, as amended). All metal parts shall constitute a continuous ground, terminating at the main distribution panel ground.
2. All lighting shall be so shielded, arranged and operated so as to prevent annoyance to neighboring premises.

SECTION 404

ADDITIONAL GENERAL REGULATIONS

404.1 General Lighting, Screening Requirements, and Fences.

A. Lighting.

All private lights used for the illumination of dwellings or business establishments or for the illumination of business buildings or areas surrounding them, or the illumination or display of merchandise or products of business establishments shall be completely shielded from the view of vehicular traffic using the road or roads abutting such business property. Lighting which is designed to illuminate the premises shall be installed in a manner which will not cast direct illuminations on adjacent properties.

B. Non-Residential Uses Abutting Residentially Zoned Lots.

Except as otherwise provided in this Zoning Ordinance, all premises used for business, commercial or industrial purposes shall be screened from abutting residential districts, unless waived by the Planning Commission as being unnecessary. Screening shall be any of the following and shall apply to side yard and rear yards:

1. A natural buffer planted with evergreens or shrubbery which maintains their density and screening effect throughout the calendar year, not less than four (4) feet in height at the time of planting and maintained in a

neat and attractive manner commensurate with the adjoining residential district.

2. A wall or fence of sufficient density or compactness to screen the structures and activities of the business from the view of occupants of adjoining premises, not less than five (5) feet in height and maintained in a neat and attractive manner, commensurate with the adjoining residential district.
3. An earth berm not less than four (4) feet in height and planted.
4. For side yard screening, no such wall plant material or fence shall impair safe site distances. Such evaluation shall be made by the Planning Commission.

C. Fences.

1. Retaining walls and fences not more than three (3) feet in height measured from the surface of the ground are permitted in the required yards of all districts, except R-4 Waterfront Residential District, provided said fences are not more than twenty-five (25) percent solid. Walls and solid fences of not more than six (6) feet in height measured from the surface of the ground are permitted only in side or rear yards in any district. When installed, the decorative side of the fence or wall shall face the abutting property. In R-4 Waterfront Residential District only split rail/post and rail fences of up to three (3) feet in height are permitted from the front of the house (lakeside) to the lake water level.

[Amended Ord. 09-03; Adopted 6-10-09]

2. In all districts, the frontages for corner lots shall comply with the provisions for residential front yard fencing. In addition, no fence, structure or planting over thirty (30) inches in height above the curb line except deciduous trees shall be erected or maintained within twenty (20) feet of intersecting street right-of-way lines so as to interfere with traffic visibility across the corner.
3. In the event of any controversy to the adequacy of any proposed or existing screening or the creation of any nuisance or annoyance by artificial lighting, the Board of

Zoning Appeals shall have the right and is hereby given the authority to interpret and determine the screening and lighting provisions and the purpose herein sought to be accomplished.

404.2 Group Homes and Adult Foster Care Facilities

A. Applicability.

The following regulations shall apply to group homes and adult foster care facilities:

1. Group homes and adult foster care facilities shall be allowed in the various zoning districts hereafter shown as permitted uses for facilities for not more than six (6) adult foster care residents, and for facilities for more than six (6) residents as a special use approval to be granted in writing by the Planning Commission. Operators of any facility must present to the Zoning Administrator the License where applicable from the Michigan Department of Independent Family Living and/or Michigan Department of Public Health or any other regulating agency and any such facility shall not operate until the Zoning Administrator, the Fire Chief, and the St. Joseph County Health Department have inspected the premises and given their written approval.
2. The Planning Commission may grant special approval for a group home or adult foster care facilities only if that facility contains the minimum square footage per building or structure for the zoning district in which it is located and, in addition thereto, if the building or structure has, or will provide for each resident over six (6) residents a total of one hundred-fifty (150) square feet for recreational, dining areas, or usable floor space as a bedroom. Usable floor space is defined as that floor space under a ceiling which is at least seven (7) feet six (6) inches in height.
3. The Planning Commission may grant special approval for a group home or adult foster care facility only if the lot area of real estate upon which the facility is to be located meets the requirements for minimum lot width and area for the zoning district within which the facility is located and, in addition thereto, has minimum of three hundred (300) square feet for each resident over the number of six (6)

residents.

B. R-1 Residential District, Permitted Use.

An adult foster care facility providing care for one (1) to six (6) adult foster care residents. No more than one (1) adult foster care facility in any one (1) structure or building or on any one (1) parcel of land, or joined parcels of land, is allowed, nor is any adult foster care facility which is within a one thousand five hundred (1,500) foot radius of another previously approved or existing foster care facility.

C. R-3 and R-4, Residential Districts, Uses Special Land Uses.

The following regulations shall apply to group homes and adult foster care facilities in the R-3 and R-4 Residential Districts:

1. Group homes providing care for one (1) to twelve (12) residents and adult foster care facility providing care for seven (7) to twelve (12) adult foster care residents. No more than one (1) care facility in any one (1) structure or building or on any one (1) parcel land, or joined parcels of land, is allowed, nor is any facility which is within a two thousand (2,000) foot radius of another previously approved or existing facility.
2. For a facility providing care for thirteen (13) to twenty (20) residents. No more than one (1) facility is permitted in any one (1) structure or building or on any one (1) parcel of land, or joined parcels of land, is allowed, nor is any facility which is within a three thousand (3,000) foot radius of another previously approved or existing facility.

D. C- Commercial District, Special Land Uses.

The following regulations shall apply to group homes and adult foster care facilities in the C-1 Districts:

1. A group home having one (1) or up to twelve (12) residents or adult foster care facility providing care for seven (7) to twelve (12) residents. No more than one (1) facility in any one (1) structure or building or on any one (1) parcel of land, or joined parcels of land, is allowed, nor is any facility which is within a one thousand five hundred (1,500) foot radius of another



previously approved or existing facility.

2. A facility providing care for thirteen (13) to twenty (20) residents. No more than one (1) facility in any one (1) structure or building or on any one (1) parcel of land, or joined parcels of land, is allowed, nor is any facility which is within a two thousand (2,000) foot radius of another previously approved or existing facility.
3. A facility known as 'congregate facility' providing care for more than twenty (20) residents, with the condition that each living unit shall not exceed twenty (20) individuals, and requiring functional grouping of residents. No more than one (1) facility in any one (1) structure or building or on any one (1) parcel of land, or joined parcel or land, is allowed nor is any facility which is within a three thousand (3,000) foot radius of another previously approved or existing foster facility.

404.3

Communication and Other Towers

A. Intent To Provide for Wireless Communication Services.

It is the intent of this ordinance to allow communication and other similar towers to serve the ever changing technology in the field of personal and business communications for wireless communications as defined in the Telecommunications Act of 1996 which includes Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exist or that may in the future be developed. The term tower shall include all communication towers, other antenna support structures, antennas, buildings/facilities and any similar structures necessary for the provision of wireless communication services.

B. Policy of Collocation of Antenna and Antenna Arrays on Existing Structures.

It is the policy of the Township to encourage the collocation of antenna and antenna arrays on existing structures including existing water towers, communications towers before consideration for the location of any new tower. Location of an antenna /antenna array and related equipment shall be permitted as a special use pursuant to the provisions of this Ordinance. A

proposal for the location of a new tower or communication structure for the purpose of collocation of wireless communication antenna/antenna arrays and which meets the locational requirements and construction standards set forth in paragraph 4, below, may be permitted as a special use issued by the Planning Commission as prescribed in the following subsections.

C. Restriction Upon the Location of New Towers Unless Standards Are Met.

It is a policy of the Township to prohibit the location of any additional towers or other communication support structures within Township limits unless the applicant can demonstrate to the reasonable satisfaction of the Planning Commission and the Township Board that the following conditions exist and the location of the proposed tower or other communication support structure meets the locational requirements and construction standards as set forth in paragraph four (4), below:

1. There is no existing tower or other communication support structure located within the Township limits for which the applicant's proposed antenna or antenna array can be attached which meets the applicant's engineering requirements.
2. There is no existing tower or other support structure located within the Township having sufficient height to meet the applicant's engineering requirements.
3. There is no existing tower or other support structure located within the Township having sufficient structural strength to support the applicant's proposed antenna or antenna array.

D. Location Requirements, Construction Standards and Other Conditions.

All newly constructed towers, communication support structures and any related equipment shall conform to the following locational requirements, construction standards and other conditions as follows:

1. Towers shall be allowed as a special use only, in all zoning districts, except residential districts.

2. The minimum lot size, frontage and configuration will be as approved by the planning commission during review and approval of the special use request. Such a leased parcel shall be exempt from lot size requirements for the zone.
3. The base of the tower or other communication structure shall be of the self-supporting pole type and not be of the construction which require cable support of any type.
4. The tower must be setback from all property lines a distance equal to its height, unless engineering plans and specifications have been verified by the Township Engineer that the structural integrity of the tower will withstand the maximum high wind velocity for the area, as reported by a nationally recognized weather service or Building Code specifications, and associated impacts, and the likelihood of a tower failure is minimal.
5. Accessory structures are limited to uses associated with the operation of the tower and may not be located any closer to any property line than forty (40) feet.
6. Accessory structures shall not exceed six hundred (600) square feet of gross building area.
7. All other requirements of the zoning district in which the tower is located shall be enforced.
8. Security to prevent unauthorized access shall be provided for all fence and building enclosures. A written agreement with the Fire Department concerning access for fire safety shall be provided to the Township before prior approval of the special use.
9. Engineering plans and specification for the tower, prepared by a State of Michigan Registered Engineer specializing in structural engineering, shall be provided with the application for the special use.
10. Engineering plans and specifications for the tower mounting foundation and the foundation for any structure shall be prepared by a State of Michigan Registered Engineer. These shall accompany the application for the special use. Engineering plans shall

include soil boring information for the site of the tower mounting foundation and any other foundation in excess of four (4) feet in depth. Soil conditions must be determined suitable for the tower mount foundation by the Township Engineer.

11. The applicant shall provide inspection and verification that the installation of the tower, mount and foundation have been installed in compliance with the plans and specification and all applicable codes and standards. Inspections and verification procedures shall be subject to approval of the Building Inspector.
12. All towers shall meet the standards of the Federal Aviation Administration, Federal Communications Commission and any other applicable regulatory State of Michigan or Federal agency.
13. Communication towers in excess of one hundred (100) feet in height above grade level shall be prohibited within a two (2) mile radius of a public or private airport or helipad.
14. No part of any tower shall be constructed, located or maintained at any time, permanently or temporarily, on or upon any required setback area for the district in which the tower will be located. In no case shall a tower be located within forty (40) feet of a property line.
15. Metal towers shall be constructed of, or treated with, corrosive resistant material acceptable to the Township.
16. Towers shall be grounded for protection against a direct strike by lightning and shall comply as to electrical wiring and connections with all applicable local statutes, regulations and standards.
17. All attachments to any tower shall be designed to withstand a the maximum uniform wind loading as prescribed in the Building Code.
18. All signals and remote control conductors extending substantially horizontally above the ground between the tower and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, unless buried

underground.

19. Towers shall be located so there is room for vehicles doing maintenance to maneuver on the property owned or leased by the applicant, including fire safety equipment.
20. The base of the tower shall occupy no more than five hundred (500) square feet of area.
21. Minimum spacing between tower locations shall be one-half (½) mile in order to prevent a concentration of towers in one area.
22. Height of the tower shall not exceed three hundred (300) feet and no tower located within five hundred (500) feet of any residential area shall exceed one hundred seventy five (175) feet in height from grade.
23. Towers shall not be artificially lighted unless required by the Federal Aviation Administration.
24. Existing on-site vegetation shall be preserved to the maximum extent possible.
25. There shall not be displayed advertising or identification of any kind intended to be visible from the ground mounted on the tower or other structures, except for emergency purposes.
26. Any attachments to the tower shall be painted to match the exterior treatment of the tower. The chosen paint scheme should be designed to minimize off-site visibility of the tower as determined by the Building Inspector.
27. All structures shall be subject to any state and federal regulations concerning nonionizing electromagnetic radiation. If more restrictive state or federal standards are adopted in the future, the tower shall be made to conform to the extent required by such standards or the special use approval will be subject to revocation by the Township Board of Trustees. Costs for testing and verification of compliance shall be borne by the owner of the tower.

28. There shall be no employees located on the site on a permanent basis to service or maintain the tower or attachments, unless specifically approved as part of the special use approval. Occasional or temporary repair and service activities are excluded from this restriction.
29. All parking and drive areas must be paved with material meeting the standards of the Township.
30. At the discretion of the Planning Commission, a six (6) foot tall obscuring screen of evergreens and shrubs shall be established to screen the tower base and associated accessory buildings from any residential district or public property located within five hundred (500) feet of the tower. Further, at the discretion of the Planning Commission, the base and screening may be required near the road frontage or the property line.
  - a. The tower shall be removed by the property owner or property lessee within six (6) months of being abandoned.
 

Notice of the abandonment of the tower shall be provided to the Township ninety (90) days prior to abandonment.
  - b. The applicant shall incur all cost associated with the Township review of the application for the special use.

404.4 Adult Entertainment Facilities

[Amended Ord. 12-01; Adopted 8-8-12]

Adult entertainment businesses, meeting the definition of adult entertainment business as set forth in Section 202.4 or those similar in character, shall be permitted only upon approval of a Special Land Use Permit issued by the Township Planning Commission, subject to the following standards:

- A. No business shall be located within one thousand (1,000) feet, measured from the perimeter of the building to the lot line of zoning lot containing a residential, commercial or public building.

- B. All business shall be conducted in an enclosed building having an occupancy of less than fifty (50) persons, as determined by the Fire Chief or based on nationally recognized occupancy standards established by the National Fire Insurance Board or equivalent nationally recognized professional building or fire protection standard organization.
- C. Any building used may have not more than forty (40) percent of the floor area devoted to storage purposes incidental to such primary use.

404.5 Air, Water, Waste, Light and Noise Pollution.

No residential or business operation or activity shall discharge, or cause to be discharged, air, liquid or solid waste or storm waters in violation of state and federal law and regulation. No residential or business operation or activity shall cause any site lighting to emanate beyond the boundary of the zoning lot. No residential or business operation or activity shall cause any discernable sound to emanate beyond the boundary of the zoning lot during the period of sunset to 7:00 a.m.

404.6 Parking of Certain Trucks Prohibited.

- A. No person shall park or cause to be parked any tractor and trailer combinations, dump trucks, flatbed trucks, stake-bed trucks, vans, step-vans, and any other vehicle except automobiles, sport utility vehicles and single-axle pick-up trucks and delivery vans designed to carry (or tow) not more than two thousand (2,000) pounds unless enclosed in a garage.

[Amended Ord. 09-03; Adopted 6-10-09; Amended Ord. 12-01; Adopted 8-8-12]

- B. The use of trailers or containers, as temporary offices, or storage of tools and material, may be allowed while an open valid building permit is in effect. Requests for such use should be presented to the Township Zoning Enforcement Officer for Approval. The Zoning Enforcement Officer may stipulate the number and location of trailers or containers.

404.7 Road Access, Private Roads And Other Private Means of Access

- A. Road access.

Any lot created after the effective date of this Ordinance shall have frontage upon and shall take access from a public road under the

jurisdiction of the St. Joseph County Road Commission or the Michigan Department of Transportation, or from an approved private road, back lot access private drive or shared driveway meeting the requirements of this Section.

B. General regulations applying to all private roads, back lot access private drives and shared driveways.

1. Definitions.

See Figure 1 for examples. For the purposes of this Section, the following shall apply:

a. As used in this Section, the term “road” also includes “street,” “avenue,” “drive,” “place,” “way,” “lane,” “boulevard,” “court,” “highway,” or other thoroughfare, except an alley.

b. Public road.

A public thoroughfare located within a public road right-of way and dedicated to public use, which affords traffic circulation and provides access to abutting property.

c. Back lot access private drive.

A private access drive that meets the following conditions:

- i. The drive initially provides access to one (1) but no more than two (2) lots, split from a parent parcel, that are not otherwise contiguous to a public or private road (commonly referred to as “back lots”).
- ii. Since the drive passes through, but does not provide access to the parent parcel, the drive may provide access to additional lots split from the parent parcel in the future.

d. Shared driveway.

A driveway that provides the primary access from a public road to two (2) contiguous lots which, because of their zoning, configuration, or other



element related to the land, cannot be or are unlikely to be split into future additional lots.

e. Private road.

A privately owned and maintained thoroughfare, located within a private road right-of-way easement, that is not a public road and that provides or has the potential to provide access to three (3), but not more than twenty (20), lots.

f. Lot.

A tract of land that can be legally described with certainty and is capable of being located by survey. This definition also includes “parcel” or “site condominium unit.”

g. Safe and unimpeded route of travel.

A road surface of adequate width to accommodate the safe, two-way passage of vehicles, and of sufficient construction to accommodate any fire, police, rescue, or other emergency vehicle.

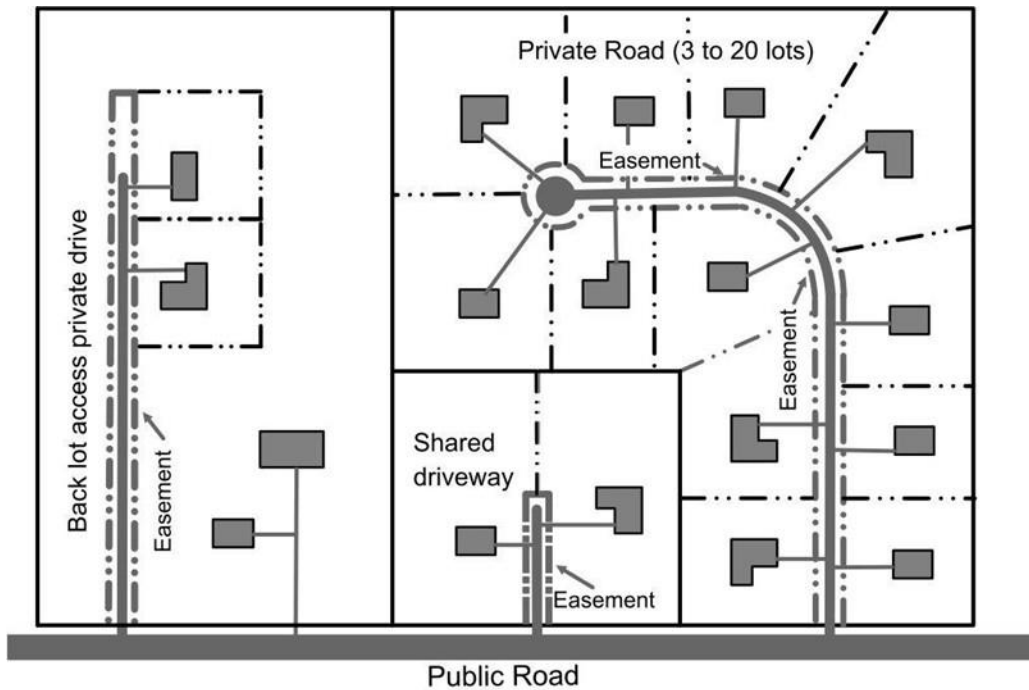


Figure 1: Examples of private means of access (Not to scale; see text for road widths and easement dimensions)

2. Scope.

The Township recognizes that, as large tracts of land are divided, sold, transferred and developed, private roads, back lot access private drives and shared driveways are being created to provide access to the newly divided properties. The Township determines that it is in the best interest of the public health, safety and welfare to regulate the construction, improvement, extension, relocation and use of private roads and other private means of access. Private roads, back lot access private drives and shared driveways shall meet the requirements of this Ordinance. These regulations shall be enforced to ensure that:

- a. Private roads, back lot access private drives and shared driveways shall be designed and located to be consistent with the Zoning Ordinance and long term development policies of Park Township.
- b. Private roads, back lot access private drives and shared driveways and other private means of access shall be designed with sufficient width, surface, and grade to assure safe passage and maneuverability of private vehicles, police, fire, ambulance and other safety vehicles.
- c. Private roads, back lot access private drives and shared driveways shall be constructed and maintained to be passable in all weather conditions and shall readily afford emergency access to the dwellings, buildings or other structures serviced by the private road.
- d. Private roads, back lot access private drives and shared driveways shall be constructed of suitable materials to ensure minimal maintenance and safe passage.
- e. Private roads, back lot access private drives and shared driveways shall be constructed to protect against or minimize soil erosion and prevent damage to lakes, streams, wetlands, and other significant natural features of the Township.

3. Permit Required.

No individual, association, corporation or entity, either public or private, shall construct or extend a private road, back lot access private drive or shared driveway without first having obtained a permit from the Township.

4. Lots with multiple frontage.

A lot that has frontage on both a public road and a private road or shared driveway shall take its access from the private road or shared driveway if the lot has rights to the easement; however, the Township may approve access from the public road if the property does not have rights to the easement or it can be shown that access to the public road provides a safer or more efficient means of access, and the access has been approved by the appropriate road jurisdiction.

5. Jurisdiction.

For any proposed private road, back lot access private drive or shared driveway that intersects a public road or State trunk highway, permits from the appropriate agency shall be submitted. If the private road, back lot access private drive or shared driveway intersects an existing private road, written permission from the owners, private road association or other entity that owns the private road shall be submitted.

6. Lot area, width and setback requirements.

All setbacks required by this Ordinance shall be measured from the easement right-of-way line. Minimum lot area and lot width requirements shall exclude any private road easements.

7. Land divisions, subdivisions and site condominiums.

No land division, subdivision or site condominium that creates lots accessed by a private road, back lot access private drive or shared driveway shall be approved or recorded unless and until the private means of access has been approved according to this Section.

8. Legal documentation requirements.

Any application for a private road, back lot access private drive or a shared driveway shall be accompanied by a private easement and maintenance agreement, in recordable form, that meets the following minimum standards:

- a. The private easement and maintenance agreement shall require the property owner(s) served by the private road, back lot access private drive or shared driveway to be responsible for the ownership and maintenance of the private road, back lot access private drive or shared driveway.
- b. The agreement shall contain the method for apportioning costs of construction, maintenance and repair of the private road, back lot access private drive, or shared driveway among all of the benefitting property owners. The agreement shall also include provisions for a performance guarantee, if required.
- c. The agreement shall contain a detailed legal description of the private road, back lot access private drive or shared driveway easement.
- d. The agreement shall bind all of the benefiting lots and owners to the required maintenance of the private road, back lot access private drive or shared driveway, including all succeeding owners.
- e. The agreement shall contain a clause stating that the applicant(s)/owner(s) of the private road, back lot access private drive or shared driveway agree that by applying for or securing a permit to construct the private means of access that they shall indemnify and will hold the Township harmless from any and all claims for personal injury and/or property damage arising out of the use of the private road, back lot access private drive or shared driveway or of the failure to properly construct, maintain, use, repair, and replace the private road, back lot access private drive or shared driveway.

- f. A private easement and maintenance agreement for a private road serving three (3) to twenty (20) lots shall contain a provision to permit the Township Board to authorize the repair of any private road that is not being maintained adequately to permit safe and unimpeded route of travel by users and emergency vehicles, and to assess the cost of such repair, including the costs of engineering and administration, to the benefitting owners of the Agreement on an equitable basis. The decision to authorize repair of a private road shall be at the Township Board's sole discretion in accordance with its legislative powers.
- g. The Township shall review the private easement and maintenance agreement for the private road, back lot access private drive or shared driveway, as submitted by the applicant, as part of the review and approval process to determine if Township requirements are met.
- h. After final approval of the private road, back lot access private drive or shared driveway, the applicant shall record the private easement and maintenance agreement with the St. Joseph County Register of Deeds. After recording the private easement and maintenance agreement, a copy of the recorded documents shall be submitted to the Township Clerk.

9. Application.

- a. All applications for a private road, back lot access private drive or shared driveway permit shall be on a form or forms established by the Township and shall include any required fees, the required plans, the private easement and maintenance agreement and any other submittals as outlined below.
- b. The Zoning Administrator shall determine the number of plan sets required to accompany the application.
- c. Application fees for the permits required hereunder shall be set by the Township Board from time to time by resolution. Additionally, the Township Board may require that the applicant(s) put

sufficient funds in escrow to cover the costs of having the Township attorney, engineer, planner, or other professional review the private road plans, specifications, and maintenance agreements, and to do the necessary inspections. Any funds remaining in escrow after the project has been inspected and approved shall be returned to the applicant.

10. Approval Process.

a. Shared driveway.

A shared driveway shall be reviewed and approved by the Zoning Administrator. If an application does not meet the requirements of this Section and is not approved, the Zoning Administrator shall provide a written explanation of the denial.

b. Back lot access private drive.

A back lot private access drive shall be reviewed by the Planning Commission, who shall make a recommendation to the Township Board, according to Subsection E.3, below.

c. Private road.

A private road shall be reviewed by the Planning Commission, who shall make a recommendation to the Township Board, according to Subsection E.3, below.

d. In making a recommendation and/or a decision, the Zoning Administrator, or the Planning Commission and Township Board, as applicable, may impose such conditions necessary to ensure compliance with this Section and ensure protection of the public health, safety and welfare.

11. Occupancy permits.

No occupancy permit for a structure on a lot accessed by a private road, back lot access private drive, or shared driveway shall be approved until the road, drive or driveway has been approved and inspected according to this Section.

C. Specific requirements: shared driveway.

1. Design and construction requirements.

- a. The shared driveway shall be located within an easement with a minimum width of forty (40) feet.
- b. The shared driveway shall have a minimum width of ten (10) feet of travelled surface; however, any shared driveway that exceeds four hundred (400) feet in length shall provide a passing lane that is sixty (60) feet long by twenty (20) feet wide to permit passage by emergency vehicles. An additional passing lane shall be provided for each additional four hundred (400) feet of length. The location of the passing lane(s) shall be determined by the Zoning Administrator. The passing lanes shall be compacted, but need not be paved, and if unpaved shall be planted with turf and kept mowed.
- c. The road surface may be paved with a hard surface or may be aggregate (gravel).

2. Extension of shared driveway or increase in the number of lots served.

A shared driveway may not be extended, nor may land accessed by the Shared Driveway be divided by any means, so that more than two (2) lots are served by the shared driveway, unless the shared driveway is upgraded as required for private roads serving three (3) to twenty (20) lots and is approved according to the requirements for a private road, or is dedicated to the public, meets the requirements for a public road and is accepted by the applicable road jurisdiction.

3. Application and approval.

A shared driveway may be approved by the Zoning Administrator upon review of an application accompanied by the following:

- a. The required private easement and maintenance agreement;

- b. A plan drawn and sealed by a surveyor and/or civil engineer licensed by the State of Michigan, showing:
  - 1. all lots to be served, with dimensions and lot area;
  - 2. the location and width of the private road easement;
  - 3. the width of the proposed pavement;
  - 4. the materials to be used for pavement;
  - 5. the frontage and width of all lots served by the private road; and
  - 6. any drainage or utility structures to be located in the easement.

D. Specific requirements: back lot access private drive

1. Easement.

A back lot access private drive shall be located within an easement that is sixty-six (66) feet wide.

2. Required improvements.

A back lot access private drive shall, at minimum, be improved in the same manner as a shared driveway (see subsection C.1, above);

3. Maximum of two (2) lots served.

A back lot access private drive may serve one (1), but not more than two (2), lots. A back lot access drive may not serve more than two (2) lots unless plans for the road are reviewed and approved in the manner required for private roads serving three (3) to twenty (20) lots as outlined by Subsection E, below, or shall be dedicated to the public, meet the requirements for a public road and be accepted by the applicable road jurisdiction.



4. Application and approval.

a. The application for a back lot access private drive shall include:

1. The required private easement and maintenance agreement;

2. a plan drawn and sealed by a surveyor licensed by the State of Michigan, showing:

a. The back lot or lots served by the private drive, with dimensions and lot area of the parent parcel and the back lot(s);

b. the location and width of the private road easement;

c. the width of the proposed pavement; and

d. the materials to be used for the pavement.

b. Approval process.

An application for a back lot access private drive shall be reviewed by the Planning Commission and approved by the Township Board according to the process outlined for private roads in subsection E.3, below.

E. Specific requirements: private roads

1. Design requirements.

a. A private road, or any combination of interconnected private roads, shall not provide access to more than twenty (20) lots. Roads providing access to more than twenty (20) lots must be dedicated as a public road, meet the requirements for a public road and be accepted by the applicable road jurisdiction.

- b. A private road with only one (1) access to a public road shall not exceed two thousand five hundred (2,500) feet in length, as measured along the centerline of the private road. Any private road exceeding this length shall provide for at least one (1) additional access to a public road.
- c. The specifications for surface and base materials, longitudinal grade, drainage, method of construction, and signs shall conform to the St. Joseph County Road Commission standards for local paved or gravel roads, as applicable.
- d. The private road pavement shall have a minimum width of fourteen (14) feet if serving three (3) lots and twenty-four (24) feet if serving four (4) to twenty (20) lots.
- e. Right-of-way/easement width: All private roads constructed after the effective date of this Ordinance shall have a recorded permanent right-of-way and easement with a minimum width of sixty-six (66) feet. The right-of-way shall expressly permit public or private utilities to be installed within the right-of-way.
- f. The private road shall terminate at a dead-end that is extendable into adjacent, undeveloped lots, designed to allow emergency or maintenance vehicles to turn around safely, or a cul-de-sac with a right-of-way radius that meets the road development standards of the St. Joseph County Road Commission (one hundred twenty-four (124) feet in diameter). The Road Commission and the Fire Department shall review and comment on the design of an extendable dead-end.

2. Application.

An application for a private road shall include the following:

- a. Completed application form, provided by the Township, along with any fees and escrow established for review.

- b. The required private easement and maintenance agreement.
- c. A detailed written description of the development to be served by the private road, including a description of the private road association or other party to be responsible for the ownership, operation and maintenance of the private road.
- d. A survey of the right-of-way by a registered land surveyor, together with surveys for each parcel to be served by the private road.
- e. The location of all public utilities, including, but not limited to, water, sewer, telephone, gas, electricity, and television cable to be located within the private road right-of-way. Copies of the instruments describing and granting such easements shall be submitted with the application.
- f. The location of any lakes, streams, wetlands and drains within the proposed right-of-way or within one hundred (100) feet thereof.
- g. The location of any other buildings and structures located within one hundred (100) feet of the private road right-of-way.
- h. An approved Soil Erosion and Sedimentation Permit.
- i. A narrative (shown on the site plan or submitted separately) describing in general terms the overall description of the proposal and the proposed method of providing sanitary sewer, water service, storm sewers and surface water drainage facilities, as well as other public and private utilities, including details of structures, light fixtures, etc.
- j. The Planning Commission may require that the plans be reviewed and commented upon by the St. Joseph County Drain Commissioner, St. Joseph

County Road Commission, the Fire Department or any other agency deemed affected by the proposed private road.

- k. All private roads shall be named on the site plan and the name(s) shall be approved by the St. Joseph County Land Resource Centre. Road identification signs meeting the requirements of the St. Joseph County Road Commission shall be shown to be installed at intersections.

3. Approval process.

- a. The following process applies to both private roads and back lot access private drives.

- b. Planning Commission Review.

The Planning Commission shall review the application and plans and shall make a recommendation to the Township Board. In making its recommendation, the Planning Commission shall find that the proposed private road (or back lot access private drive, if applicable):

1. Will not be detrimental to the public health, safety or general welfare.
2. Will not adversely affect the use of land.
3. Will be constructed to assure a safe and unimpeded route of travel for motor vehicles, pedestrians and emergency vehicles in all weather conditions.
4. Will be constructed so as to protect against or minimize soil erosion and prevent damage to lakes, streams, wetlands and the natural environment of the Township.

5. Will be in conformance with the Master Plan.

6. Will be in conformance with special conditions, as deemed necessary by the Planning Commission, such as greenbelts, landscaping, road lighting and other items, which have a reasonable relationship to the health, safety and general welfare of the Township.

c. On a case-by-case basis, the Planning Commission may waive certain review requirements, as site conditions warrant.

d. Township Board Action.

Upon receipt of the recommendation by the Planning Commission, the Township Board shall approve, approve with conditions, or deny the application. The record shall include the basis of the Township Board's decision.

4. Performance guarantee.

The Township shall require, as a condition of the permit for a private road serving three (3) to twenty (20) lots, that the applicant provide a performance guarantee. The performance guarantee shall be released upon inspection and approval of the completed private road.

5. "As-built" drawings.

After approval, the applicant, at the applicant's expense, shall provide the Township with a set of "as built" drawings bearing a certificate and statement from a registered engineer certifying that the private road has been completed in accordance with the requirements of the permit and the Road Commission.

F. Inspections/Certificate of Compliance

1. Inspection required.

Upon completion of construction of the private road, back lot access private drive or shared driveway, the Township shall inspect the completed construction to determine if it complies with the approved plans, specifications, permit, and this Ordinance. A Certificate of Compliance shall be issued if all requirements are met.

2. Failure of inspection.

If the completed private road, back lot access private drive or shared driveway does not satisfy the requirements of the permit or this Ordinance, the applicant(s) shall be notified of the noncompliance in writing and shall be given a reasonable period of time within which to correct the deficiencies. Failure to correct the deficiencies within the time provided shall constitute a violation of this Ordinance.

G. Maintenance and Repairs

1. Maintenance required.

Private roads, back lot access private drives and shared driveways shall be maintained in a manner that complies with the provisions of this Section.

2. Safe and unimpeded route assured.

All private roads, back lot access private drives and shared driveways shall be continuously maintained at the proper widths and be clear of brush or trees and branches to a height of fourteen (14) feet to assure a safe and unimpeded route of travel for motor vehicle traffic, pedestrians, and emergency vehicles in all weather conditions.

3. Responsibility.

All costs for maintenance and repair of the private road, back lot access private drive or shared driveway shall be

the responsibility of the benefitting property owners or any property owners association.

H. Existing nonconforming private roads, back lot access private drives or shared driveways:

1. Nonconforming use may continue.

A nonconforming private road, back lot access private drive or shared driveway existing on the effective date of this Ordinance may continue and be maintained and used, even though it may not comply with the provisions of this Section. Any such private means of access shall be continuously maintained so as to provide a safe and unimpeded route of travel for motor vehicle traffic, pedestrians, and emergency vehicles in all weather conditions.

2. Extension.

As of the date of this Ordinance, an existing private road, back lot access private drive or shared driveway that is nonconforming may not be extended to include additional lands and/or additional lots, unless the entire private means of access is upgraded to meet the requirements of this Section.

3. Existing vacant lots.

A structure may be constructed upon an existing vacant lot of record that takes its primary access from an existing nonconforming private road, back lot access private drive or shared driveway, provided that the structure and all other development thereon meets the requirements of this Ordinance.

4. Inadequate easement width.

Existing private roads, back lot access private drives or shared driveways that are nonconforming due to inadequate easement width may be improved without requiring the existing easement to be made conforming to the width requirements, provided that the pavement and any other improvements meet the requirements of this Section, and that the width of the easement is not further reduced.

5. Plans for improvement; process.

Plans to improve an existing nonconforming private road, back lot access private drive or shared driveway shall be reviewed and approved in the same manner as a new private road, back lot access private drive or shared driveway.

[Amended Ord. No. 17-04;§VII; Adopted 4-12-17]

SECTION 405      NON-CONFORMITIES

405.1      Continuance of Non-Conforming Uses and Structures.

Lawful non-conforming uses or structures in existence at the time of passage of this Ordinance or amendments thereof, may be continued, but shall not be extended, added to or altered unless each such extension, alteration or addition is in conformity with the provisions of this Ordinance.

[Amended Ord. 12-01; Adopted 8-8-12]

405.2      Discontinuance of Non-Conforming Uses.

If the non-conforming use of any land shall terminate for a continuous period of over twelve (12) months or more, such use shall not be re-established and any future use of such land or structure shall be in conformity with this Ordinance.

405.3      Restoration and Repair.

A.      Such repairs and maintenance work as are required to keep a non- conforming building or structure in a sound condition may be made.

B.      In the event any non-conforming use or structure shall be damaged by accidental fire, wind or an Act of God or Act of War it may be rebuilt or restored provided the cost of restoration thereof shall not equal or exceed the Assessed Value of such building or structure.

[Amended Ord. 12-01; Adopted 8-8-12; Ord. 16-02: § II, Adopted 10-12-16]

C.      Non-conforming buildings or structures may be restored, provided it does not exceed the floor area size, height, and placement of the original building or structure, or as provided in Section 405.3D. Building height shall be measured in accordance with Section 202.22 of this Ordinance.

[Amended Ord. 09-03; Adopted 6-10-09]



D. Restoration of any non-conforming building or structure pursuant to paragraph B or C above shall first be approved by the building inspector and zoning administrator pursuant to Section 602. Approval of any such application for restoration shall be in compliance with the following standards:

1. The restoration shall not enlarge or create an additional non-conforming condition to expand the non-conformity, which was present prior to the need for restoration.
2. The restoration does not create conditions which impede fire/safety accessibility to the building or structure.
3. The restoration does not create a public or private nuisance to abutting properties.

405.4 Change of Use or Structure.

A non-conforming use may be changed to another non-conforming use if the Board of Zoning Appeals find that such a new use would markedly decrease the degree of non-conformance and would enhance the desirability of adjacent conforming uses. This shall not be construed to permit the conversion of a non-conforming use to a prior non-conforming use, nor to waive the other provisions of this Ordinance.

405.5 Non-Conforming Due to Reclassification.

The foregoing provisions of this Ordinance shall also apply to buildings, land or uses which hereafter become non-conforming due to any reclassification or districts or any subsequent change in the regulations of this Ordinance.

SECTION 406 TEMPORARY PERMITS

Temporary Permits may be authorized by the Board of Zoning Appeals after a hearing, for a period not to exceed one (1) year, for non-conforming uses incidental to construction projects on the same premises and including such uses as storage of building supplies and machinery, signs and the assembly of building materials. In addition, the Board, after a hearing, may authorize a certificate for a dwelling house to be temporarily used as a sales and management office for the sale of homes within a subdivision for a period of one (1) year, provided all of the following requirements are complied with:

- 406.1 The house to be used as such office is built upon a lot approved as part of the approved subdivision and is of substantially similar design as those houses to be sold within the subdivision.
- 406.2 No retail sales or business other than that accessory to the management and sales of the land in the subdivision owned by the applicant shall be permitted.
- 406.3 Said dwelling house shall meet all other zoning restrictions of the zone in which it is located.

SECTION 407                      MINIMUM LANDSCAPE AND SCREENING REQUIREMENTS

- 407.1 For multiple family and special nonresidential uses in the R-1 High Density Residential Districts, thirty (30) percent of the site under development shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every one thousand (1,000) square feet or portion thereof plus one (1) small or large deciduous tree for every one thousand five hundred (1,500) square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Twenty-five (25) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have forty (40) percent of the required open space between the building and the street.
  
- 407.2 For permitted and special uses in the C, I and LI Districts, Fifteen (15) per cent of the site shall be in landscaped open space with a minimum of one (1) evergreen tree or shrub for every two thousand (2,000) square feet of building area (ground floor) or portion thereof, plus a minimum of one (1) small or large deciduous tree for every four thousand (4,000) square feet of building area (ground floor); or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Thirty (30) per cent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have sixty (60) per cent of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s).  
[Amended Ord. 10-01; Adopted 3-10-10]
  
- 407.3 All areas shall be landscaped and shall meet the following standards:
  - A. No synthetic plant materials such as artificial grass, shrubs, trees, or flowers shall be used to fulfill any landscaping requirements.
  - B. Berms, whenever utilized shall be designed and landscaped to minimize erosion. Berms adjacent public rights-of-way shall

have a slope no greater than 3:1, unless designed as part of a retaining wall.

- C. All landscaping materials shall consist of healthy specimens compatible with local climate, soil characteristics, drainage, and water supply. All plant material shall be reasonably resistant to drought and disease. Non-nursery derived stock shall not be used to satisfy these requirements.
- D. Grass or other living plants shall be primary ground cover in required landscaped areas. Both sod planting and seeding are acceptable.
- E. Ground covers other than grass shall be planted in required areas to provide complete coverage within two (2) growing seasons. Vines shall not be used adjacent to pedestrian areas.
- F. Unless otherwise specified, materials such as river rock, cobble, boulders, paving stone, patterned concrete, bark and wood chips shall be limited to small areas and shall not exceed twenty-five (25) percent of the required landscape area. All such ground covers shall be at least six (6) inches deep. Loose gravel less than three (3) inch minimum aggregate size shall not be used in areas abutting public streets or sidewalks.
- G. Maintenance shall include all reasonable and regular irrigation, weeding, fertilizing and pruning. Plant materials which show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant materials shall be replaced immediately or as soon as practical under the seasonal conditions existing and according to the approved site plan. The developer and subsequent owner(s) shall be responsible for maintaining all on-site landscaping.
- H. Reserved.
- I. Landscaping plans may be submitted to the Building Inspector for technical review and to the Planning Commission for approval within ninety (90) days after final approval of the site plan. Plans may be submitted as an amendment to the site plan, thereby not requiring an additional review fee. On projects in excess of two (2) acres, the developer may file a phased plan for completing the landscaping pursuant to these standards.

SECTION 408

SIGN REGULATIONS

408.1 Purpose.

These regulations are intended to balance public and private interests by permitting signs and other displays that are needed for the purposes of identification or advertising, subject to the following objectives:

Public Safety.

By reason of their size, location, spacing, construction or manner of display, signs shall not endanger life or limb, confuse or mislead motorized or non-motorized traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public health or safety.

Community Aesthetics.

Signs should enhance the aesthetic appeal of the Township (including the preservation of its historic and cultural resources, scenic areas and viewsheds, and the dark night sky). Thus, these regulations are intended to: 1) regulate oversized signs that are out-of-scale with surrounding buildings and structures, 2) prevent an excessive accumulation of signs which cause visual clutter, and 3) prevent blight.

Community Character and Property Values.

The placement and design of signs should further the land use planning objectives of the Township. Signs should be compatible with neighborhood character and protect the value of surrounding properties.

Free Speech.

These regulations are intended to ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication.

Effective Communication.

These regulations are intended to encourage the appropriate design, scale, and placement of signs in a manner that communicates effectively to the intended reader.

[Amended Ord. No. 17-04; §IV; 4-12-17]

408.2. Scope of Requirements.

It shall be unlawful for any person, firm, or corporation to erect, construct, or alter any sign in the Township of Park except in

conformance with the provisions of this Article, subject to issuance of a permit, except as otherwise provided herein.

[Amended Ord. No. 17-04; §IV; Adopted 4-12-17]

408.3 Intent and Purpose.

This Section is intended to regulate the use, construction, reconstruction, placement and design of signs in order to protect the Township's public health, safety and welfare. This Section is intended to establish reasonable regulations regarding the size, placement and construction of signs, while also regulating the time, place and manner of their display.

1. The regulations contained in this Section acknowledge that an individual property owner's or user's right to convey a message for business or other purposes must be balanced against the public's health, safety and welfare, and its right to be free of signs that are unreasonable distractions to drivers and pedestrians and which unnecessarily compete to attract attention.
  
2. The purposes of this Section are to:
  - i. Encourage the effective use of signs as a means of communication;
  - ii. Improve and maintain pedestrian and traffic safety;
  - iii. Encourage economic development;
  - iv. Prevention of blight;
  - v. Minimize the possible adverse effect of signs on nearby public and private property;
  - vi. Preservation and/or protection of scenic areas, views and the dark night sky; and
  - vii. Enable the fair and consistent enforcement of sign regulations.
  
3. It is further recognized that Park Township desires to regulate the size, number, location and placement of signs in order to:
  - i. Prevent and/or limit traffic and pedestrian accidents and injuries;
  - ii. Prevent and/or limit property damage occurring from obstructed visions caused by signs;
  - iii. Prevent and/or limit distraction and confusion for the public and/or emergency service personnel resulting from signs;

- iv. Minimize the risk of injury or damage from dilapidated, obsolete and/or abandoned signs; and
  - v. Protect the public health, safety and welfare.
4. It is further recognized that in some special instances, temporary signs may be appropriate for a limited time and with reasonable conditions.
5. It is further recognized that this section does not regulate the following:
- i. The content of signs;
  - ii. Scoreboards at public schools or public athletic fields;
  - iii. Gravestones or cemetery markers;
  - iv. Religious symbols; and
  - v. Noncommercial holiday displays.

408.4 Sign Regulations.

1. General Requirements.

- a. It shall be unlawful for any person to erect, place or maintain a sign in the Township except in accordance with the provisions of this Section. Any sign which is not expressly allowed under the provisions of this Section is prohibited.
- b. Signs are permitted in all zoning districts: The following signs are permitted in all zoning districts, except as otherwise provided, and do not required a zoning permit, but must conform to all other requirements of this Section.
  - i. One property address sign per lot or parcel that identifies the address number and street. Such signs shall not exceed sixteen (16) square feet in commercial zones or five (5) square feet in agricultural and residential zones.
  - ii. Nameplate signs, not to exceed two (2) square feet. A limit of one (1) nameplate sign per each side of a building facing a street or parking area shall be permitted per business.
  - iii. Memorial signs or tablets, names of buildings, and date of erection, monumental citations,

commemorative tablets when carved into stone, concrete or other similar material or made of bronze, aluminum or other non-combustible material and made an integral part of the structure.

- iv. Signs on a bus, truck, trailer or other vehicle while operated and used for transport in the normal course of business.
- v. Regulatory, directional and street signs erected by a public agency in compliance with the Michigan Manual of Uniform Traffic Control Devices, the Uniform Federal Accessibility Standards and/or the Michigan Barrier Free Manual.
- vi. Private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
- vii. Flags bearing the official insignia of a nation, state, municipality, educational institution or military branch and which do not constitute advertising.
- viii. Gateway signs not exceeding eight (8) feet in height and/or thirty-two (32) square feet in total sign area, as approved by the Township.
- ix. Plaques and signs designating a building or a site as historic in nature and installed by a federal, state or local historical agency or group.
- x. Permanent signs on vending machines, ice containers or other similar devices, indicating only the contents, provided that the sign area shall not exceed six (6) square feet per device and are not legible from the adjacent street.
- xi. Political signs shall be removed within ten (10) days after the election to which they apply. Political signs shall not be illuminated and may be placed only on private property and only with the permission of the property owner. Political signs shall not exceed thirty-two (32) square feet per sign or an aggregate of sixty-four (64) square feet of display area per lot or parcel.

- xii. Any sign that is located completely within an enclosed building and is not visible from outside the building.
- xiii. Incidental signs provided such signs do not occupy more than eight (8) square feet of advertising display area. Incidental signs are not permitted in residential or agricultural zoning districts.
- xiv. Product dispenser and point of sale displays provided they are not readable at a distance greater than three (3) feet off of the lot or parcel. Product dispensers and point of sale displays are not permitted in residential or agricultural zoning districts.
- xv. On-premise directional signs up to four (4) square feet in sign area. Each lot, parcel or development shall not have more than two (2) directional signs per access point.
- xvi. Any sign providing a public notice or emergency information that is temporary in nature.
- xvii. Wayfinding signage installed by a government, government agency or quasi-government agency, including, but not limited to, DDAs, Corridor Improvement Authorities, etc.
- xviii. One (1) construction sign for each street frontage of a construction project except developments involving one-family and two-family dwellings. The construction sign cannot exceed sixty-four (64) square feet in area. Such signs may be erected thirty (30) days before the beginning of construction and must be removed within thirty (30) days following construction.
- xix. One (1) non-illuminated real estate sign per lot not to exceed sixteen (16) square feet in area involving the sale or rental of the lot. Any such sign shall be located on the lot being advertised for sale or rent.
- xx. Any noncommercial sign that is not legible from a distance of more than three (3) feet beyond the lot or parcel on which sign is located.



- xxi. Any portable freestanding sign which is not legible from a public street. Examples of such locations include, but are not limited to, inside a mobile home park or apartment complex, which signs are used for internal purposes only.
- xxii. Sidewalk signs located within ten (10) feet of the entrance to a business that the sign is advertising, so long as adequate clearance is maintained on the sidewalk for pedestrians and other traffic.
- xxiii. Any subdivision or condominium advertising sign, provided that they are temporary, not illuminated and do not exceed sixty-four (64) square feet in area. There may be no more than two (2) such signs per subdivision or condominium development and the signs must be removed when seventy-five (75) percent of the lots/units have buildings on them, or have been sold or leased to purchasers/lessees other than the developer.
- xxiv. Banners, seasonal and decorative in nature and theme that do not advertise a product, service or business and which pertain to holidays and/or community or governmental events. Banners must be attached to light or utility poles and can be a maximum size of thirty-two (32) square feet.
- xxv. Banners, commercial in nature and theme, that are no larger than thirty-two (32) square feet in area. Such banners may only be displayed for forty-two (42) days out of any calendar year per business, entity or enterprise. No more than one banner is allowed per lot or parcel and such banners are only allowed in the A-1, B zoning districts.

2. Prohibited signs.

The following signs are prohibited in all zoning districts, unless expressly permitted in this section.

- i. Any sign not expressly allowed by this Section.
- ii. Abandoned signs, which shall be removed within thirty (30) days of the cessation of the business, use or activity.
- iii. Gas or air filled balloons intended to draw attention to a business or other commercial activity.

- iv. A sign that contains an intermittent or sequential flashing light source used to attract attention to a business or other commercial activity. This does not include electronic changeable copy signs that are otherwise expressly permitted in this Section.
- v. A rotating or moving sign in which the sign itself or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy.
- vi. Vehicle signs not used during the normal course of a lawful business that are parked or located for the primary purpose of displaying the advertising copy.
- vii. Festoons, pennants, nongovernmental flags, banners, inflatable figures, and streamers, except as expressly permitted in this Section.
- viii. Snipe signs.
- ix. Signs imitating or resembling official traffic or governmental signs.
- x. Portable freestanding signs, except where expressly permitted in this Section.
- xi. Any sign that obstructs free access to or egress from a required door, window, fire escape or other required exit from a building or structure.
- xii. Any sign which makes use of the words "Stop", "Look" or "Danger" or any other words, phrase, symbol or characters in such a manner as to interfere with, mislead or confuse drivers.
- xiii. Roof signs.
- xiv. Signs on street furniture, such as benches and trash receptacles, not including commemorative plaques or engravings which are not large than one-half (½) square foot.
- xv. Business logos or other advertisements on directional signs.
- xvi. Off-premise signs, unless expressly permitted in this Section.

xvii. Animated signs.

3. Permit.

Unless otherwise provided by this Section, no sign shall be installed or utilized unless and until the Township has issued a zoning permit for the sign.

4. General setbacks.

Unless a different setback is specified for a particular sign elsewhere in this Section, all signs must be setback at least fifteen (15) feet from a road right-of-way (including any private road easement) and twenty (20) feet from all other property private road easement) and twenty (20) feet from all other property boundaries.

5. Landscaping.

The base portion of a freestanding sign shall be landscaped with low maintenance plants. Such landscaping may be placed in stone, masonry or treated wood bases or containers to achieve a pleasant aesthetic arrangement. Such landscaping shall be reasonably maintained at all times.

6. Traffic hazards.

No sign may be constructed, erected, displayed, maintained, reconstructed or located so that it creates a hazard for vehicle or pedestrian traffic. If the Cass County Road Commission, MDOT or the Township determines that any sign is a traffic hazard, the Township shall notify the owner to remove the sign. In determining whether a sign is a traffic hazard, the Township may consider, but is not limited to, the following:

- i. Height, area, supporting structure and distance from ground level of the sign;
- ii. Lighting of the sign;
- iii. Location of the sign in relation to roads;
- iv. Drives, points of ingress and egress, parking areas, sidewalks, and other vehicular and/or pedestrian access ways;
- v. Location of the sign in relation to nearby buildings and structures; and
- vi. If the sign, by reason of its position, shape, color or other characteristics, interfere with, obstruct the

view of, or be confused with any authorized traffic sign, signal or device or be distracting to motorists.

7. Maintenance.

All signs shall be properly maintained in good condition and reasonable repair at all times. Exposed surfaces shall be clean and painted, if paint is required. Defective or damaged parts must be replaced in a timely fashion. Any sign that becomes dilapidated or damaged shall either be promptly removed or repaired to a reasonable condition. The Building Inspector has the right to order the repair or removal of any sign that is unsafe as defined by the Michigan Building Code (or its successor code), dilapidated, decrepit or damaged. No sign shall be installed, displayed or maintained on a property, structure or fixture of another person or entity without the express permission of the owner of such property, structure or fixture.

8. Measurements and illumination of signs.

a. Display area.

The display area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the writing, representation, emblem, logo or other figure of similar character, together with any frame or other material forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the pedestal, pole or other structure necessary to support the sign, or architectural features.

b. Faces.

The area of a freestanding or projecting sign that has two (2) or more faces shall be measured by including the area of all sign faces, except if two (2) such faces are placed back-to-back and are of equal size and are no more than forty-eight (48) inches apart on average, then the area of the two (2) back-to-back faces shall be counted as one (1) face. If the two (2) back to back faces are of unequal size, the larger of the two (2) faces shall be counted as the one (1) face. As used here, back-to-back means signs that face in opposite

directions and are parallel or form an angle no greater than thirty (30) degrees.

c. General height.

The height of a sign shall be measured as the vertical distance measured from the highest point of the sign, including any decorative embellishments, to the grade of the adjacent street or the normally undisturbed surface grade beneath the sign, whichever ground elevation is less.

d. Sign characteristics.

Except for billboards (which regulations are contained elsewhere within this Section), permitted characteristics of signs shall be based on the following table, where N= Not Permitted and P= Permitted.

Characteristic	AR	RR	R-1	R-2	R-3	R-4	C	I	LI	C-LI
Internal Illumination	P	N	N	N	N	N	P	P	P	P
External Illumination	P	N	N	N	N	N	P	P	P	P
Manual Changeable Copy	P	P	P	P	P	P	P	P	P	P
Electronic Changeable Copy	P	N	N	N	N	N	P	P	P	P
Neon	N	N	N	N	N	N	P	P	P	P

- e. Illumination.
  - i. There shall be no flashing, moving or intermittent illumination of any sign.
  - ii. If permitted, signs may be illuminated only by continuous indirect white light. Only the sign face shall be illuminated.
  - iii. Any sign lighting must be enclosed and so directed as to prevent the source of light from shining directly or indirectly onto traffic or nearby properties.

9. Portable freestanding signs.

Portable freestanding signs are permitted in any zoning district, subject to the following regulations and requirements:

- a. Portable freestanding signs shall not be used for more than forty-two (42) days out of any calendar year for a specific lot or parcel. For lots or parcels with multi-tenant commercial buildings, each lawful business in the multi-tenant building can utilize any one (1) portable freestanding sign for not more than forty-two (42) days out of any calendar year.
- b. Portable freestanding signs may be displayed, used installed or erected pursuant to a permit issued by the Zoning Administrator. No portable freestanding sign shall be displayed, used, installed or erected prior to the issuance of a permit by the Zoning Administrator. Each permit shall be valid for seven (7) days. There shall be at least fourteen (14) consecutive days between the issuing of a permit for a specific lot or parcel or for a specific business in a multi-tenant building. The permit shall identify the period during which the permit is valid. A fee, as established by the Township Board, shall be required before a permit may be issued. The Zoning Administrator shall have discretion to require an applicant to post a guarantee (irrevocable letter of credit or cash deposit) with the Township to ensure compliance with the requirements of the permit and this section. The Zoning Administrator may attach reasonable conditions to the permit, which conditions shall be based upon the Township's intent to insure public health, safety and welfare

with regards to the impacts and effects of any portable freestanding sign.

- c. Portable freestanding signs shall not be used in parking, driveway or access areas and/or in a manner which obstructs the vision of motorists or pedestrians using the parking aisles, traffic of movement through a parking lot.
- d. Portable freestanding signs shall not obstruct any public or private sidewalk.
- e. Portable freestanding signs shall not be illuminate in any fashion.
- f. Portable freestanding signs shall be anchored in a safe and secure manner. The anchoring of portable freestanding signs by tying or attaching weight objects (such as cinder blocks) is prohibited.
- g. No portable freestanding sign shall exceed thirty-two (32) square feet in area on each sign face. Support framework shall not be included in sign area calculation.
- h. No portable freestanding sign copy shall be comprised of more than two (2) colors.
- i. Portable freestanding signs shall be located a minimum of twenty (20) feet from the edge of any road or street right-of-way, including a private road right-of-way or easement.
- j. No more than one (1) portable freestanding sign shall be allowed on a lot or parcel at one time. For than one (1) portable freestanding sign shall be allowed at one time for any particular tenant or business and no more than two (2) portable freestanding signs shall be allowed at one time on the lot or parcel involved.

- k. There shall be a minimum of one hundred (100) feet separation distance between portable freestanding signs.
- l. Except during the time period specified in the permit issued by the Zoning Administrator for a portable freestanding sign, no portable freestanding sign shall be stored or kept outdoors on the lot or parcel involved and shall not be visible on any such lot or parcel. This section shall not be applicable to a lawful business that sells or leases portable freestanding signs, so long as those signs are not being used on the lot or parcel of said business for the purpose of off-premise advertising.
- m. When in use, every portable freestanding sign shall be kept in good maintenance and reasonable repair.
- n. The service, product, sale or event being advertised must be lawful in order for a portable freestanding sign to be used.



10. Signs permitted in the AR zoning district.

In addition to the signs permitted elsewhere in this Section, signs are permitted in the AR zoning district in accordance with the following table (but such a sign is so allowed only where the sale, business or event being advertised is lawful in the applicable zoning district).

Permitted Signs AR district	Development Standards			
	Maximum Size	Number Allowed	Maximum Height	Other Requirements
Farm business sign	32 square feet	1 per lot or parcel	6 feet	
Off premises directional sign	32 square feet	1 per lot or parcel	4 feet	
Ground or monument sign	48 square feet	1 per each street frontage	6 feet	
Wall or building sign	32 square feet	1 per each street frontage	N/A	
Freestanding sign	2% of the front wall of the building or 50 square feet, whichever is greater	1 per lot or parcel	12	
Subdivision or condo development sign	24 square feet	2 per development	6 feet	Must be located at an entrance
Mobile home park identification sign	24 square feet	2 per development	6 feet	Must be located at an entrance
Subdivision or site condo advertising sign	64 square feet	2 per development	8 feet	Removed when 75% of lots/units have been sold or have buildings on them
Real estate sign	6 square feet	1 per lot	3 feet	

11. Signs permitted in the R-1;R-2;R-3; and R-4 zoning districts.

In addition to the signs permitted elsewhere in this Section, signs are permitted in the R-1;R-2;R-3; and R-4 zoning districts in accordance with the following table (but such a sign is so allowed only where the sale, business or event being advertised is lawful in the applicable zoning district).

Permitted Signs R-1,R-2, R-3, and R-4	Development Standards			
	Maximum Size	Number Allowed	Maximum Height	Other Requirements
Farm business sign	32 square feet	1 per lot or parcel	6 feet	
Off premises directional sign	32 square feet	1 per lot or parcel	4 feet	
Ground or monument sign	48 square feet	1 per each street frontage	6 feet	
Wall or building sign	32 square feet	1 per each street frontage	N/A	
Subdivision or condo development sign	24 square feet	2 per development	6 feet	Must be located at an entrance
Mobile home park identification sign	24 square feet	2 per development	6 feet	Must be located at an entrance
Home occupation sign	6 square feet	1 per dwelling unit	3 feet	
Subdivision or site condo advertising sign	64 square feet	2 per development	8 feet	Removed when 75% of lots/units have been sold or have buildings on them
Real estate sign	6 square feet	1 per lot	3 feet	

12. Signs permitted in the C; C-LI; I; LI zoning district.

In addition to the signs permitted elsewhere in this Section, signs are permitted in the C; C-LI; I; LI zoning district in accordance with the following table (but such a sign is so allowed only where the sale, business or event being advertised is lawful in the applicable zoning district).

Permitted Signs C, C-LI, I, LI	C	C-LI	I	LI	
Freestanding Pole or Pylon Sign					
Permitted	Yes	Yes	Yes	Yes	Not permitted if a freestanding ground sign or monument sign is on the same lot
Maximum Height	25 feet	25 feet	25 feet	25 feet	Not permitted if a freestanding ground sign or monument sign is on the same lot
Maximum Display Area	64 square feet	64 square feet	64 square feet	64 square feet	Not permitted if a freestanding ground sign or monument sign is on the same lot
Maximum Number	1 per lot	1 per lot	1 per lot	1 per lot	Not permitted if a freestanding ground sign or monument sign is on the same lot
Freestanding Ground or Monument Sign					
Permitted	Yes				Not permitted if a freestanding ground sign or monument sign is on the same lot
Maximum Height	8 feet				
Maximum Display Area	64 square feet				
Maximum Number	1 per lot				
Wall or Building Sign					
Permitted	Yes				
Maximum display area	64 square feet	64 square feet	64 square feet	64 square feet	Signs must be located on a wall facing a street or parking area
Maximum Number	1 per business, per each side of a building facing a street or parking area				Directory Sign
Permitted	Yes				
Maximum Display Area	20 square feet				

13. Billboards.

- a. Billboards are only permitted within one thousand (1,000) feet of a state or federal highway and within the A or CLI zoning district. The lot on which the billboard is located must abut and have frontage on a state or federal highway right-of-way.
- b. New billboards and off-premises advertising signs are not permitted. Every permanent legally-existing off-premises billboard sign is hereby deemed to be a non-conforming sign. Non-conforming billboards shall not be expanded, enlarged, or extended however they may be maintained and repaired so as to continue the useful life of the sign in accordance with the Highway Advertising Act (MCL 252.301 et seq) and only upon permission granted by the State Agency responsible for the licensing of billboard signs adjacent to highways. “Enlarged or expanded” for purposes of this subsection shall mean the implementation of a second-side or sign face so that it can be read from the opposite direction (“cross-reader signs”); the addition of any protrusion, mounting; framework; same-facing sign structure or other structural addition.
- c. A zoning permit is required prior to the structural alteration of an existing billboard. In addition, a zoning permit is required before any existing billboard is rebuilt, structurally altered, or materially changed (but no zoning permit is required simply to change the copy or depictions on the billboard). The application for the zoning permit must contain the following:
  - i. A colored rendering of the proposed billboard modification containing the proposed dimensions.
  - ii. A site plan indicating the location of the proposed billboard modification and the appropriate setback information.
  - iii. Information on how the billboard will be illuminated, if applicable.

- d. An existing illuminated billboard may continue to be illuminated, provided that such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of oncoming vehicles, or any adjacent premises. No billboard shall have one (1) or more flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.
- e. The following modifications to existing billboards shall not occur:
  - i. Changing or altering a billboard to provide for electronic changeable copy of a different type or manner of electronic changeable copy.
  - ii. Changing or altering a billboard to become a digital billboard.”

SECTION 409

SITE PLAN REVIEW

The intent of this Section is to provide for consultation and cooperation between land developers and the Township in order that the developer may accomplish his or her objectives in the utilization of his or her land within the regulations of this zoning ordinance and with minimum adverse effect on the use of adjacent streets and highways and on existing and future uses in the immediate area and vicinity. Prior to the issuance of a building permit, to the creation of a use or the erection of a building in the district and under the conditions cited below, a site plan shall be submitted in accordance with this Section to the Township Board for approval. Prior to approval by the Board, however, such site plans shall be forwarded to the Township Planning Commission for review and recommendation before any action is taken by the Board. If the initial project went through the site plan process and if the property owner later wishes to add to or modify a structure, the Zoning Administrator after consultation with the Supervisor and the Chairperson of the Planning Commission could waive the site plan review as long as the modification meets the approval of the Township Board of Trustees as stated in Section 409.4. Site plans shall be required for the following uses and related development to be created in the following districts.

[Amended Ord. 10-03; Adopted 5-12-10]

409.1 Permitted Uses In.

All multiple family uses, mobile home park districts and non-residential districts. In addition all uses requiring a Special Land Use Permit shall require a site plan.

409.2 Site Plan.

The site plan shall contain the following information:

- A. The date, north arrow and scale. The scale shall not be less than one (1) inch equals twenty (20) feet for property under three (3) acres and at least one (1) inch equals one hundred (100) feet for those three (3) acres or more
- B. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- C. The location and height of all existing and proposed structures on and within one hundred (100) feet of the subject property.
- D. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, park areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- E. The location and the pavement and right-of-way width of all abutting roads, streets or alleys.
- F. For those buildings, uses or facilities which will be used or which will be available for use by the public for the purposes of education, employment, housing (other than a privately owned one- or two-family dwelling), transportation or recreation and for the purchase, rental or acquisition of goods and services, the name and firm address of the professional individual responsible for the preparation of the site plan (including imprint of his professional seal).
- G. The name and address of the property owner or petitioner.
- H. The location of all rubbish receptacles and landscaping and the location, height and type of fences and walls.
- I. A summary schedule should be affixed, if applicable, which gives the following data:
  - 1. The number of dwelling units proposed, to include the number, size and location (by code if necessary) of

one- bedroom units, two-bedroom units, mobile home sites, etc.

2. The residential area of the site in acres and in square feet, including breakdowns for any sub-areas or staging areas (excluding all existing rights-of-way).
- J. Size and location of all surface drainage facilities.
- K. Existing and proposed contours shall be shown on all site plans (two (2) foot intervals minimum) as may be required by the Township.
- L. For multiple-family development site plans, there shall be shown typical elevation views of the front and side of each type or building proposed, as well as typical dimensioned floor plans for each type of dwelling unit.

409.3 Submittal.

The site plan and all related information specified above shall be presented to the Zoning Administrator in up to seven (7) copies as specified the Zoning Administrator as least thirty (30) days prior to the meeting the Planning Commission at which the plan will be considered. The Zoning Administrator shall deliver five (5) copies to the Township Board two (2) weeks prior to the meeting at which the plan will be considered.

409.4 Approval.

The Township Board shall have function, duty and power to approve or disapprove, or to approve subject to compliance with certain modifications or conditions, the site plan in accordance with the purpose and intent of this Zoning Ordinance. Consideration of the comments and recommendation received from the Township Planning Commission or other appropriate Township officials may also be reviewed. In reviewing the application and site plan and in approving, disapproving or modifying the same, the Township Board shall be governed by the following standards:

- A. That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular traffic.

- B. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated as to minimize adverse effects therefrom upon owners and occupants of adjacent properties and the neighborhood in general.
- C. That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.
- D. That any adverse effect of the proposed development and activities emanating there from upon adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures, and entryways thereto.
- E. That all provisions of the Township Zoning Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.
- F. That all buildings and structures are accessible to emergency vehicles.
- G. That the plan, as approved, is consistent with the intent and purpose of zoning to promote public health, safety, morals and general welfare; to encourage the use of lands in accordance with their character and adaptability; to avoid over-crowding of population; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; to conserve the expenditure of funds for public uses of land, resources and properties; to conserve property values and natural resources; and to give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.

409.5 Modifications.

Any modifications of the site plan desired by Township shall be so stated in writing to the applicant. Site plan approval may be granted contingent upon the revision of said site plan by the petitioner to the satisfaction of the Township Board. If any part of the site plan is



in conflict with any section of this Ordinance in terms of setbacks, parking spaces, maneuvering lanes, etc., a variance must be secured from the Zoning Board of Appeals. One (1) copy of the final approved site plan, with its modifications shall be on record in the Township office. The copy shall have the signature of the Township Supervisor. If variances are required and have been secured, the site plan shall also show the signature of the Chairman of the Zoning Board of Appeals.

409.6 Disposition.

If approval is granted by the Township Board, the following conditions shall apply:

- A. In those instances in which platting is required by law, the owner or owners shall thereafter submit preliminary and final plat for the proposed development for approval in compliance with Act 288, Public Acts of 1967, as amended, and with all ordinances and regulations pertaining to the procedures and requirements for the approval of plats except to the extent that such requirements have been waived or modified by the Township Board.
- B. Such plats shall be in strict conformity with the approved site plan, the conditions attached thereto, and the provisions of this Ordinance.

409.7 Fees.

Any application for site plan approval shall be accompanied by the following fee. Such fee may be utilized by the Township to obtain the services of one (1) or more expert consultants qualified to advise as to whether the proposed development will conform to the applicable Township Ordinances, policies and standards, and for investigation and report of any objectionable elements. Such consultants should report as promptly as possible. Fees shall be set by the Township Board.

SECTION 410      RIPARIAN ACCESS PARCELS

In any zoning district where a parcel, lot or building site is contiguous to a natural lake or pond, such parcel, lot, or building site may be used as access property or as common open space held in common by a subdivision, association or any similar agency or held in common by virtue of common use under deed restrictions of record; or owned by two or more dwelling units on or away from the waterfront only if the following conditions are met:

- A. Each parcel, lot or building site shall contain at least thirty (30) lineal feet of water frontage and a depth of at least one hundred (100) lineal feet for each dwelling unit or each single family

unit to which lake or lake access privileges are extended or dedicated. Frontage shall be measured by a straight line which intersects each side lot line at the water's edge.

- B. Water frontage shall not consist of a swamp, marsh, or bog as shown on the most recent U.S. Geological Survey maps, or the Michigan Department of Natural Resources (DNR) MIRIS map, or have otherwise been determined to be wetland by the Michigan DNR; and that in no event shall a swamp, marsh, or bog be altered by the addition of earth or fill material or by the drainage of water for the purpose of increasing the water frontage required by this ordinance without approval of the Michigan DNR.
- C. The parcel, lot or building site shall not abut a manmade canal or channel, and no canal or channel shall be excavated for the purpose of increasing the water frontage required by this ordinance without the approval of the Michigan DNR.
- D. The parcel, lot or building site, regardless of total area, shall not be used for the purpose of constructing a dwelling, or for any commercial or business use.

SECTION 411

RESERVED.

[Amended Ord 12-01: Adopted 8-8-12]

SECTION 412

OPEN SPACE PRESERVATION

For property owners wishing to provide for an open space requirement, the Planning Commission shall review a site plan pursuant to Section 408 and issue a special land use permit pursuant to Article V regarding Special Land Use Permits. At the option of the landowner, all lands zoned for residential development may be developed with the same number of dwelling units on a portion of the land but not more than fifty (50) percent as determined by the township if the land is zoned at a density equivalent to two or fewer dwelling units per acre or if it is served by a public sewer system three or fewer dwelling units per acre and the land area of not less than fifty (50) percent shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant or other legal means that runs with the land. Further, provided the development does not depend upon the extension of a public sewer or public water supply system unless a development without the exercise of the option provided in this section would also depend on such an extension and the option provided has not been previously exercised with respect to the subject property.

SECTION 413

CONDITIONAL REZONING

413.1 Intent.

It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of the Zoning Enabling Act (MCL125. 3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of a rezoning request.

413.2 Application and Offer of Conditions.

- A. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
- B. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.
- C. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
- D. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- E. Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this Ordinance may only be commenced if a Special Land Use Permit for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
- F. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this

Ordinance.

- G. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
- H. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

413.3 Planning Commission Review.

The Planning Commission, after public hearing and consideration of the factors for rezoning, may recommend approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

413.4 Township Board Review.

After receipt of the Planning Commission's recommendation, the Township Board shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The Township Board's deliberations shall include, but not be limited to, a consideration of the factors for rezoning. Should the Township Board consider amendments to the proposed conditional rezoning advisable and if such contemplated amendments to the offer of conditions are acceptable to and thereafter offered by the owner, then the Township Board shall, have the option, but not be required to refer such amendments to the Planning Commission for a report thereon within a time specified by the Township Board and proceed thereafter to deny or approve the conditional rezoning with or without amendments.

413.5 Approval.

- A. If the Township Board finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the

provisions of this Section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the Ordinance adopted by the Township Board to accomplish the requested rezoning.

B. The Statement of Conditions shall:

1. Be in a form recordable with the Register of Deeds of St. Joseph County or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Township Board.
2. Contain a legal description of the land to which it pertains.
3. Contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land.
4. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.
5. Contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof may be recorded by the Township with the Register of Deeds of St. Joseph County.
6. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.

413.6 Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The Township Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.

413.7 The approved Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be filed by the Township with the Register of Deeds of St. Joseph County. The Township Board shall have authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which

the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Township or to any subsequent owner of the land.

413.8 Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the Statement of Conditions.

413.9 Compliance with Conditions.

A. Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this Zoning Ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.

B. No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Statement of Conditions.

413.10 Time Period for Establishing Development or Use.

Unless another time period is specified in the Ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within eighteen (18) months after the rezoning took effect and thereafter proceed diligently to completion. This time limitation may upon written request be extended by the Township Board if (1) it is demonstrated to the Township Board's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently therein.

## SECTION 414

### NOTICES OF PUBLIC HEARINGS

A. Hearing Notice Content.

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

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

B. Recipients and means of notice.

Unless otherwise required by the Michigan Zoning Enabling Act or this Ordinance where applicable, the following shall receive notice of the hearing, which notice shall include the information specified in A above.

1. To the general public, by publication of the hearing notice in a newspaper of general circulation in the Township.
2. To the owners of property for which approval is being considered, and the applicant if the applicant is different than the property owner, by mail or personal delivery.
3. To all persons to whom real property is assessed within three hundred (300) feet of the boundary of the project subject to the request, and to the occupants of all structures within three hundred (300) feet of the property, regardless of whether the property or occupant is located in Park Township, by mail or personal delivery. If the name of the occupant is not known, the term "occupant" may be used in making notification.
  - a. Subsection 3 above shall not apply in the cases

of rezoning requests involving eleven (11) or more adjacent properties, or for an ordinance interpretation request or an appeal of an administrative decision that does not involve a specific property.

4. In the case of a text amendment or zoning map amendment, to each electric, gas and pipeline public utility company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the Township Clerk for the purpose of receiving the notice of public hearing, by mail.

C. Timing of Notice.

Unless otherwise required by the Michigan Zoning Enabling Act or this Ordinance where applicable, all mail, personal and newspaper notices for public hearings shall be made not less than fifteen (15) days before the date the request will be considered for approval, including applications for zoning map amendments (rezonings), text amendments, special land uses, variances, appeals and ordinance interpretations.

D. Confirmation of Notices Made by Mail or Personal Delivery.

Notice shall be deemed mailed by its deposit in the United States first-class mail, properly addressed and postage paid. The Township Clerk shall prepare a list of property owners and registrants to whom notice was mailed, as well as anyone to whom personal notice was delivered.



## ARTICLE V

### SPECIAL LAND USE PERMITS

#### SECTION 501      APPLICATION AND DETERMINATIONS

##### 501.1      Purpose.

It is recognized that certain uses may not be totally compatible with the uses permitted in any district without careful attention to design features, location, and the public health, safety, and welfare of adjacent uses, as well as that of the entire community. For this reason, certain uses shall be required to obtain special land use permits prior to their establishment in the appropriate zoning district. The alternative would be to establish special, limited zoning districts for each use, which reduces flexibility for both the public and the private property owner, and which is therefore less desirable.

Therefore, the special land use permit is created in order to provide for a more detailed consideration of certain specified activities as they may relate to proposed conditions of: location, design size, operation, intensity of use, generation of traffic and traffic movements, concentration of population, processes and equipment employed, amount and kind of public facilities and services required, together with many other possible factors.

##### 501.2      Procedures for Making Applications.

###### A.      Application.

Application shall be submitted through the Township Clerk to the Township Planning Commission on a special form for that purpose: each application shall be accompanied with the duly adopted "schedule of fees" to cover cost of processing the application. No part of any fee shall be refundable.

###### B.      Data Required in Application.

Every application shall be accompanied by the following information and data:

1.      Special form supplied by the Township Clerk filled out in full by the applicant.
2.      Site plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing

and proposed structures, the types of buildings and their uses.

3. Preliminary plans and outline specifications of the proposed development.
  4. A statement with supporting evidence regarding the required findings specified in Section 501.3.
- C. The Planning Commission shall review the proposed development, prior to submitting its recommendations for action to the Township Board, in terms of the standards set forth in this Ordinance. The Township Zoning Board of Appeals shall have no authority to hear, decide or act on applications for special land uses.  
[Amended Ord. 10-03; Adopted 5-12-10]
- D. Upon receipt of an application for a Special Land Use the Chairperson of the Township Planning Commission or his or her designee shall provide notice of the request as required under subsection three (3). The notice shall indicate that a public hearing on the special land use request may be requested by any property owner or the occupant of any structure located within three hundred (300) feet of the property being considered for a special land use regardless of whether the property or occupant is located in the zoning jurisdiction.
1. At the initiative of the Planning Commission, Township Zoning Administrator, Township Building Official, Township Board or upon the request of the applicant, a real property owner whose real property is assessed within three hundred (300) feet of the property, or the occupant of a structure located within three hundred (300) feet of the property, a public hearing shall be held by the Planning Commission on the Special Land Use request.
  2. The Township Planning Commission may deny, approve, or approve with conditions a request for special land use approval. The decision on a special land use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed thereon.

3. Notice Provisions and Requirements for Special Land Uses.

a. Publication.

Publish a notice of the Special Land Use request in a newspaper of general circulation in the local unit of government not less than fifteen (15) days prior to the meeting at which the Special Land Use request will be considered.

b. Mailed Notice.

Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered and to persons to whom real property is assessed within three hundred (300) feet of the property and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located within Park Township. If the name of the occupant is not known, the term "occupant" may be used in making notification.

c. Timing of Notice of Special Land Use.

The notice shall be given not less than fifteen (15) days before the date the application will be considered for approval.

d. Notice, contents.

The notice shall do all of the following:

1. Describe the nature of the request.
2. Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.

3. State when and where the request will be considered.
  4. Indicate when and where written comments will be received concerning the request.
  5. Indicate that a public hearing may be held on the request at the initiative of the party entitled to notice under this provision, or by the individuals identified in paragraph 501.2.D.1.
- E. Upon conclusion of meeting, the Planning Commission shall recommend action to the Township Board including any time limit or specific requirements desired. Following a favorable action by the Township Board, the Clerk shall issue a Special Land Use Permit with all conditions clearly specified in writing. Special Land Use decisions made pursuant to this Section are not reviewable by the Zoning Board of Appeals. See the Michigan Zoning Enabling Act, being Act 100 of 2006, as amended, codified at MCL 125.3603.  
[Amended Ord. 10-03; Adopted 5-12-10]

501.3 General Standards for Making Determinations.

The Planning Commission in making recommendations to the Township Board shall establish the facts and shall find adequate evidence showing that the proposed use:

- A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Township Master Plan of current adoption.
- B. Will 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 same area.
- C. Will not be hazardous or disturbing to existing or future neighboring uses.
- D. Will be a substantial improvement to property in the immediate vicinity and to the community as a whole.
- E. Will be adequately served, be essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- G. Will not involve uses, activities, processes, materials, and equipment and 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 or odors.
- H. Will be consistent with the intent and purposes of this Ordinance.

501.4 Time Periods.

Special Land Use Permits may be issued for time periods as determined by the Township Board. In any case, if work has not proceeded to at least fifty (50) percent of completion within one hundred- eighty (180) days of issuance of the Special Land Use Permit, said permit will become null and void.

Special Land Use Permits may be renewed in the same manner as originally applied for. The Township Board shall review all issued special land use permits for compliance to original guidelines. This review shall be done at least once yearly.

[Amended Ord. 09-03; Adopted 6-10-09]

501.5 Financial Guarantee.

In authorizing a Special Land Use Permit, the Township Board may require that a cash deposit, certified check, bond or other financial guarantee acceptable to the Township be furnished by the developer to insure compliance with such requirements as drives, walks, utilities, parking, landscaping, and the like. The financial guarantee shall be deposited with the Township Clerk at the time of issuance of the permit authorizing the use or activity. As work progresses, the Township Board may authorize a proportional rebate of the financial guarantee upon completion of significant phases of improvements.

501.6 Specific Requirements.

The foregoing general standards are basic to all Special Land Uses. The specific requirements accompanying the following Sections relating to particular uses are in addition and shall be required in all applicable situations.

SECTION 502

NON-RESIDENTIAL STRUCTURES AND LAND USES IN  
RESIDENTIAL DISTRICTS

502.1 Uses Requiring Special Land Use Permit.

The following uses are permitted in one or more residential districts:

- A. The removal of soil, sand, gravel and other materials.
- B. Public and private parks, camps, golf courses, clubs, garden nurseries, greenhouses, and commercial stables.
- C. Public and private hospitals, schools, cemeteries, churches, nursing homes and elderly care facilities, and government buildings.
- D. Airports.
- E. Public utility structures and substations.
- F. Veterinarians, commercial kennels, and animal clinics.

502.2 General Standards.

In as much as the non-residential uses permitted in residential district may have an adverse affect on residential properties if not properly located and designed, the following general standards must be met prior to development of such uses:

- A. Hazardous areas must be adequately fenced to avoid accidents, such areas include:
  - 1. Sand or gravel operations.
  - 2. Airports.
  - 3. Public utility substations.
- B. A permitted non-residential structure should preferably be located at the edge of a residential district, abutting a commercial/industrial district, or a public open space.
- C. All means shall be utilized to face any permitted non-residential use on a major street (minor arterial or collector).
- D. Motor vehicle entrance and exit should be made on a major street to avoid the impact of traffic generated by the non-residential use upon the residential area.

- E. Site locations should be chosen which offer natural or man-made barriers that would lessen the effect of the intrusion of a non-residential use into a residential area.
- F. Non-residential uses should not be located so as to cause costly public improvements.

502.3 Removal of Soil, Sand, Gravel, and Other Materials.

- A. The soil erosion control standards of St. Joseph County shall be followed.
- B. All areas shall be rehabilitated as work progresses to a condition reasonably safe, and to blend in with the surrounding area. A bond for compliance may be required in an amount to be determined by the Township Board.
- C. All installation shall be maintained in a neat orderly condition so as to prevent injury to any property, individual, or the community in general.
- D. Traffic.

The Township shall establish routes for truck movement in and out of the development in order to minimize the wear on public streets, to prevent hazards and damage to properties and to avoid densely populated residential areas.

502.4 Public Utility Structures and Substations.

Adequate planting materials to screen exposed facilities from view shall be required. Evergreens are recommended, however, selected deciduous trees may be used when appropriate.

502.5 Commercial Kennels and Stables.

- A. Shall be located and constructed so as to minimize the potentially adverse effect of noise on adjacent properties.
- B. Shall be located and constructed so as to minimize the potentially adverse effects of odors on adjacent properties.
- C. No structure shall be located closer than one hundred fifty (150) feet to any property boundary.

SECTION 503

MULTIPLE HOUSING DEVELOPMENTS

503.1 Uses Requiring Special Land Use Permit.

Any structure containing three (3) or more living units.

503.2 Additional Information Required.

A. The developer shall submit his plans to the following agencies for comments in writing to be delivered to the Township:

1. St. Joseph County Road Commission.
2. St. Joseph County Drain Commission.
3. Branch-Hillsdale-St. Joseph Community Health Agency.
4. The Board of Education of the district in which the project is located.

B. The developer shall submit a report including:

1. Number, size, and dimensions of buildings.
2. Number and size of living units.
3. Number, size and type of parking areas.
4. Basis of calculations for determining required parking and density.
5. Description of utility (sewer, water, storm drainage) systems planned.

503.3 Standards.

A. No building shall be closer than fifty (50) feet to another, except when abutting walls contain no windows, in which case the distance may be reduced to twenty-five (25) feet.

B. No building shall be longer than one hundred fifty (150) feet in any direction.

C. Motor vehicle entrance and exit shall be only from a major street (minor arterial or collector) to avoid the impact of traffic generated on neighboring residential uses.



- D. A pedestrian and non-motorized vehicular pathway system shall be provided in such a way to minimize conflict points with motorized vehicles.
- E. Recreational facilities for the residents shall be provided in easily accessible areas, including play equipment for children as well as adult recreation areas.

F. Plantings.

The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and, additional new landscaping shall be added for privacy, shade, beauty of buildings and grounds and to screen objectionable features. The landscaping plan shall be submitted in conjunction with the site plan with the application and shall be in conformance with Section 407.

G. Land Use Pattern.

All of the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. Arrangement of buildings shall be in favorable relationship to the natural topography, existing desirable trees, views within and beyond the site, and exposure to the sun and other buildings on the site.

- H. Community buildings shall be of sound construction, attractively designed, and located in convenient proximity to the greatest possible number of residential living units.

SECTION 504

SHOPPING CENTERS

504.1 Uses Requiring Special Land Use Permits: Shopping Centers.

504.2 Standards.

- A. Motor vehicle entrance and exit shall be only from a major street (minor arterial or collector).
- B. Where possible existing trees on the site shall be preserved. In addition, new landscaping shall be added to enhance the beauty of the development. A landscaping plan shall be included with the site plan.

SECTION 505

MISCELLANEOUS SPECIAL LAND USES

505.1 Uses Requiring Special Land Use Permit.

- A. Outdoor motor vehicle, boat, mobile home sales, rental, repair, and display or storage provided that when such activities occur within a building such use shall be permitted by right.
- B. Hotels, motels, and motor hotels.
- C. Bowling alleys, pool halls, and mechanical amusement centers.
- D. Outdoor theaters.
- E. Car washes, automatic and self-service.
- F. Transient amusement enterprises such as carnivals, circuses and tent shows.
- G. Commercial beaches.
- H. Warehousing, storage, and truck terminals.
- I. Manufacturing and processing.
- J. Permanent contractor's storage yard.
- K. Reserved.  
[Amended Ord. 16-02; § IV, Adopted 10-12-16]
- L. Bed and Breakfast Facilities provided that:
  - 1. The minimum lot size shall be two (2) acres with a minimum frontage of 200 feet on a public road.
  - 2. The minimum size of a rental room shall be 120 sq. ft.
  - 3. The minimum size of the manager/owner living quarters shall be 450 sq. ft.
  - 4. Bathrooms must be furnished for guestrooms at a ratio of not less than one bathroom per two rental rooms.
  - 5. A smoke alarm shall be installed in each guestroom.
  - 6. The premises (including corner lots) may be permitted one advertising sign not exceeding 6 sq. ft.

7. Approval of the Branch-Hillsdale-St. Joseph County Health Agency is required if other than a continental breakfast is served.
8. The maximum stay at the facility shall be ten (10) continuous days.
9. A carbon monoxide detector shall be installed in each guest room heated by a heater that may produce carbon monoxide.  
[Amended Ord. 10-01; Adopted 3-10-10]

505.2 General Standards.

In as much as certain commercial/industrial uses may have a substantial impact on land use, traffic patterns, aesthetics, the environment, and the general welfare of the Township, the following standards must be met by such uses:

- A. Whenever possible entrance and exit shall be made on a major street (minor arterial or collector).
- B. Whenever possible existing trees on the site shall be preserved. In addition, new landscaping shall be added to enhance the beauty of the development.  
[Amended Ord. 10-01; Adopted 3-10-10]
- C. Screening shall be provided for uses which exhibit a cluttered appearance due to outdoor operations, which generate unusual noises, or require lighting which may shine onto adjacent properties. Such uses shall include, but not necessarily be limited to the following:
  1. Outdoor motor vehicle, boat, mobile home sales, display or storage.
  2. Car washes.
  3. Truck terminals and certain warehouses.
  4. Permanent contractor's storage yard.
- D. Operators of transient amusement enterprises and commercial beaches shall have insurance in an amount determined by the Township to be reasonable and appropriate to the scope of the operation proposed.

505.3 Industrial Use Standards.

- A. Activities shall be carried on in completely enclosed buildings. Storage may be permitted outdoors but shall be effectively screened by solid, uniformly finished wall or fence with solid entrance and exit gates. Such walls or fences may exceed the usual six (6) foot limit if approved by the Township.
- B. Industries which emit odorous gases, smoke, dust, heat, vibrations, or radiation which are humanly perceptible at the property boundaries shall be required to submit a plan for the control of dangerous or objectionable emissions to the Township Board as a condition of approval.
- C. Industries may not engage in the production or storage of materials designed for uses as an explosive.

SECTION 506 OTHER SPECIAL LAND USES

506.1 Purpose and Scope.

Land and structure uses that are not specified in any other Section of this Ordinance may be considered for Special Land Use Permit providing that they will not seriously injure surrounding properties by depreciative quality and value of such property and will not be generally injurious to the community as a whole.

506.2 Standards.

All standards expressed elsewhere in this Ordinance are applicable to uses permitted by this Section as well as any specific, reasonable standards which the Township wishes to apply to consideration of the proposed uses.

SECTION 507 SINGLE-FAMILY DWELLINGS ON NON-PRODUCTIVE AR LAND

Single-family dwellings on non-productive farmland are subject to a Special Land Use Permit and the following regulations and standards:

- A. The minimum parcel size is not less than two (2) acres in area.
- B. The minimum building site or parcel width shall be two hundred (200) feet along a public street.
- C. The maximum building site or parcel coverage by building shall not exceed fifteen (15) percent.

- D. Setback requirements set forth in Section 305.4D shall be complied with.
- E. Maximum building height requirements shall not exceed those provided in Section 305.4E of this Ordinance.
- F. Minimum building floor area shall comply with Section 305.4F of this Ordinance.
- G. In addition to meeting all of the above standards, the Planning Commission and the Board of Trustees, in making its determination for a special land use permit, will consider factors such as, but not limited to:
  - 1. Soil Conditions.  
No land suited for agricultural production.
  - 2. Slope.  
Slopes greater than twelve (12) percent may be suitable for residential dwellings.
  - 3. High Groundwater Table, Floodplain or Wetlands.  
While these may not be ideal building sites, some circumstances may make them suitable for residential use.
  - 4. Natural Vegetation.  
There exist mature stands of trees or thick brush.
  - 5. Size, Shape, Orientation, or Physical Features.  
It must be demonstrated that existing conditions make the parcel difficult or impractical to farm.  
{Amended Ord. 09-03; Adopted 6-10-09}
  - 6. Land on which a single-family dwelling is to be located has not been utilized for the production of crops nor as grazing or housing area for farm animals for a period of two (2) years prior to the date of the application.
  - 7. Past and present use of the parcel and adjoining parcels.
  - 8. Past productivity, vegetation, and the difficulty in making the parcel suitable for farming.

9. Allowing the residential use in the circumstances under consideration will not adversely affect the long-term plans and development policies of the Township.

## ARTICLE VI

### ADMINISTRATION AND ENFORCEMENT

#### SECTION 601      ENFORCEMENT

##### 601.1      Responsibility.

The administration and enforcement of this Ordinance shall be the responsibility of the Township Supervisor. The Supervisor shall have the right to delegate said responsibility to appropriate Township officers, employees or their agents. The person or persons administering and enforcing this Ordinance shall be known as the Zoning Officer.

##### 601.2      Certificates of Zoning Compliance.

A building permit for erection, alteration, moving or repair of any building shall not be issued until a preliminary certificate of zoning compliance has been issued thereof. Issuance of such certificate shall indicate that the plans for which the building permit is requested complies with the Zoning Ordinance.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered, or enlarge in its use or structure until a final certificate of zoning compliance shall have been issued therefore by the Zoning Officer. The certificate shall state that the building, structure, and lot, and use thereof, conform to the requirements of this Ordinance.

The Zoning Officer shall maintain a record of all certificates of zoning compliance and said record shall be open for public inspection. Failure to obtain a certificate of zoning compliance shall be a violation of this Ordinance and punishable under Section 605 herein.

It shall not be necessary for a legal non-conformity existing on the effective date of this Ordinance to obtain certificates of zoning compliance in order to maintain its legal, non-conforming status. However, no non-conforming building, structure, or use shall be renewed, changed, or extended until a preliminary certificate of zoning compliance shall have been issued by the Zoning Officer. The certificate shall state specifically wherein the non-conforming building, structure, or use differs from the provisions of this Ordinance.

The applicant for a final certificate of zoning compliance shall notify the Zoning Officer when final inspection is desired. The final certificate of zoning compliance shall be issued upon final inspection or written notice shall be given to the applicant stating the reasons why said certificate cannot

be issued. Such notice shall be sent to the applicant not later than fifteen (15) days after the Zoning Officer is notified that the building, structure, or premises is ready for inspection.

601.3 Certificates of Occupancy.

No new principal building or dwelling may be occupied, inhabited or used until a Certificate of Occupancy has been issued. The Certificate of Occupancy shall state that the building or dwelling is in compliance with all applicable codes and ordinances.

601.4 Fees.

The Township Board shall periodically establish by resolution a schedule of fees for administering this Ordinance. The schedule of fees shall be posted on public display in the office of the Zoning Officer, and may be changed only by the Township Board. No certificates shall be issued unless such fees have been paid in full.

SECTION 602                    ZONING BOARD OF APPEALS

602.1                    A Zoning Board of Appeals is hereby established in accordance with Act 110 of the Public Acts of 2006, as amended. The Board shall consist of five (5) regular members who shall serve three (3) year terms: one (1) of the regular members of the Zoning Board of Appeals shall be a member of the Planning Commission; one (1) of the regular or alternate members of the Zoning Board of Appeals may be a member of the Township Board. Such a member shall not serve as a chairperson of the Zoning Board of Appeals. Regular members of the Zoning Board of Appeals shall be selected by the Township Supervisor and approved by the Township Board from the electors residing in the unincorporated areas of the Township. The term of office of the member of the Township Board shall not exceed the member's term of office on the Township Board. Members may be reappointed. No elected officer of the Township or any employee of the Township may serve simultaneously as such officer or employee as the third, fourth, or fifth member of the Zoning Board of Appeals.

[Amended Ord. 12-01; Adopted 8-8-12]

602.2                    Alternate Membership.

The Township Board may appoint two (2) alternate members for the same term as regular members to the Zoning Board of Appeals. An alternate member may be called to serve in the absence of a regular member if the regular member is absent from or unable to attend two (2) or more consecutive meetings or are absent from or be unable to attend meetings for a period of more than thirty (30) consecutive days. In addition, should a regular member be involved in a case in which he or



she must abstain, then the alternate may also serve and continue to serve until a final decision is made on that particular case.

602.3 Procedures of the Board.

Every year after the Township Supervisor's Board appointments, the Zoning Board of Appeals (ZBA) shall elect a chairperson and secretary for a term of one (1) year. A separate nomination, second and roll call shall be conducted for each board position.

This information shall be recorded in the ZBA minutes. The ZBA shall adopt rules and regulations to govern its procedures. The concurring vote of a majority of the members of the ZBA shall be necessary to revise any order, requirements, decisions or interpretation of the Zoning Administrator; or to decide in favor of an applicant in any matter upon which it is required to pass under this Ordinance or to effect any variation in this Ordinance.

[Amended Ord. 12-01; Adopted 8-8-12]

602.4 Procedures for the Zoning Board of Appeals.

A. Appeals, who may take.

Appeals may be taken to the Zoning Board of Appeals by a person aggrieved or by an officer, department, board, or bureau of the state or local unit of government. The Zoning Board of Appeals shall state the grounds of any determination made by the board.

B. Appeals, Stay of Proceedings.

An appeal to the Zoning Board of Appeals stays all proceedings in furtherance of the action appealed from unless the body or officer from whom the appeal is taken certifies to the zoning board of appeals after the notice of appeal is filed that, by reason of facts stated in the certificate, a stay would in the opinion of the body or officer cause imminent peril to life or property, in which case proceedings may be stayed by a restraining order issued by the Zoning Board of Appeals or a circuit court.

C. Variance Request, hearing date set.

Following receipt of a written request concerning a request for a variance, the Zoning Board of Appeals shall fix a reasonable time for the hearing of the request and give notice as provided in Section 602.4.G.

D. Interpretation, procedures.

Upon receipt of a written request seeking an interpretation of the zoning ordinance the Zoning Board of Appeals shall set the matter for a hearing and shall give notice as provided in section 602.4.F.

E. Hearing, appearance.

At the hearing, a party may appear in person or by agent or attorney. The Zoning Board of Appeals may reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination and may issue or direct the issuance of a permit.

F. Notice of request for interpretation or appeal of administrative determination.

For interpretations and appeals from an administrative determination made under this Ordinance, a notice stating the time, date, and place of the public hearing shall be published in a newspaper of general circulation within the township and shall be sent to the person requesting the variance not less than fifteen (15) days before the hearing on the request. If the requested appeal of an administrative decision or interpretation request involves a specific parcel, written notice stating the nature of the request and the time, date, and place of the hearing on the request shall be sent by first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question and to the occupants of all structures within three hundred (300) feet of the boundary of the property in question, regardless of whether the property is located within Park Township. If a tenant's name is not known, the term "occupant" may be used.

G. Notice of variance request, requirements.

The Zoning Board of Appeals shall provide notice of a variance request to the general public by publication of the hearing notice in a newspaper of general circulation within the township. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered; to all persons to whom real property is assessed within three hundred (300) feet of the property; and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction. The notice shall be given not less than fifteen (15) days before the date the application will be considered for approval. If the name of the

occupant is not known, the term "occupant" may be used in making notification under this subsection. The notice shall do all of the following:

- a. Describe the nature of the request.
- b. Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
- c. State when and where the request will be considered.
- d. Indicate when and where written comments will be received concerning the request.

602.5 Duties and Powers.

The Zoning Board of Appeals shall perform its duties and exercise its powers as provided in Act 110 of the Public Acts of 2006, as amended, so that the objectives of this Ordinance shall be attained, the public health, safety, and welfare secured, and substantial justice done. The Zoning Board of Appeals shall hear and decide ONLY those matters which it is specifically authorized to hear and decide as provided herein; administrative review, variance and expansion of non-conforming buildings and structures.

The Zoning Board of Appeals shall not have the power to alter or change the Zoning district classification of any property, not make any changes in the terms or intent of this Ordinance, but does have power to act on those matters for which this Ordinance provides an administrative review, interpretation variance or exception.

A. Review.

The Zoning Board of Appeals shall hear and decide appeals from and review any order, requirements, decision or determination of the Zoning Officer.

B. Interpretation.

The Zoning Board of Appeals shall have the power to:

1. Interpret, upon request, the provisions of this Ordinance

in such a way as to carry out the intent and purpose of this Ordinance.

2. Determine the precise location of the boundary lines between Zoning districts when there is dissatisfaction with a decision made by the Zoning Officer.
3. Classify a use which is not specifically mentioned as part of the use regulations of any zoning district so that it conforms to a comparable permitted or prohibited use, in accordance with the purpose and intent of each district.
4. Determine the parking space requirements of any use not specifically mentioned in Section 403.5 either by classifying it with one of the groups listed in that Section by an analysis of the specific need.

C. The Zoning Board of Appeals shall have no authority to hear or act on applications or appeals for Special Land Uses (see Sections 501.2c and 501.2e of this Ordinance); nor shall it have the authority to hear or act on applications or appeals for Planned Unit Developments (See Section 315.3 of this Ordinance.)

[Amended Ord. 10-03; Adopted 5-12-10]

602.6 Variance.

The Zoning Board of Appeals shall have the power and duty to authorize upon appeal in specific cases such variance from the provisions of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in practical difficulty. A variance shall not be granted by the Zoning Board of Appeals unless and until the following conditions are met:

- A. A written application for a variance is submitted, demonstrating:
  1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.
  2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights

commonly enjoyed by other properties in the same district under the terms of this Ordinance.

3. That the special conditions and circumstances do not result from the actions of the applicant.
  4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
- B. Any non-conforming use of neighboring lands, structures, or buildings shall not be considered grounds for the issuance of a variance.
  - C. The Zoning Board of Appeals shall make findings that the requirements of this Section have been met by the applicant.
  - D. The Zoning Board of Appeals shall further find that the reasons set forth in the application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of land, building or structure.
  - E. The Zoning Board of Appeals shall further find that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.
  - F. In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance, and punishable under Section 605 herein.
  - G. Under no circumstances shall the Zoning Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.
  - H. In exercising the above-mentioned powers, the Zoning Board of Appeals may, so long as such action is in conformity with the terms of this Ordinance, reverse or affirm, wholly or partly or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision,

or determination as ought to be made, and to that end shall have the powers of the public official from whom the appeal is taken.

602.7 Voiding of and Reapplication for Variance.

The following provisions shall apply:

- A. Each variance granted under the provisions of this Ordinance shall become null and void unless:
  - 1. The construction authorized by such variance or permit has proceeded to at least fifty (50) percent of completion within three hundred and sixty-five (365) days after the granting of such variance and pursued diligently to completion.  
[Amended Ord. 16-03 § I, Adopted 10-12-16]
- B. No application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall be resubmitted for a period of three hundred and sixty-five (365) days from the date of such denial, except on grounds of new evidence or proof of changed conditions.

602.8 Appeals: How Taken.

- A. Appeals to the Zoning Board of Appeals concerning interpretation and administration of this Ordinance may be taken by any person aggrieved or by any officer of the Township affected by any decision of the Zoning Officer. Appeals shall be taken within a reasonable time, not to exceed ten (10) days following action by the Zoning Officer or Township Board, by filing with the Zoning Officer or Township Board, by filing with the Zoning Officer and with the Zoning Board of Appeals a notice of appeal specifying the grounds thereof. The Zoning Officer shall forthwith transmit to the Zoning Board of appeals copies of all papers constituting the record upon which the action appealed from was taken.
- B. A fee shall be paid to the Township Treasurer, at the time of filing the notice of appeal and shall be deposited in the Township's general fund. The appeal fee shall be established by the Township Board.

602.9 Duties on Matters of Appeal.

All questions concerning application of the provisions of this Ordinance shall first be presented to the Zoning Officer. Such questions shall be presented to the Zoning Board of Appeals only on appeal from the decisions of the Zoning Officer. Recourse from decisions of the Zoning Board of Appeals shall be to the courts as provided by law.

SECTION 603 PLANNING COMMISSION.

It shall be the duty of the Township Planning Commission to advise the Township Board on matters of planning and zoning in accordance with the provisions of Act 110 of 2006, as amended.

603.1 Commission Duties.

It shall be the duty of the Township Planning Commission to advise the Township Board on matters of planning and zoning in accordance with the provisions of Act 110 of 2006, as amended, and the Michigan Planning Enabling Act, Act 33 of 2008, as amended.

[Amended Ord. 12-01; Adopted 8-8-12]

603.2 Established Membership.

The Township Planning Commission shall consist of five, seven or nine (5, 7, or 9) members. One (1) member of the Township Board shall be appointed to the Planning Commission as an ex-officio member. Members of a Planning Commission other than the ex-officio member shall be appointed for three (3)-year terms. However, of the members of the Planning Commission, other than ex-officio members, first appointed, a number shall be appointed to one (1)-year or two (2)-year terms such that, as nearly as possible, the terms of one-third (1/3) of all of the Planning Commission members will expire each year. If a vacancy occurs on the Planning Commission, the vacancy shall be filled for the unexpired term in the same manner as if an original appointment. A member shall hold office until his or her successor is appointed. Members may be reappointed. The term of an ex-officio member of a Planning Commission shall expire with his or her term on the Township Board.

603.3 Planning Commission Elections.

The Planning Commission shall elect a chairperson and secretary from its members and create and fill other offices as it considers advisable. An ex-officio member of the Planning Commission is not eligible to serve as chairperson. The term of each officer shall be

one (1) year. The Planning Commission may appoint advisory committees whose members are not members of the Planning Commission.

603.4 Meeting Requirements.

The Planning Commission shall hold not less than four (4) regular meetings each year, and by resolution, shall determine the time and place of the meetings. Unless the bylaws provide otherwise, a special meeting of the Planning Commission may be called by the chairperson, or by two (2) other members, upon written request to the secretary. Unless the bylaws provide otherwise, the secretary shall send written notice of a special meeting to the Planning Commission members not less than forty-eight (48) hours before the meeting.

603.5 Record Keeping.

Minutes shall be kept of each meeting and the commission shall record into the minutes all findings, conditions, facts, and other relevant factors, including the vote of each member upon each question.

603.6 Duties On Matters Sent by the Township Planning Commission to the County Planning Commission For Review.

The Planning Commission Chairperson shall whenever possible be in attendance when the County Planning Commission reviews the matter.

603.7 Other Related Planning Commission Matters.

Creation, organization, power and duties, see Michigan Planning Enabling Act, Act 33 of 2008.

SECTION 604                      CHANGES AND AMENDMENTS

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

604.1 Procedure.

[Amended Ord. 10-01; Adopted 3-10-10]

The procedure for making amendments to this Ordinance shall be in accordance with Act 110 of the Public Acts of 2006, as amended.

A petition, together with the completed and signed application and fees, shall be filed with the Township Clerk. The Clerk shall review the



application as to form, and when it is approved, transmit the same to the Township Planning Commission for review and report. The Clerk shall, at the same time, establish a date for the public hearing on the petition for the Planning Commission and shall give proper notice for the hearing as provided in Act 110 of 2006, as amended.

After receiving and reviewing the findings and recommendations of the Township Planning Commission, and the recommendations of the County Planning Commission, if received within thirty (30) days of receipt of the Township Planning Commission's submittal of its recommendations to the County Planning Commission, the Township Board at any regular meeting or at any special meeting called for that purpose, shall consider said findings of fact and recommendations. The Township Board may refer any proposed amendment back to the Planning Commission for further consideration and comment within the time specified by the Township Board. Thereafter, the Township Board may adopt the amendment, with or without changes. Such action shall be by ordinance, requiring a majority vote of the Township Board.

The Township Board may hold additional public hearings if the Township Board considers it necessary. The Township Board shall grant a hearing on the proposed amendment to any property owner who has filed a written request to be heard. This written request shall take the form of a certified letter from the property owner to the Township Clerk. All hearings subject to this subsection shall comply with the notice requirements of Section 414 of this Ordinance.

#### 604.2 Notice of Hearing.

A notice of the proposed text amendment shall be published in a newspaper of general circulation within the Township. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered; to all persons to whom real property is assessed within three hundred (300) feet of the property; and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located in Park Township. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.

The notice shall be given not less than fifteen (15) days before the date of the hearing on the proposed text amendment. The notice shall do all of the following:

- a. Describe the nature of the request.
- b. State when and where the request will be considered.

- c. Indicate when and where written comments will be received concerning the request.

604.3 Information Required.

The petitioner shall submit a detailed description of the petition to the Township Clerk. When the petition involves a change in the zoning map, the petitioner shall submit the following information:

- A. A legal description of the property.
- B. A scaled map of the property, correlated with the legal description, and clearly showing the property's location.
- C. The name and address of the petitioner.
- D. The petitioner's interest in the property, and if the petitioner is not the owner, the name and address of the owner.
- E. Date of filing with the Township Clerk.
- F. Signature(s) of petitioner(s) and owner(s) certifying the accuracy of the required information.
- G. The desired change and reasons for such change.

604.4 Steps in Making a Change.

- A. Petitioner submits application and fee.
- B. Clerk transmits application to Planning Commission, sets hearing date, and publishes notices of hearing as prescribed in Sections 604.1 and 604.2.
- C. Planning Commission holds hearing, makes a decision, transmits decision to the County Planning Commission and to the Township Board.
- D. Township Board either enacts or rejects proposed changes as an Ordinance amendment, and publishes the text of the change in the newspaper within fifteen (15) days after adoption.

604.5 Findings and Facts Required.

In reviewing any petition for a zoning amendment the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the Township Board, within sixty (60) days of the filing date of the petition.

The facts to be considered by the Planning Commission shall include, but not limited to, the following:

- A. Whether the requested zoning change is justified by a change in conditions since the original Ordinance was adopted or by an error in the original Ordinance.
- B. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition.
- C. The compatibility of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition was approved.
- D. Effect of approval of the petition on adopted development policies of Park Township and other government units.
- E. All findings of fact shall be made apart of the public records of the meetings of the Planning Commission and the Township Board. An amendment shall not be approved unless these and other identified facts be affirmatively resolved in terms of the general health, safety, welfare, comfort and convenience of the citizens of Park Township, or of other civil divisions where applicable.

SECTION 605 VIOLATION AND SANCTIONS

605.1 Nuisance Per Se.

Any building or structure which is erected, moved, placed, reconstructed, razed, extended, enlarged, altered, maintained or used, and any use of a lot or land which is begun, continued, or changed in violation of any term or provision of this Ordinance, is hereby declared to be a nuisance per se subject to abatement pursuant to MCL 125.3407 and as otherwise provided by law.

605.2 Violation.

Any person who violates, disobeys, neglects or refuses to comply with any provision of this Ordinance, any administrative decision made under the Ordinance, or any permit or approval issued under the Ordinance, including any conditions imposed thereon, or who causes, allows, or consents to any of same, shall be deemed to be responsible for a violation of this Ordinance. Any person responsible for a violation of this Ordinance whether as an owner (by deed or land contract), lessee, licensee, agent, contractor, servant, employee, or otherwise, shall be liable as a principal. Each day that a violation exists shall constitute a separate offense.

605.3 Municipal Civil Infraction.

A violation of this Ordinance is a municipal civil infraction as defined by Michigan statute and shall be punishable by a civil fine determined in accordance with the following schedule:

	<u>Minimum Fine</u>	<u>Maximum Fine</u>
1 <sup>st</sup> Offense	\$ 75.00	\$500.00
2 <sup>nd</sup> Offense	\$150.00	\$500.00
3 <sup>rd</sup> Offense	\$325.00	\$500.00
4 <sup>th</sup> Offense	\$500.00	\$500.00

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which Park Township has incurred in connection with the municipal civil infraction. In no case, however, shall costs of less than ten dollars (\$10.00) be ordered.

SECTION 606 VESTED RIGHT.

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

SECTION 607 SEVERANCE CLAUSE.

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

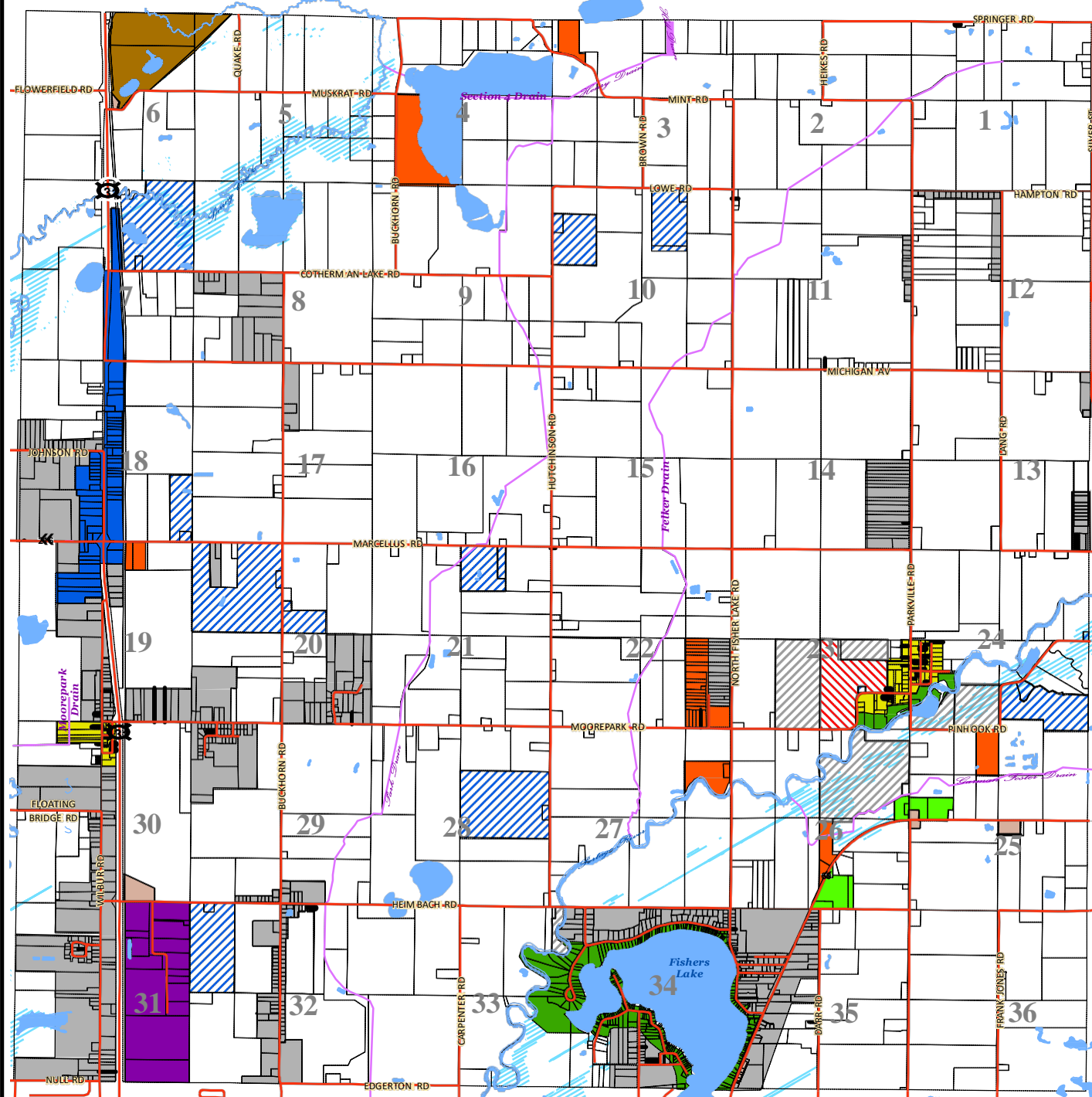
SECTION 608

EFFECTIVE DATE.











This Ordinance shall take effect eight days following publication of a summary of the ordinance pursuant to MCL 125.282. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

# Park Township Zoning Map





St Joseph County, Michigan



## Zoning Classification

-  AR Agricultural Residential
-  RR Rural Residential
-  R-1 High Density Residential
-  R-2 Mobile Home Park
-  R-3 Rural Estate
-  R-4 Waterfront Residential
-  C Commercial
-  I Industrial
-  LI Limited Industrial
-  CLI Commercial/Limited Industrial

## Special Designations

-  AR 305.5 & Land Conservation
-  ARLC AR Land Conservation Area
-  ARD AR Division 305.5
-  DFIRM

The zoning information contained herein has been supplied by the local unit of government.

Digital Flood Insurance Rate Map (D-FIRM) data supplied by FEMA. St. Joseph County assumes no responsibility for the accuracy of the map or information herein depicted.

Produced by: St. Joseph County Land Resource Centre (269) 467-5576  
Geographic Information Systems Department

