

# **Summerfield Township**

## Zoning Ordinance

### **Summerfield Township, Clare County**

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Adopted: September 28, 2010

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# Chapter 1 ■ General Provisions

## SECTION 1.1 TITLE

This Ordinance shall be known, cited and referred to as the "Summerfield Township Zoning Ordinance".

## SECTION 1.2 AUTHORITY AND ZONING COMMISSION

The Township Trustees provide for this Zoning Ordinance pursuant to Public Act 110 of 2006 as amended. This Ordinance hereby establishes a Planning Commission, hereafter known as the Summerfield Township Planning Commission.

## SECTION 1.3 PURPOSE

The purpose of this Ordinance shall be to promote the public health, safety, and general welfare by:

- Providing for the orderly development of the Township.
- Providing, in the interests of health and safety, conditions under which certain buildings and structures may hereafter be erected and used. Such provisions are intended to provide for adequate light, air, and convenience of access to secure safety from fire and other dangers.
- Facilitating the development of an adequate system of transportation, education, sewage disposal, safe and adequate water supply conforming to the requirements of the health department and other public requirements.
- Conserving life, property, and natural resources, and the expenditure of public funds for improvements and services to conform with the most advantageous uses of land, resources, and properties.
- To avoid undue concentration of population by regulating and limiting the height and bulk of buildings, limiting and determining the size of yards, courts, and other open spaces, regulating the density of population and regulating and restricting the location of uses and buildings.

## SECTION 1.4 INTENT

This Ordinance is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance or of any private restrictions placed upon property by covenant, deed, or other private agreement. Where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the heights of buildings or lot coverage, or requires greater lot areas, or larger yards, courts, or other open spaces than are imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such private restrictions, the provisions of this Ordinance shall control.

## **SECTION 1.5 PRIOR REGULATIONS AND REQUIREMENTS OF LAND AND BUILDINGS**

The use of any dwelling, building, or structure, and of any land or premises as existing and lawful at the time of enactment of this Ordinance or any subsequent amendment to this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, provided that this provision does not waive the applicability of any other law or ordinance intended to protect the health, safety, and welfare of the public.

## **SECTION 1.6 LEGAL BASIS**

This ordinance is enacted and administered pursuant to P.A. 110 of 2006, as amended (being the Michigan Zoning Enabling Act)

## **SECTION 1.7 EFFECTIVE DATE**

The Summerfield Township Zoning Ordinance is effective on ***September 28, 2010***.



## Chapter 2 ■ Definitions

For the purpose of this Ordinance, certain terms are herewith defined.

### SECTION 2.1 GENERAL

**Construction of Language.** For the purposes of this Ordinance, certain terms or words used herein shall be interpreted as follows:

- a. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
- b. The present tense includes the future tense, and the singular number includes the plural, and the plural number includes the singular.
- c. The words "used" or "occupied" include the words "intended," "designed," or "arranged" to be used or occupied.
- d. The word "shall" is mandatory; the word "may" is permissive.
- e. The particular shall control the general.
- f. In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
- g. A "building" or "structure" includes any part thereof.

### SECTION 2.2 SPECIFIC TERMS

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

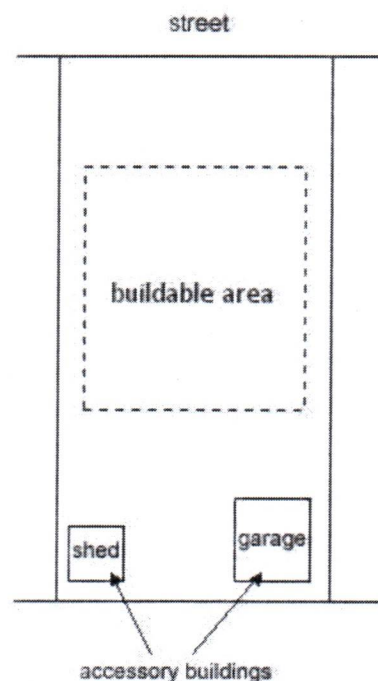
**ABANDONMENT:** The cessation of a permitted activity in, or a permitted use of a dwelling structure, or lot, other than that which would normally occur on a seasonal basis, and that has fallen into disrepair or is neglected in some way for a period of one year or longer.

**ACCESS:** A way of approaching or entering a property.

**ACCESSORY BUILDING or ACCESSORY STRUCTURE:**

Any unattached subordinate building or structure, such as a private garage, which is incidental to that of the main building, located on the same lot with the main building, or any portion of the main building if that portion is occupied or devoted exclusively to an accessory use.

**ACCESSORY USE:** Any use customarily incidental and subordinate to the main use of the premises but does not include residential occupation. These may include but are not limited to private garages, permanent storage sheds, playhouses, decks, porches and carports.





**ADULT MEDIA:** Magazines, books, slides, CD-ROMs or devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexually oriented hard-core material.

**ADULT MEDIA STORE:** An establishment that rents and/or sells media, and that meets any of the following three tests:

- a. 40 percent or more of the gross public floor area is devoted to adult media.
- b. 40 percent or more of the stock in trade consists of adult media.
- c. It advertises or holds itself out in any form as "XXX," "adult," "sex," or otherwise as a sexually oriented business other than adult media store, adult motion picture theater or adult cabaret.

**ADULT MOTION PICTURE THEATER:** An establishment emphasizing or predominately showing sexually oriented movies.

**AGRICULTURAL BUILDING:** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products and that is clearly incidental to agricultural activity, excluding the business of retail trade.

**ANIMAL (SMALL):** See Ordinance 2009 - #16

**ANIMAL (LARGE):** See Ordinance 2009 - #16

**ANIMAL TRAINING:** see KENNEL

**ANIMAL (WILD OR EXOTIC):** Animals which are wild by nature and not customarily domesticated. This definition does not include birds, small rodents, or small, nonpoisonous reptiles commonly used for educational or experimental purposes, or as pets.

**ANIMAL HOSPITAL:** see VETERINARY HOSPITAL.

**ASSEMBLY BUILDING:** A building for the primary purpose of group gatherings of 50 people or more for any purpose.

**AUTOMOBILE SERVICE STATION:** see GAS STATION/SERVICE STATION.

**BAR:** A building or portion thereof where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.

**BED AND BREAKFAST:** A use that is subordinate to the principal use of a dwelling unit as a single-family dwelling unit, in which transient guests are provided a sleeping room and breakfast in return for payment, and that does not provide separate cooking facilities for such guests.

**BODY PIERCING PARLOR:** see TATTOO/BODY PIERCING PARLOR.

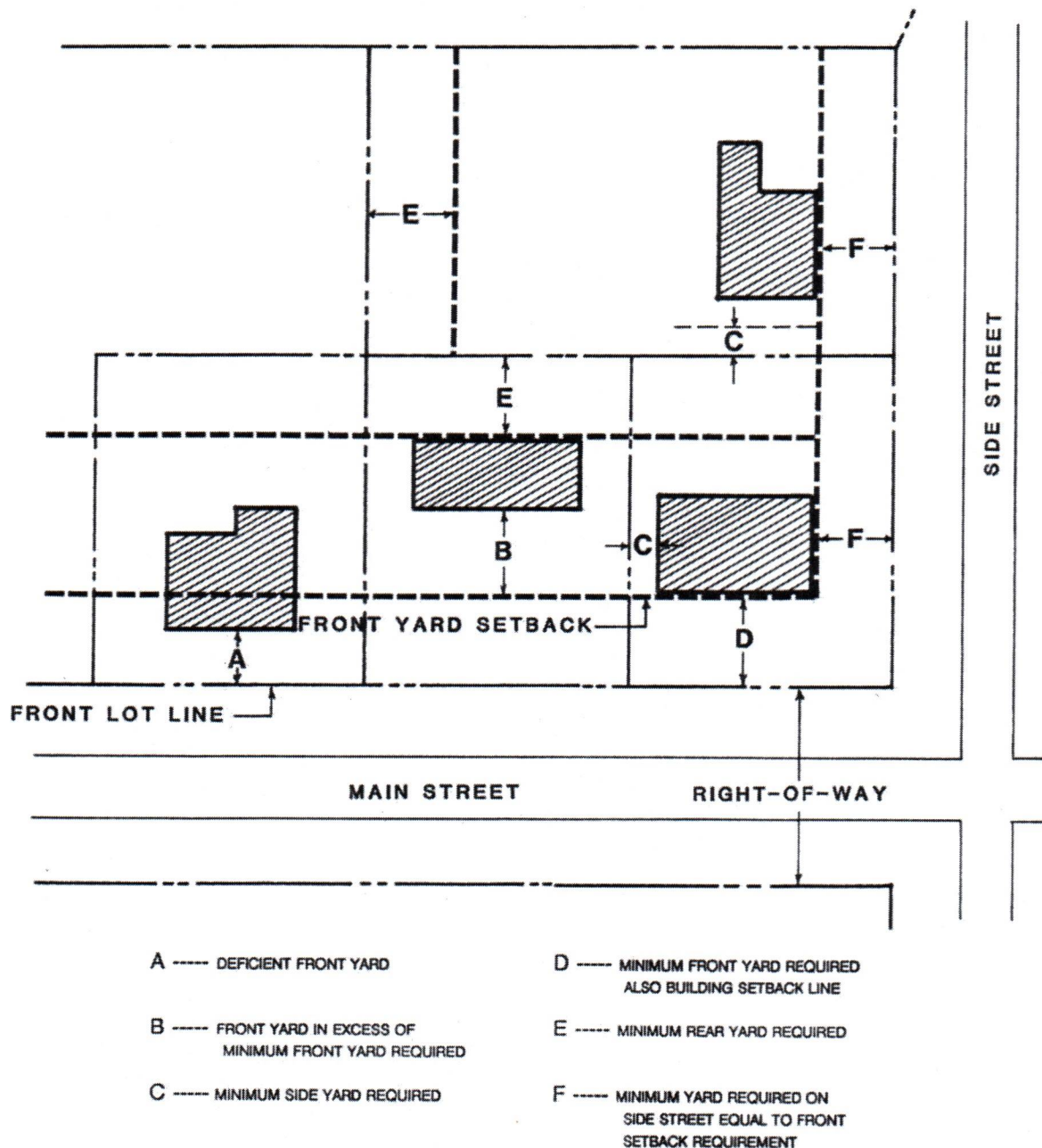
**BODY SHOP:** see VEHICLE REPAIR

**BUFFER:** Open space, landscaped areas, fences, walls, berms or any combination thereof to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances. A greenbelt is considered a buffer.



**BUILDING:** A structure erected on-site, a manufactured home, a mobile home or mobile structure, or a premanufactured or precut structure that is above or below ground and is designed primarily for the use or intended use of shelter, support, or enclosure of persons, animals, or property of any kind.

**BUILDING LINE:** A line formed by the face of the building and, for the purposes of this Ordinance, a minimum building line is the same as a front setback line.



## Building Line



**BUILDING SETBACK LINE:** The line which pertains to and defines those minimum (building) setback lines which are established parallel to the front street or right-of-way line and within which setback area no part of a building shall project or be located, except as otherwise provided for by this Ordinance. Such line when adjacent to a building is normally formed by the junction of the outer surface of the building or enclosure wall with the finish grade or surface of the adjoining ground.

**BUSINESS SERVICES:** Establishments primarily engaged in rendering services to business establishments for a fee or on a contract basis, such as advertising and mailing, building maintenance, employment services, management and consulting services, protective services, equipment rental and leasing, commercial research, development and testing, photo finishing, and personal supply services.

**CAMPGROUND:** see RECREATIONAL VEHICLE RV PARK/CAMPGROUND.

**CELLULAR TOWER:** see WIRELESS COMMUNICATION FACILITY

**CEMETERY:** Any publicly or privately owned place for the interment of human or pet remains.

**CHILDCARE ORGANIZATION:** A facility for the care of children under 18 years of age, as licensed and regulated by the State under Act No. 116 of Public Acts of 1973 and the associated rules promulgated by the State Department of Social Services. Such organizations shall be further defined as follows:

- a. **CHILDCARE CENTER or DAY CARE CENTER** means a facility, other than a private residence, receiving one or more preschool or school age children for group care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a childcare center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. CHILDCARE CENTER or DAY CARE CENTER does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.
- b. **FOSTER FAMILY HOME** is a private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- c. **FOSTER FAMILY GROUP HOME** means a private home in which more than four but less than seven children, who are not related to an adult member of the household by blood, marriage or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- d. **FAMILY DAY CARE HOME** means a private home in which one but less than seven minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.



- e. **GROUP DAY CARE HOME** means a private home in which more than six but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

**CHURCHES/SYNAGOGUES/MOSQUES:** see INSTITUTION, RELIGIOUS

**CLUB/LODGE:** see INSTITUTION, SOCIAL

**COLOCATION:** The use of a single mount on the ground by more than one telecommunications carrier (vertical colocation) and/or several mounts on an existing building or structure by more than one carrier.

**CORNER LOT:** see LOT, CORNER.

**DAY CARE:** see CHILDCARE.

**DAY CARE FACILITY:** see CHILDCARE CENTER.

**DAY NURSERIES:** A private residence, licensed by the state, receiving one but fewer than seven preschool or school age children for group care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. see CHILDCARE CENTER

**DENSITY:** The intensity of development in any given area, measured in this Ordinance by the number of dwelling units per acre.

- a. **HIGH RESIDENTIAL:** Fifteen (15) or more dwelling units per acre.
- b. **LOW RESIDENTIAL:** Fewer than five (5) dwelling units per acre.
- c. **MEDIUM RESIDENTIAL:** Five to fifteen (5-15) dwelling units per acre.

**DISH SATELLITE SIGNAL-RECEIVING ANTENNAE:** Also referred to as "Earth stations" or "ground stations" shall mean one, or a combination of two or more of the following:

- a. A signal-receiving device (antenna, dish antenna or dish-type antenna), the purpose of which is to receive communication or other signals from satellites in Earth orbit and other extra-terrestrial sources.
- b. A low-noise amplifier (LNA) that is situated at the focal point of the receiving component and the purpose of which is to magnify, store, transfer and/or transmit electronic or light signals.
- c. A coaxial cable, the purpose of which is to carry or transmit said signals to a receiver.

**DISPLAY PUBLICLY:** The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from the property of others, or from any portion of the premises where items and material other than adult media are on display to the public.



**DOG CLUBS:** see KENNEL

**DRIVE-THROUGH ESTABLISHMENTS:** see RESTAURANT, DRIVE-IN, DRIVE THROUGH/FAST FOOD

**DUST FREE:** Any paved surface or any unpaved surface that has level, compacted gravel.

**DWELLING:** Any building or portion thereof usable exclusively for residential purposes with one or more habitable rooms occupied or intended for occupancy with facilities for living, sleeping, cooking and/or eating. A dwelling is classified as one of the following:

- a. **SINGLE-FAMILY DWELLING:** A building containing not more than one dwelling unit designed for residential use.
- b. **TWO-FAMILY DWELLING (Duplex):** A building containing no more than two separate dwelling units designed for residential use
- c. **MULTIPLE-FAMILY DWELLING:** A building containing three or more dwelling units designed for residential use
- d. **GROUP DWELLINGS (Congregate Living):** A building or group of buildings, designed and used for residential habitation where joint and/or separate sleeping rooms share common living, kitchen, eating and bathroom facilities, housing persons unrelated by blood or marriage.

**DWELLING, ACCESSORY APARTMENT:** A dwelling unit that is accessory to and typically contained within a conventional single-family dwelling, and which is occupied by: (a) persons related to the occupant of the principal residence by blood, marriage or legal adoption, or (b) domestic servants or gratuitous guests. An accessory apartment commonly has its own kitchen, bath, living area, sleeping area, and usually a separate entrance. Such dwellings may also be referred to as an in-law apartment or granny flat.

**DWELLING UNIT:** One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically independent of any other group of rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities. But in no case shall a travel trailer, automobile chassis, or tent be considered a dwelling.

**ELDERLY HOUSING:** see SENIOR HOUSING

**ENGINEERED HOME:** see MANUFACTURED HOME

**EQUIPMENT RENTAL/SALES:** A business that provides construction, household and other similar equipment for rent to the general public or contractors for a limited period of time. Used equipment and a limited proportion (up to 10%) of new items in the inventory of the business may be advertised for sale.

**ESSENTIAL SERVICES:** The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground, surface, or overhead gas, electrical, steam, or water transmission, distribution or collection systems, communication, supply, or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, electric sub-stations,



telephone exchange buildings, gas regulator stations, and other similar equipment and accessories in connection therewith. Essential Services are those that are reasonably necessary to furnish adequate service by the public utilities or municipal departments or commissions or for the public health or safety or general welfare, but do not include buildings other than the buildings that are primarily enclosures or shelters of the mentioned equipment in this definition. Private wireless communication facilities are not considered Essential Services. see PUBLIC UTILITY

**EXCAVATION:** The removal of rock, sand, soil, or fill material below the average grade of the surrounding land and/or road grade, whichever is highest. This does not include alterations for farming or gardening purposes.

**EXOTIC ANIMAL:** see ANIMAL, WILD OR EXOTIC.

**EXPLICIT SEXUAL MATERIAL:** Any hard-core material.

**FAMILY:** A person living alone, or two or more persons related by blood, marriage, or adoption, customarily living together as a single housekeeping unit in a dwelling unit as distinguished from a group occupying a hotel, club, religious or institutional building, boarding or lodging house, or fraternity or sorority house.

**FAMILY DAY CARE HOME:** see CHILDCARE ORGANIZATION

**FARM, FARMING:** The act or business of cultivating or using land and soils for the production of crops for the use of animals or humans, and includes, but is not limited to, purposes related to agriculture, farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry.

**FAST FOOD RESTAURANT:** see RESTAURANT/DRIVE-IN/DRIVE-THROUGH/FAST FOOD

**FENCE:** A fence is an enclosing barrier, which is constructed or planted, in whole or in part, for purpose of denoting a boundary line between parties or to visually create a barrier between adjacent parcels. A fence is a privacy fence, if it shall be so constructed or planted such that more than fifty percent (50%) of the surface area, measured perpendicular to the sides, consists of material which is solid or opaque.

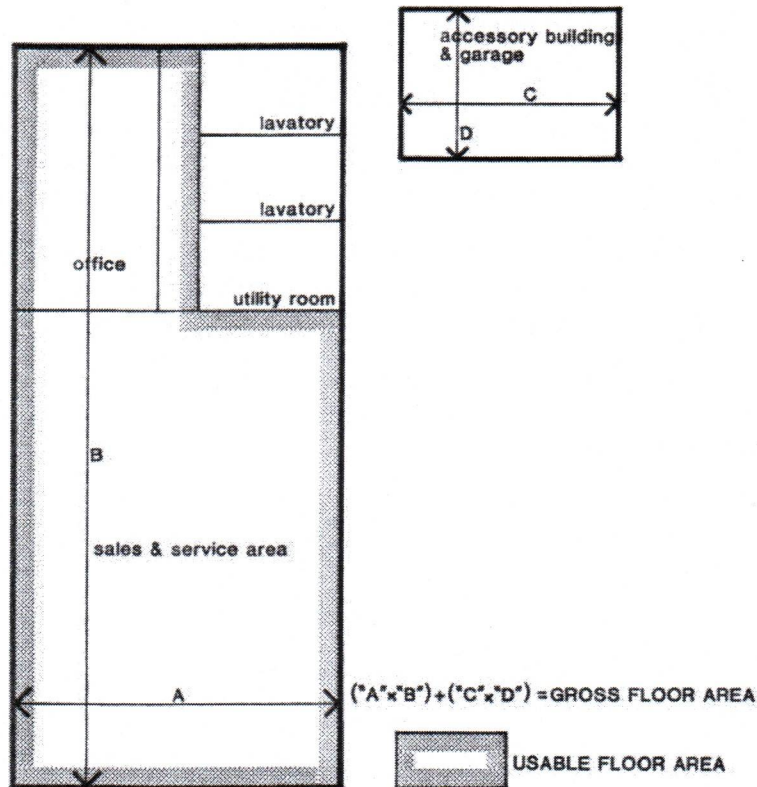
**FLAG LOT:** A lot not fronting entirely on or abutting a public road and where access to the road is a narrow, private right-of-way.

**FLEA MARKET:** see OUTDOOR USE, TEMPORARY; YARD SALE

**FLOOR AREA:** The area of all floors computed by measuring the dimensions of the outside walls, excluding attic and basement floors, porches, patios, breezeways, carports, and garages, or portions of rooms with less than seven feet of space between the floor and ceiling.

**FLOOR AREA, USABLE:** That area of a nonresidential building used for or intended to be used for the sale of merchandise or services. Such floor area that is used for or intended to be used primarily for the storage or processing of merchandise which may include hallways, breezeways, stairways, and elevator shafts, or for utilities and sanitary facilities, shall be excluded from the computation of useable floor area.





### Floor Area Terminology

**FOSTER FAMILY GROUP HOME:** see CHILDCARE ORGANIZATION

**FOSTER FAMILY HOME:** see CHILDCARE ORGANIZATION

**FRATERNAL ORGANIZATION:** see INSTITUTION, SOCIAL

**FUEL SALES, BULK:** An establishment for the purpose of storage or sale of petroleum products, in bulk or in packages, distribution by tank car, tank vehicle, or motor truck.

**GARAGES:** Includes the following:

- a. **ATTACHED.** An attached outbuilding customarily used for the storage of vehicles, and is attached to a residential dwelling as either an integral part thereof, or, at a minimum, connected to the dwelling by a completely enclosed breezeway.
- b. **PRIVATE GARAGE.** A detached accessory building or portion of a main building used for the storage of vehicles without provision for repair or servicing such vehicles for profit.
- c. **SERVICE GARAGE.** Any building or structure designed or used for the hire, sale, storage, service, repair, or refinishing of motor vehicles or trailers, but not for the storage of dismantled vehicles or parts thereof for purposes of reuse or resale.

**GARAGE SALE:** see OUTDOOR USE, TEMPORARY/YARD SALE.

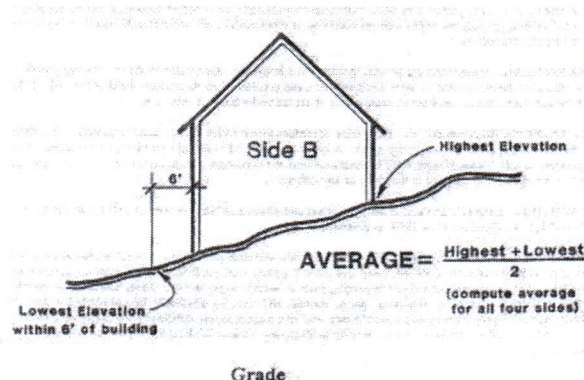
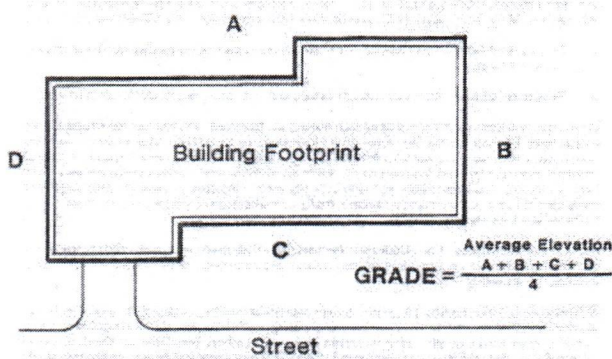


**GARBAGE:** Animal, vegetable and mineral waste resulting from the handling, storage, sale, preparation, cooking and serving of foods.

**GAS STATION/SERVICE STATION:** A place where gasoline, kerosene, or any other motor fuel or lubricating oil or grease for operation of motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, including sale of accessories, greasing, oiling, and light motor service on the premises, but in no case to include automobile or truck mechanical repair. Convenience food sales and/or fast food restaurants may also be provided on the premises.

**GOLF COURSE:** see RECREATION, OUTDOOR

**GRADE:** For purposes of this Ordinance, the level of the ground adjacent to the exterior walls of a building or structure. In the case of lots with a sloping terrain, the grade shall be the average elevation of the ground adjacent to the walls.



**GREENHOUSE:** A temporary or permanent building whose roof and sides are made largely of glass or other transparent or translucent material, or in which the temperature and humidity can be regulated for the cultivation of delicate or out of season plants for subsequent sale.

**GROSS PUBLIC FLOOR AREA:** The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind-counter areas, storage areas visible from such other areas, restrooms (whether or not labeled "public"), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways, and entryways serving such areas.

**GROUP DAY CARE HOME:** see CHILDCARE ORGANIZATION

**GUYED TOWER:** A monopole or lattice tower that is tied to the ground or other surface by cables.

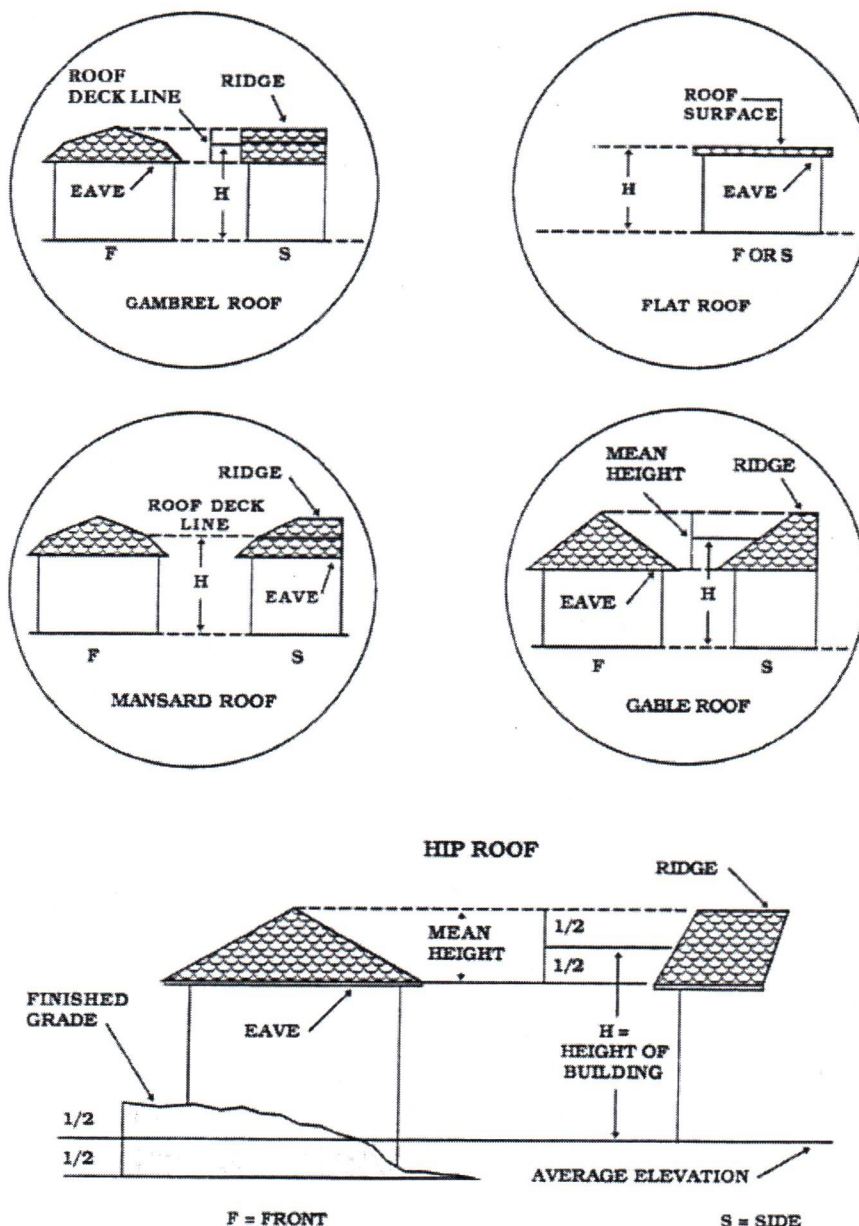
**HARD CORE MATERIAL:** Media characterized by sexual activity that includes one or more of the following: erect male organ; contact of the mouth of one person with the genitals of another; penetration with a finger or male organ into any orifice in another person; open female labia; penetration of a sex toy into an orifice; male ejaculation; or the aftermath of male ejaculation.

**HEALTH CARE (SERVICES) FACILITIES:** see INSTITUTION, HUMAN CARE



**HEIGHT OF BUILDING:** The vertical distance, measured from the adjoining curb level, to the highest point of the roof of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip, or gambrel roof. However, where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

## BUILDING HEIGHT



**HOME OCCUPATIONS:** Examples of Home Occupations include bed and breakfasts, personal services, professional services and small item repair among others but may include any business carried on by one or more members of a family residing on the premises, provided:



- a. All activities are carried on indoors.
- b. It does not have a separate entrance from outside the building;
- c. It does not display or create outside the structure any external evidence of the operation of the home occupation, including additional traffic, except for one (1) unanimated, nonilluminated wall sign having an area of not more than two (2) square feet;
- d. It does not employ any persons other than family members residing on the premises.
- e. The hours of operation shall be limited to 8:00am – 8:00pm.

**HOTEL:** see MOTEL

**HUNTING AND GAME PRESERVES:** Areas reserved for public or private hunting of wildlife, fishing and accessory structures in support of these activities.

**INFRASTRUCTURE:** Facilities and services needed to sustain Industrial, Residential and Business activities.

**INSTITUTION, EDUCATIONAL:** A school for kindergarten through twelfth grade or any colleges or universities authorized by the State to award degrees.

**INSTITUTION, HUMAN CARE; ADULT FOSTER CARE:** A public or private facility for physical, as opposed to mental, care. A human care institution may include hospitals, convalescent, assisted care facilities, nursing homes and senior housing. It does not include homes for the mentally disadvantaged or substance abuse rehabilitation facilities. See Act 218, of 1979 as amended, for definitions of Adult Foster Care.

**INSTITUTION, RELIGIOUS:** A structure or place in which worship, ceremonies, rituals and education pertaining to a particular system of beliefs are held.

**INSTITUTION, SOCIAL:** Any profit or nonprofit use or facility in which activities for pleasure or philanthropy are carried out. Such institutions may include service clubs, scout organizations, hobby clubs and veteran's organizations, churches, schools, hospitals, convalescent or nursing homes, public or quasi-public non-profit uses, community facilities, retreats, parks and playgrounds.

**JUNK MOTOR VEHICLE:** An automobile, truck, or other motor vehicle which has been damaged to such an extent that it cannot be operated under its own power, and will require major repairs before being made usable; or such a vehicle which does not comply with State or County laws or Ordinances.

**JUNK/SALVAGE YARD:** A place where waste or discarded or salvaged materials are bought, sold, exchanged, stored, baled, packaged, disassembled, cleaned, or handled, including house and vehicle wrecking yards, used lumber yards, and places or yards for use of salvaged house and vehicle parts, and structural steel materials and equipment. A junk or salvage yard shall not include uses conducted entirely within a completely enclosed building; pawn shops and establishments for the sale, purchase, or storage of used cars in operable condition, salvaged machinery, used furniture, and household equipment; and the processing of used, discarded, or salvaged materials as part of manufacturing operations.

**KENNEL:** Any building or land used for the sale, keeping, boarding, treatment, or breeding of more than three (3) dogs or three (3) cats or other household pets as a business.



**LAND USE:** A use of land which may result in an earth change, including, but not limited to, subdivision, residential, commercial, industrial, recreational, or other development, private and public highway, road and street construction, drainage construction, agricultural practices and mining.

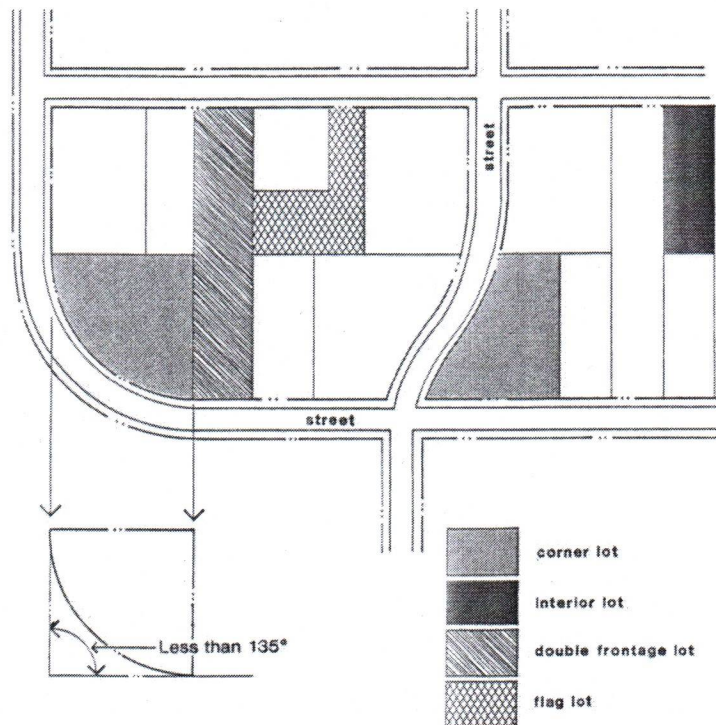
**LANDSCAPE CONTRACTING:** see OUTDOOR USE.

**LINGERIE MODELING STUDIO:** An establishment or business that provides the services of live models modeling lingerie to individuals, couples, or small groups in a room smaller than 600 square feet.

**LIVESTOCK:** Domesticated animals intentionally reared in an agricultural setting to make produce such as food or fiber, or for its labor. Does not include poultry or farmed fish.

**LOT:** A lot is the parcel of land upon which the principal building, including any accessories are placed together with the required yards of open space, the legal description of which is on file at the Register of Deeds. A lot is not limited to a recorded subdivision plat.

**LOT AREA:** The total horizontal area included within lot lines. Where the front lot line is the centerline of a street or lies in part or in whole in the street area, the lot area shall not include that part of the lot in use or to be used as the street.

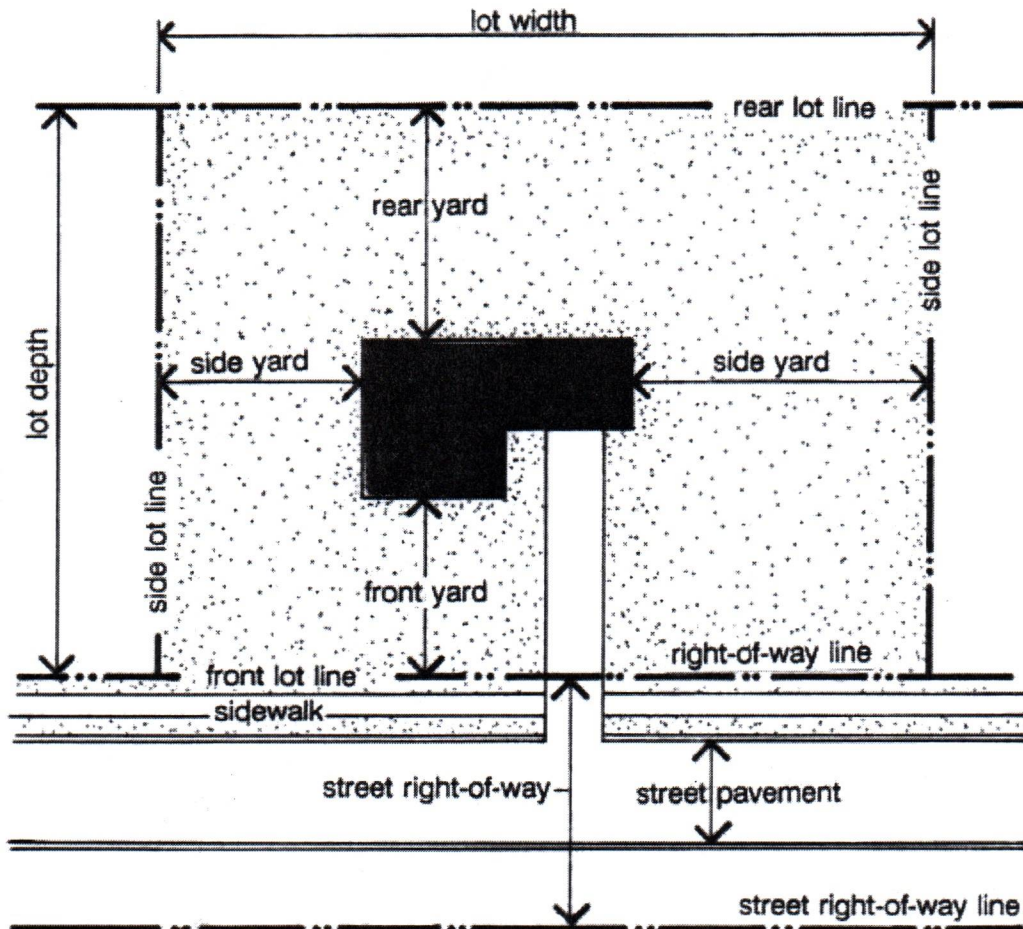


### Interior & Corner Lots

**LOT, CORNER:** Any lot having at least two contiguous sides abutting upon a street, provided that the interior angle of the intersection of the two sides is less than one hundred and thirty-five (135°) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve, at its points of beginning within the lot or at the points

of intersection of the side lines with the street line, intersect at an interior angle of less than 135 degrees. The outside yard shall be the side yard adjacent to the street.

**LOT COVERAGE:** The part or percent of the lot occupied by buildings, including accessory buildings.



**LOT DEPTH:** The mean horizontal distance from the front street line to the rear lot line.

**LOT, INTERIOR:** Any lot other than a corner lot. See graphic for Corner Lot.

**LOT LINES:** Any line bounding a lot, including the following:

- FRONT LOT LINE.** The line separating the lot from the right-of-way of the street; in the case of a corner line, the address of record is the front lot line.
- REAR LOT LINE.** The line opposite to and most distant from the front line; in irregularly shaped lots, it shall be the straight line entirely within the lot, ten feet long, parallel to and most distant from the front lot line.
- SIDE LOT LINE.** Any line other than front or rear lot lines.

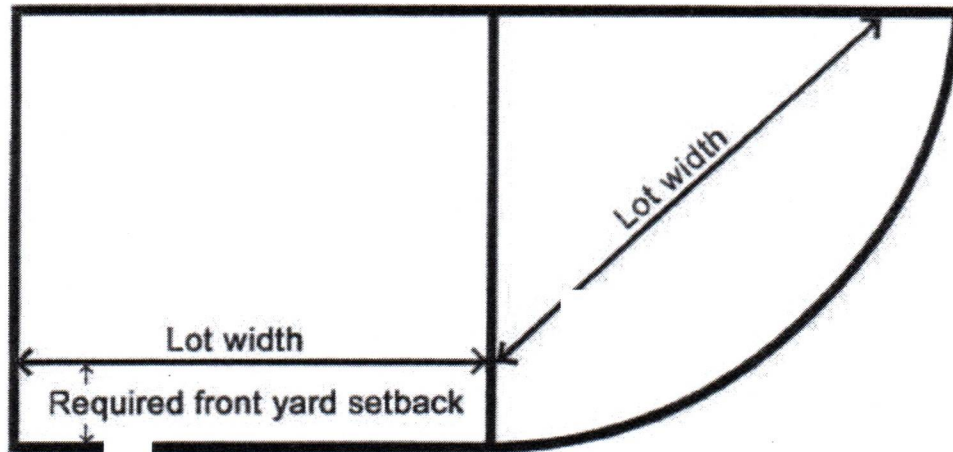
**LOT, THROUGH:** Is any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of said



lots adjacent to streets shall be considered frontage, and front yards shall be provided as required. See graphic for Corner Lot.

**LOT OF RECORD:** A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by Township officials, and which actually exists as so shown, or any part of such parcel held in separate recorded ownership at the time of adoption of this ordinance.

**LOT WIDTH:** The lot width shall be considered the average of the width between side lot lines.



## Lot Width

**LOT, ZONING:** A single tract of land that, 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.

**MANUFACTURED HOME:** see MOBILE HOME.

**MASSAGE STUDIO:** An establishment offering massage therapy and/or body work by a massage therapist or under the direct supervision of a licensed physician.

**MEDIA:** Anything printed or written, or any picture, drawing, photograph, motion picture, film, videotape or videotape production, or pictorial representation, or any electrical or electronic reproduction of anything that is or may be used as a means of communication. Media includes but shall not necessarily be limited to books, newspapers, magazines, movies, videos, sound recordings, CD, other magnetic media, and undeveloped pictures.

**MEDIA SHOP:** A general term, identifying a category of business that may include sexually oriented material but that is not subject to the special provisions applicable to adult media shops. In that context, media shop means a retail outlet offering media for sale or rent, for consumption off the premises provided that any outlet meeting the definition of adult media shop shall be treated as an adult media outlet. See regulations in Section 7.11.



**MINISTORAGE/SELF STORAGE:** A structure containing separate storage areas of varying sizes that are leased or rented on an individual basis.

**MOBILE HOME, MANUFACTURED HOME:** A structure, transportable in one or more sections, that is built on a chassis and designed for use as a dwelling with or without a permanent foundation, constructed according to the standards promulgated by the U. S. Department of Housing and Urban Development, and which includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. A mobile home does not include a recreational vehicle.

**MOBILE HOME PARK, MANUFACTURED HOME DEVELOPMENT:** An area of land upon which three (3) or more occupied trailer coaches or mobile homes are harbored either free of charge or for revenue purposes, and shall include any building structure, vehicle, or enclosure used or intended for use as part of the equipment of such mobile coach park, subject to A.N.S.I. code and Michigan Manufactured Housing Commission rules, Public Act 96 of 1987, as amended.

**MOTEL:** A building or group of buildings, whether detached or in connecting units, used as individual sleeping or dwelling units designed primarily for transients traveling by automobile. The term "motel" shall include buildings designed as auto courts, tourist courts, motor hotels, hotels and similar names that are designed as integrated units of individual rooms under common ownership. For the purposes of this Ordinance, "motel" and "hotel" have the same meaning.

**NONCONFORMING:** Any building lot, sign or portion thereof lawfully existing at the time this Ordinance became effective and that does not comply with this Ordinance's regulations.

**NUISANCE:** An offensive, annoying, unpleasant, or obnoxious thing, or practice, a cause or source of annoyance, especially a continual or repeated invasion of a use or activity that invades the property line of another so as to cause harm or discomfort to the owner or resident of that property.

**OPEN SPACE:** Is that part of a zoning lot, including courts or yards, which:

- a. Is open and unobstructed from its lowest level to the sky, and
- b. Is accessible to all residents upon the zoning lot, and
- c. Is not part of the roof of that portion of a building containing dwelling units, and
- d. Is comprised of lawn and landscaped area, and
- e. Is not part of the roof of an attached garage if said roof is used for a swimming pool deck or recreation deck; and is not higher than twenty-three (23) feet above grade; and is directly accessible by passageway from the residential building.

**OUTDOOR ASSEMBLY.** These uses include outdoor amphitheaters, race tracks, drive in theaters and similar uses. These uses may also include special purpose assembly such as music festivals, fairs and similar activity where there are 250 or more people in attendance at any one time.



**OUTDOOR SALES:** Uses not conducted from a wholly enclosed building, operated for a profit, and including the following uses:

- a. Bicycle, mobile home, travel trailer, motor vehicle, boat or home equipment sale or rental services.
- b. Outdoor display and sale of garages, swimming pools, and similar uses.
- c. Retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellis, lawn furniture, playground equipment, and other home garden supplies and equipment.

**OUTDOOR USE:** A use, the majority of which is carried outside of a structure of any kind. These may include outdoor displays of merchandise, outdoor eating areas, outdoor storage and outdoor recreation under certain circumstances.

**OUTDOOR USE, TEMPORARY:** A use carried out in an open area or uncovered or temporary structure that is disbanded when the designated time period, activity or use for which the temporary structure was erected has ceased.

**OUTDOOR WOOD HYDRONIC HEATERS (OWHH):** A fuel burning device designed to burn wood or other solid fuels that the manufacturer specifies for outdoor installation or in structures not normally occupied by humans including structures such as garages and sheds; and which heats building space and water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

**PARKING AREA:** An area used for the parking, parking aisle, or access of motor vehicles for a fee or as an accommodation for clients, customers, residents, employees or the general public.

**PERSONAL SERVICES FACILITIES:** Establishments primarily engaged in providing services involving the care of a person or his or her apparel.

**PET:** A domesticated dog, cat, canary, parakeet, parrot, gerbil, hamster, guinea pig, turtle, fish, rabbit, or similar animals and customarily kept for pleasure or companionship.

**PETROLEUM REFINING AND CHEMICAL MANUFACTURING:** An establishment for the purpose of storage and refining of petroleum and chemical products.

**POND:** A permanent or temporary body of man-made open water that is more than 0.25 acres in size and less than 1.0 acre in size.

**PRIMARY LIVE ENTERTAINMENT:** On-site entertainment by live entertainers that characterizes the establishment, as determined (if necessary) from a pattern of advertising as well as actual performances.

**PRINCIPAL BUILDING:** A building in which is conducted the principal use allowed of the lot in the district in which it is situated.

**PRINCIPAL USE:** The primary and predominate use of the premises including customary accessory uses.

**PUBLIC FACILITIES:** Facilities that are owned and operated by a municipality, government agency, or publicly owned utility.



**PUBLIC UTILITY (PUBLIC SERVICE UTILITY):** Any person, firm, corporation, municipal department, or board, duly authorized to furnish and furnishing under federal, State, or municipal regulations to the public, electricity, gas, steam, communication, telegraph, transportation, or water, sanitary sewer or storm sewer.

**RADIO TOWER:** A signal-sending device, the purpose of which is to distribute radio signals from a radio transmitter or transmitters in the area.

**RAISING AND KEEPING OF LIVESTOCK:** see FARMING

**RECREATION, INDOOR:** A recreational land use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletics and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court.

**RECREATION, OUTDOOR:** Recreational uses conducted almost wholly outdoors, including golf driving ranges (not associated with a golf course), miniature golf, firing ranges, water parks, amusement parks, and similar uses.

**RECREATIONAL EQUIPMENT:** Includes travel trailers, pickup campers, motor homes, ice fishing houses, tent trailers, tents, boats and boat trailers, personal watercraft, snowmobiles, off-road vehicles of any kind, and similar equipment and cases or boxes used for transporting recreational equipment, whether occupied by the equipment or not.

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

**RECREATIONAL VEHICLE (RV) PARK/CAMPGROUND:** A parcel of land reserved for the location of recreational vehicles, including building sites set aside for group camping and similar recreational vehicles.

**RELIGIOUS INSTITUTION:** see INSTITUTION, RELIGIOUS

**RESOURCE RECOVERY FACILITY:** A fully enclosed building where waste is sorted and classified by type and material, such as ferrous metal, nonferrous metal, aluminum, paper, newsprint, boxed board, plastic and glass colors. The purpose of such a building is to reuse the recovered materials.

**RESTAURANT:** A business located in a building where, in consideration for the payment of money, meals are habitually prepared, sold and served to persons for consumption on or off the premises, having suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of goods that may be required for ordinary meals, and deriving the major portion of its receipts from the sale of food and complying with state and federal health regulations.

**RESTAURANT, DRIVE-IN/DRIVE THROUGH/FAST FOOD:** A restaurant developed so that its retail or service character is primarily dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle or to permit patrons to eat while in the motor vehicle, as well as within a building or structure, or primarily to provide self-service for patrons and food carry-out. 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 the consumption off the premises, and whose design or principal method of operation includes one or both of the following:

- a. Food, frozen desserts, or beverages usually served in edible containers or in paper, plastic, or other disposable containers;
- b. More than forty-five (45%) percent of the available floor space devoted to food preparation, related activities and other floor space not available to the public.

**RETAIL BUSINESS:** Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, and rendering services incidental to the sale of such goods.

**RIGHT-OF-WAY:** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation, and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, waterline, sanitary storm sewer, or other similar uses.

**RIGHT-OF-WAY LINE:** The boundary of a dedicated street, highway, or strip of land used or reserved for the placement or location of utilities and facilities. See graphic for Lot Lines.

**ROAD FRONTAGE:** The length of the lot line that borders a public or private road at the right-of-way line.

**ROAD, PRIVATE:** A way open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways.

**ROAD, PUBLIC:** All public property reserved or dedicated for street traffic.

**ROADSIDE STANDS:** A temporary or seasonal booth or stall located on private property, from which produce and handmade goods are sold to the general public.

**SADOMASOCHISTIC PRACTICES:** Flagellation or torture by or upon a person clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked.

**SCREENING:** A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

**SEASONAL BUSINESS:** A retail business or service business that is not normally used as a business for more than six (6) months during any one calendar year.

**SENIOR HOUSING:** A residential complex containing multiple family dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care where patients are confined to bed. see INSTITUTIONS: HUMAN CARE

**SETBACK:** The minimum required horizontal distance measured from the front, side or rear lot line, whichever is applicable, of a lot of record for purposes of determining the minimum amount of open space surrounding the main structure on that lot. See graphic for Lot Lines.



**SEX SHOP:** An establishment offering goods for sale or rent and that meets any of the following tests:

- a. The establishment offers for sale items from any two of the following categories:
  - 1) Adult media:
  - 2) lingerie
  - 3) leather goods marketed or presented in a context to suggest their use for the sadomasochistic practices

and the combination of such items constitutes more than 10 percent of the stock-in-trade of the business or occupies more than 10 percent of its floor area.

- b. More than 5 percent of the stock-in-trade of the business consists of sexually oriented toys or novelties.
- c. More than 5 percent of the gross public floor areas of the business is devoted to the display of sexually oriented adult toys or novelties.

**SEXUALLY ORIENTED BUSINESS:** An inclusive term used to describe collectively: adult cabaret, adult motion picture theater; adult media store; bathhouse; massage shop; modeling studio and/or sex shop. This collective term does not describe a specific land use and should not be considered a single-use category.

**SEXUALLY ORIENTED TOYS OR NOVELTIES:** Instruments, devices, or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs.

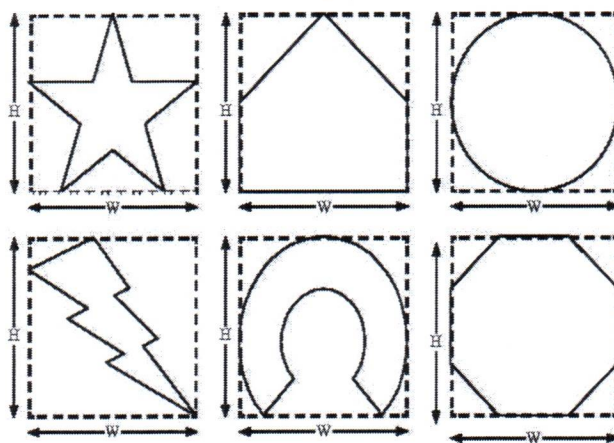
**SHADOW FLICKER:** Alternating changes in light intensity caused by the moving blade of a wind energy system casting shadows on the ground and stationary objects, such as a window at a dwelling.

**SIGNS:** A structure which includes the name, identification, image, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building, structure or parcel of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business, or idea and which is visible from any street, right of way, sidewalk, alley, park or other public property. This definition includes the base, frame, and support members of the Sign. Customary displays of merchandise or objects and material within an enclosed building or placed behind a store window are not Signs. A Sign shall not include any display of official court or public office notices nor shall it include the flag of a political unit or school.

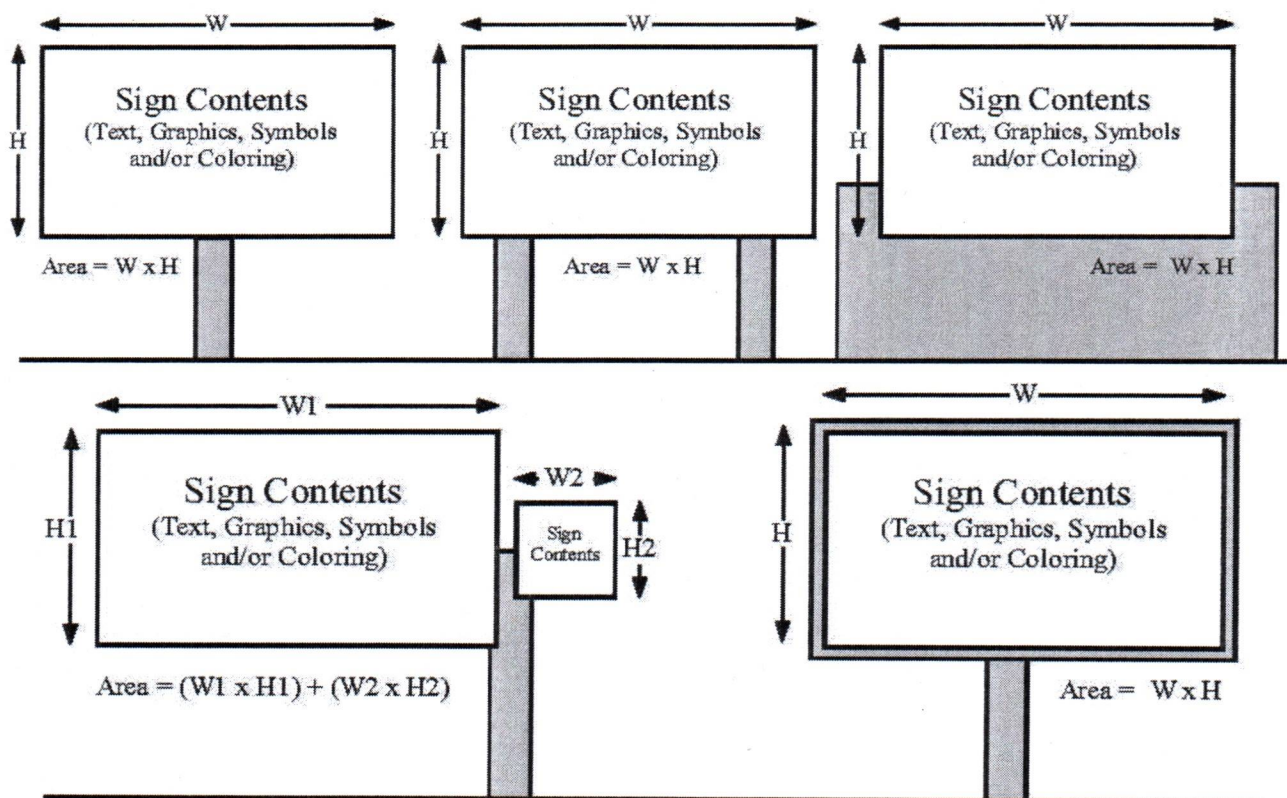
For the purpose of this Ordinance, the following sign or sign related terms are here defined:

- a. **Abandoned:** A sign shall be deemed Abandoned if:
  - 1) It does not display a well-maintained structure or sign face for a consecutive one hundred twenty (120) day period;
  - 2) The owner of the sign cannot be located at the owner's last known address, as reflected on the records of the department; or

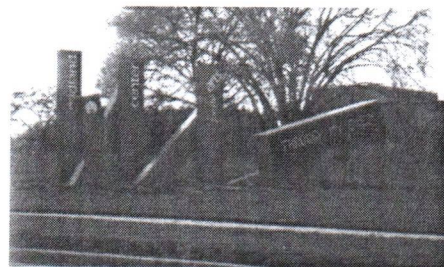
- 3) A structure designed to support a sign no longer supports the sign for a period of one hundred twenty (120) consecutive days.
  - 4) Any sign not repaired or maintained properly, after notice, pursuant to the terms of this section.
- b. **Area/measurement of Sign.** The entire area within a circle, triangle, parallelogram, or other geometric configuration enclosing the extreme limits or writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed and any numbers displaying the address of the use. Only one side of a sign with two faces is used to calculate the area of the sign.







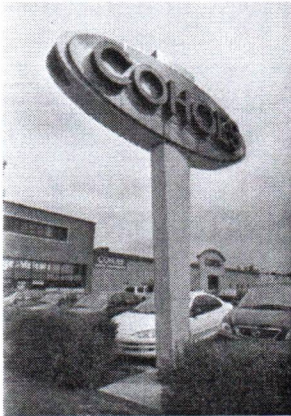
- c. **Awning Sign.** Any Sign attached to or constructed on a canopy or awning. A canopy is a permanent roof-like shelter extending from part of or all of a building face.
- d. **Clear Vision Area.** The area bounded by the street property lines of corner lots and a line intersecting the street property lines, thirty (30') feet from their point of intersection.
- e. **Construction Sign.** A Sign containing identifying information concerning construction activity in progress on the premises on which the Sign is located, such as the name of the future occupant or business, development name, type of development, name of the developer, and names of architects, engineers, contractors and lenders involved in the construction activity.
- f. **Directional Sign:** A Sign on private property the primary purpose of which is to direct traffic movement onto or off of a premises. Such signs include entrance, exit, or street number.
- g. **Electronic Message Board.** Video terminal or electronic changeable copy Sign in which the copy or animation consists of an array of lights activated and deactivated simultaneously with a frequency of message change of not less than five (5) seconds.



**Electronic Message Board**



- h. **Freestanding Sign:** A Sign supported by one or more uprights, braces, pylons, or foundation elements located in or upon the ground and not attached to a building.



**Freestanding Sign**

- i. **Governmental Sign:** A Sign authorized by this municipality, a governmental agency, the state of Michigan, or the federal government, for the benefit of the public. Such Signs may include safety Signs, danger Signs, trespassing Signs, street direction Signs, destination Signs, hazardous condition Signs, or Signs for traffic control purposes.

- j. **Ground Mounted.** See Monument Sign.

- k. **Integral Sign:** Signs made an integral part of the walls of the structure or roof for farm buildings, or when carved into stone, concrete, or similar material or made of bronze, aluminum or other permanent type construction.

- l. **Marquee:** Any hood, canopy, awning, or permanent construction that projects from a wall of a building, usually above an entrance.

- m. **Monument Sign:** A Freestanding Sign where the base of the Sign structure is permanently in the ground or integrated into landscaping or other solid structural features.



**Marquee Sign**

- n. **Nonconforming Sign.** Any advertising structure or Sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this ordinance, or a Sign for which a permit was previously issued that does not comply with the provisions of this ordinance.

- o. **Owner:** A Person owning the Sign and/or the property owner upon which the Sign is located.

- p. **Parcel:** Contiguous real estate taxed as a single parcel on one side of a public road.

**Monument Sign**

- q. **Permit:** The authorization for the installation of a Sign issued by the department.

- r. **Person:** Any individual or entity, including a firm, partnership, association, corporation, limited liability company, trustee, and their legal successors.

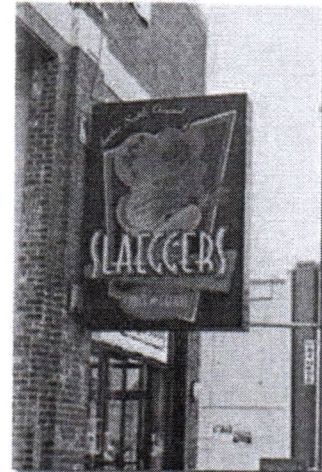
- s. **Portable/Temporary Sign:** A Sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured in the ground, included but not limited to "sandwich" Signs and Signs mounted on wheels so as to be capable of being pulled by a motor



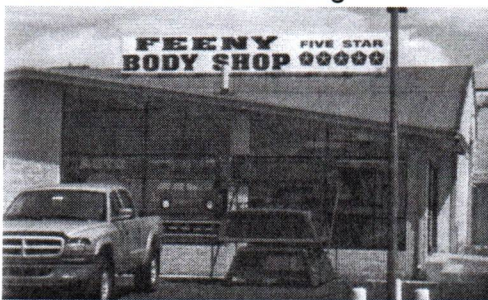


vehicle from one location to another. Banners, pennants, pinwheels, ribbons, streamers, strings of light bulbs, inflatables or similar devices intended for a limited period of display shall also be considered a portable sign. This definition does not include specified exceptions for grand opening type signs.

- t. **Projecting Sign:** A Sign affixed to any part of a building or structure that extends beyond the building or structure by more than twenty (20") inches.
- u. **Property Sign:** A sign related to the property on which it is located and offering such property for sale or lease, advertising contemplated improvements, announcing the name of the builder, designer, owner, or developer of a project, or warning against trespass.
- v. **Replacing Copy.** Any change to a Sign's face or display other than changing letters and numbers designed to be removed on a daily or weekly basis for a temporary advertisement or sale.
- w. **Roof Line.** The highest point on any building where an exterior wall encloses usable floor space. The term "roof line" includes the top of any parapet wall, providing said parapet wall extends around the entire perimeter of the building at the same elevation. The façade of a building is not defined as part of the roof line.
- x. **Roof Sign:** A Sign erected, constructed, or maintained upon, or which projects above, the Roof Line of a building.



**Projecting Sign**



**Roof Sign**

- y. **Special Event Sign:** See Portable/Temporary Sign. A Sign advertising display that is temporary in nature, is not permanently attached to the ground or Sign surface, and is used for special events, such as, but not limited to grand openings, seasonal sales, liquidations, going out of business sales, fire sales and promotions.

- z. **Street Banner:** See Portable/Temporary Sign. Fabric Signs, suspended across public streets advertising a public entertainment or event. The location and contents of each street banner must be specially approved by the Summerfield Township Board and the Clare County Road Commission or Michigan Department of Transportation.
- aa. **Structural Alteration.** Any change other than incidental repairs and maintenance that would prolong the life of the supporting members or face(s) of the Sign.
- bb. **Temporary Sign:** See Portable/Temporary sign
- cc. **Wall Sign:** A Sign attached to, painted upon, placed against, or supported by the exterior surface of any building. Wall signs also include Marquees and Canopy Signs.



**SPECIFIED ANATOMICAL AREA:**

- a. Less than completely opaquely covered human genitals, pubic region, buttock, female breast below a point immediately above the top of the areola.
- b. Human genitals in a discernable turgid state, even if completely and opaquely covered.

**SPECIFIED SEXUAL ACTIVITY:** Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

**STABLE, PUBLIC:** An establishment used for the breeding, rearing and housing of more than two (2) horses, ponies, and similar animals, and including riding academies and stables to which the public is admitted for a fee to ride and/or board horses.

**STABLE, PRIVATE:** Any building or structure and adjacent lands used for or designed for the boarding, breeding, or care of not more than two (2) horses, ponies and similar animals, other than horses used for farming or other agricultural purposes. A private riding stable may include areas and facilities for training, riding, or driving of horses and for offering of lessons to teach the riding and driving of horses for a fee to a limited number of persons having a direct interest in said horses.

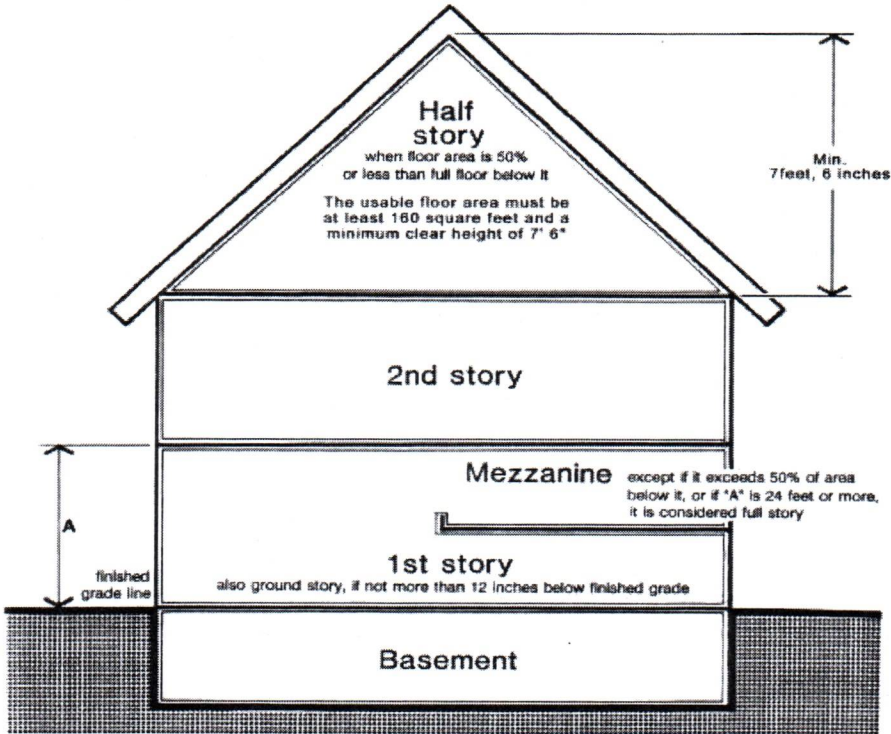
**STATE LICENSED RESIDENTIAL FACILITY:** A private home licensed by the State Department of Social Services for care of sick, elderly or handicapped adults. A family home is defined as having 1 to 6 adults; a group home has 7 to 20.

**STORAGE, INDOOR:** see WAREHOUSE

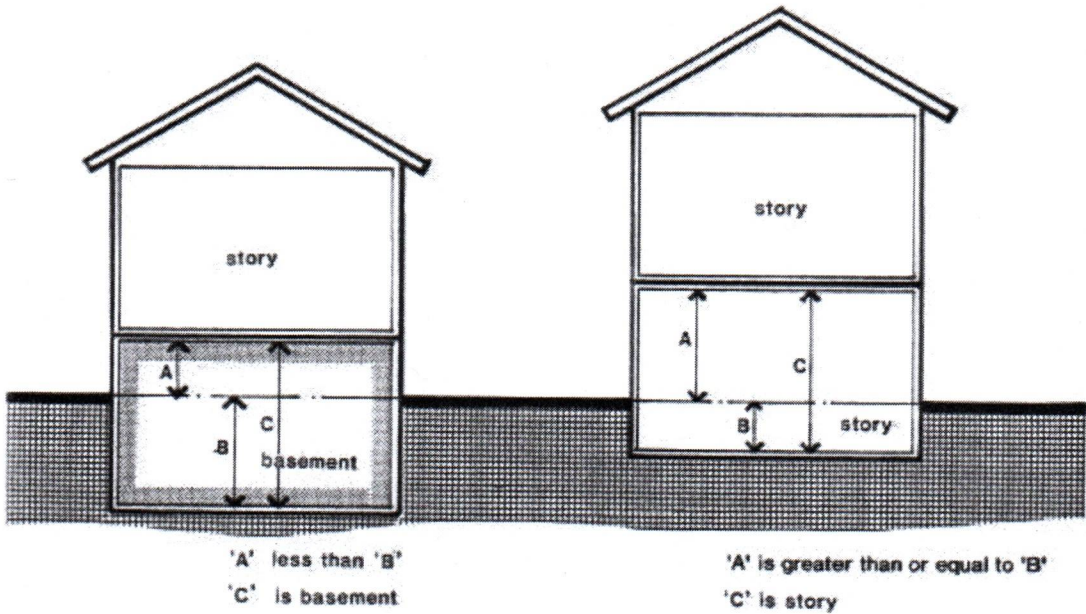
**STORAGE, OUTDOOR:** see OUTDOOR USE

**STORY:** That portion of a building included between the surface of any floor above the average elevation or ground at the foundation wall and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.





Basic Structural Terms



Basement and Story



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

**STREET/ROAD, PRIVATE:** A street or road that is not public as defined by this Ordinance.

**STREET/ROAD, PUBLIC:** Any public right-of-way, conforming to Clare County standards, that provides vehicular access to adjacent properties.

**STRUCTURE:** see BUILDING

**STRUCTURE 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.

**SUBDIVISION OR SUBDIVIDE:** The division of single lot or parcel of land, or part thereof, into two or more lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership for residential, commercial, or industrial purposes; or the division of a single lot, tract, or parcel of land, or a part thereof, into two or more lots, tracts, or parcels by means of buildings, building groups, streets, alleys, parking areas, or leaseholds, for the purpose, whether immediate or future, of building development for residential, commercial or industrial purposes, provided, however, that divisions of land for agricultural purposes only, not involving any new street or easement of access, shall not be included.

**TATTOO/BODY PIERCING PARLOR:** An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

- a. Placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin;
- b. Creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

**TAVERN:** see BAR

**TEMPORARY BUILDING AND STRUCTURES:** A use in a temporary building or structure, established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period granted in the special use permit.

**TEMPORARY DWELLING:** Includes, but is not limited to travel trailer, pop-up campers, modified trailers and tents, but does not include mobile homes as defined in the Michigan Mobile Home Commission Act (Manufactured Housing Commission).

**TEMPORARY INDOOR AND OUTDOOR USES:** A use carried out in an open area or uncovered or temporary structure, which is disbanded when the designated time period, activity or use for which the temporary structure was erected, has ceased.

**TOWING OPERATIONS:** see VEHICLE REPAIR.



**USE, CHANGE OF:** Any use which substantially differs from the previous use of a building or land, or which imposes other special provisions of law governing building construction, equipment, egress or ingress.

**USE, LAWFUL:** The legal use of any structure or land that conforms with all of the regulations of this code or any amendment that exists at the time of the enactment of this code or any amendment thereto. All other uses are considered nonconforming uses that may be deemed legal or illegal.

**USED, OCCUPIED:** These words are intended to include INTENDED, DESIGNED or ARRANGED to be used or occupied.

**USE, TEMPORARY:** A use in a temporary building or structure on a parcel, established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period granted in the administrative permit. An outdoor temporary use has fewer than 250 people in attendance at one time and may require a special use permit if determined by the Zoning Administrator.

**UTILITY OR PUBLIC SERVICE BUILDINGS:** Any person, firm, corporation, municipal department or board, duly authorized under state or municipal regulation to furnish, and furnishing: transportation, water, gas, electricity, telephone, steam, telegraph, or sewage disposal and other services to the public.

**VEHICLE, MOTOR:** A self-propelled device used for transportation of people or goods over land surfaces, and licensed as a motor vehicle.

**VEHICLE REPAIR:** General repair, rebuilding, or reconditioning of engines, motor vehicles or trailers; collision service, including body frame or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning and oil change. Vehicle repair also includes an establishment that provides for the removal and temporary storage (7 days) of vehicles but does not include disposal, permanent disassembly, salvage or accessory storage of inoperable vehicles.

**VEHICLE SALES:** An area used for the display, sales, service and rental of new and used motor vehicles, boats, trailers, farm equipment, construction equipment or mobile homes all in such a condition that they can be driven off the lot. A USED CAR LOT shall not be used for the storage of wrecked automobiles, the dismantling of automobiles, or the storage of automobile parts.

**VEHICLE WASH:** A structure containing facilities for washing automobiles using a chain conveyer or other method of moving the cars along, or machinery that moves around a stationary vehicle, and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.

**VETERINARY HOSPITAL:** A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

**VIDEO-VIEWING BOOTH OR ARCADE BOOTH:** Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or seat patrons and is used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means or media (including but not limited to, film, video or magnetic tape, laser disc, CD, books, magazines, or periodicals) for observation by patrons therein. A video-viewing



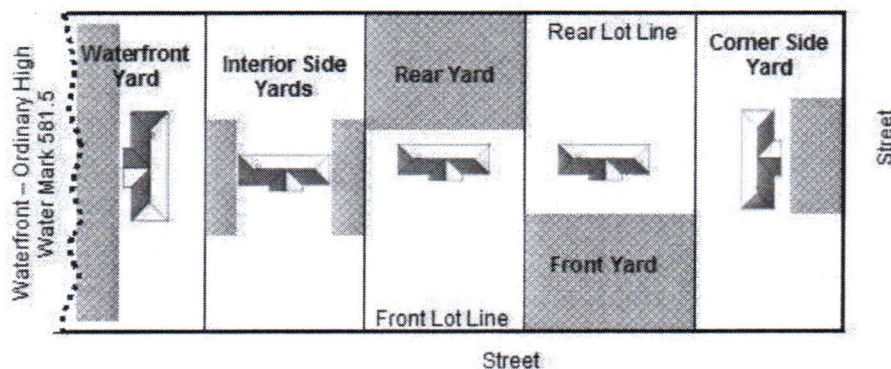
booth shall not mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than 600 square feet.

**WIRELESS COMMUNICATION FACILITY:** Any device, including cellular towers, used for transmitting and receiving radio waves, microwaves, and other similar frequencies.

**YARDS:** Yard is the open ground space on a premises unoccupied by buildings and includes the following:

- a. Front yard on non water front lots is defined as the yard extending across the full width of a premises between the nearest line of the main building or accessory structure and the front line or highway right-of-way, as the case may be.
- b. Front yard on water frontage is defined as the yard extending across the full width of a premises between the nearest line of the main building or accessory structure and the front line of the water.
- c. Side yard is defined as the yard extending the full depth (extending from the lot line or highway right-of-way line to the rear line of the premises) of a premises between the nearest line of the main building or accessory structure and adjacent lot line.
- d. Back yard is defined as all open, unoccupied spaces on the same premises with the building, between the building and rear lot line.
- e. Required yard is a yard, as defined, that occupies the area of a required setback.

Required Yards



**YARD SALE:** A sales activity that takes place on an agriculturally or residentially zoned parcel for no more than 5 consecutive days, twice in a calendar year. Sales that exceed this duration are TEMPORARY OUTDOOR USES.

**ZERO LOT LINE:** The location of a building in such a manner that one or more of the building's sides is directly on a lot line.



## Chapter 3 ■ District Regulations

For the purpose of this Ordinance, certain terms are herewith defined.

### SECTION 3.1 DIVISION OF THE TOWNSHIP

For the purposes of this Ordinance, all land within Summerfield Township, except streets, are divided into the following Zoning Districts:

R	Residential
RR	Residential/Recreation
C	Commercial

### SECTION 3.2 OFFICIAL ZONING MAP

The boundaries of Zoning Districts are defined and established as shown on a map, entitled "Summerfield Township Zoning Map," that accompanies this Ordinance. This map, with all explanatory text, is a part of this Ordinance. The official Zoning Map shall be kept and maintained by the Township Clerk or his/her designee and is available to view and purchase in the Zoning Administrators office.

### SECTION 3.3 INTERPRETATION OF BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply:

- Boundaries indicated as approximately following streets or highways shall be presumed to follow the centerline of said roadways.
- Boundaries indicated as approximately following Township boundary lines or property lines shall be presumed to follow said lines.
- Boundaries indicated approximately parallel to the center lines of streets or highways shall be interpreted as being parallel to and at such distance from as indicated by given distance or scaled dimension.

### SECTION 3.4 SCOPE OF REGULATIONS

- No building or structure or part thereof shall be erected, moved, constructed, or altered, and no new use or change in use of a parcel shall be made unless it conforms to the provisions of this Ordinance, including the regulations for the Zoning District in which it is located.
- The regulations applying to Zoning Districts include specific limitations on the use of land and structures, height and bulk of structures, parcel area and dimensions, setback of structures from public thoroughfares and neighboring properties, and area of a parcel that can be covered by structures.
- The Zoning Board of Appeals shall have the power to classify a use that is not specifically mentioned by this Ordinance. Said use shall be treated in a like manner with a comparable



permitted or prohibited use for the purpose of clarifying the District Regulations of any Zoning District.

### SECTION 3.5 ROAD RIGHTS-OF-WAY

All roads and rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such roads. Where the center line of a road serves as a district boundary, the zoning of such road, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.

### SECTION 3.6 DISTRICT REGULATION TABLES

Regulations for all Zoning Districts are contained together in the following tables. Each table specifies a related set of information for all Zoning Districts. These tables do not include general requirements of this Ordinance. The reader is urged to become familiar with all Ordinance provisions before making any decision regarding use of a parcel or structure in Summerfield Township.

- a. **INTENT AND PURPOSE**— This table lists the intent and purpose of each Zoning District.
- b. **CONSOLIDATED USES**— This table lists all of the uses – either permitted or special land use – for all districts.
- c. **USES for each ZONING DISTRICT**—These tables describe permitted activities for the various Zoning Districts. Each Zoning District may be host to several types of activity, but only the activities specified for a given Zoning District will be permitted there. Uses permitted by right may be allowed upon meeting all other requirements of this Ordinance. Uses permitted by Special Permit are subject to the process described in Chapter 7, Special Use Permit Regulations.
- d. **DIMENSIONS**— This table specifies parcel dimensions and setback requirements for parcels in each Zoning District.

**TABLE 1 INTENT AND PURPOSE**

Zoning District	Stated Intent and Purpose
<b>R District:</b> Residential	This district is intended primarily for single family residential uses together with compatible uses on smaller lots.
<b>RR District:</b> Residential/Recreation	This district is intended primarily for single family residential uses together with compatible uses and outdoor recreational uses on large lots and on state and federally controlled lands.
<b>C District:</b> Commercial	This district is intended to provide for the local community commercial and service needs of Summerfield Township.



TABLE 2 CONSOLIDATED USES BY DISTRICT

√= Permitted by Right S=Special Land Use Permit	Districts		
	R	RR	C
Accessory uses	√	√	√
Animal Training		S	√
Assembly buildings			√
Bars/taverns			√
Bed and breakfasts	√	√	√
Business services			√
Campground/RV Park			S
Cemeteries	√	√	
Childcare organizations	√	√	√
Drive-through establishments			√
Dwellings above the first floor			√
Equipment, rental and sales			√
Farming, Crops		√	
Gas station/service station			√
Golf Course		√	
Greenhouse		√	
Home occupations	√	√	
Hotel/Motel/Conference center			√
Institutions: Educational	S	S	√
Institutions: Human Care, Adult Foster Care		S	√
Institutions: Religious	S	S	√
Institutions: Social		S	√
Junkyards, salvage yards			S
Landscape contracting			√
Manufactured Home Parks	S	S	S
Ministorage			√
Multiple family dwellings			√



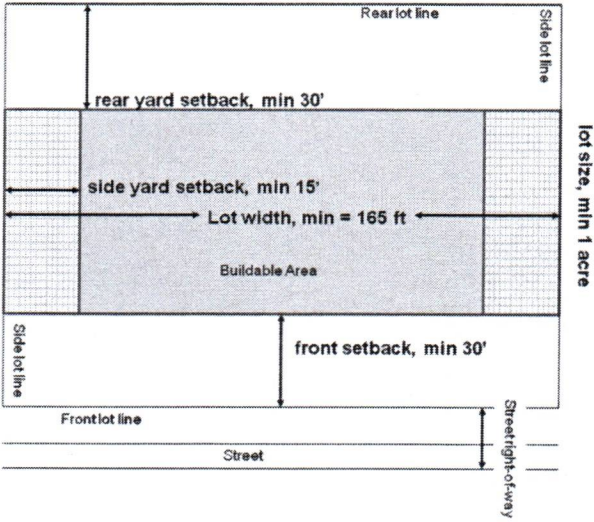
Use	Districts		
	R	RR	C
Outdoor Assembly			√
Outdoor sales			√
Personal services			√
<u>Petroleum or flammable liquid production, refining and storage</u>			<b>S</b>
<u>Public utility/service installations</u>	<b>S</b>	<b>S</b>	√
Raising and keeping of small animals and livestock		√	
Recreation, Indoor			√
Recreation, outdoor (private)		√	√
<u>Recreation, outdoor (commercial)</u>		<b>S</b>	√
<u>Resource recovery</u>		<b>S</b>	<b>S</b>
Restaurants			√
Retail business			√
Roadside stands	√	√	√
<u>Sexually oriented business</u>			<b>S</b>
Single-family dwellings	√	√	√
Stable, private (no boarding)	√	√	√
<u>Stable, public or private (boarding)</u>		<b>S</b>	√
State licensed residential facilities for 1- 6	√	√	
<u>State licensed residential facilities for 7-20 residents</u>		<b>S</b>	√
<u>Temporary buildings or trailers</u>	<b>S</b>	<b>S</b>	<b>S</b>
<u>Temporary indoor and outdoor uses</u>			<b>S</b>
Towing operations			√
Two-family dwellings			√
Vehicle repair, sales and wash			√
<u>Veterinary hospital, kennels, animal rescue</u>		<b>S</b>	√
<u>Wireless communication facilities</u>	<b>S</b>	<b>S</b>	<b>S</b>



**TABLE 3 USES: RESIDENTIAL DISTRICT**

<b>Residential District, R</b>	
<b>Permitted Uses</b>	<b>Special Land Uses</b>
Accessory uses	<u>Institutions: Educational, Religious</u>
Bed and Breakfast	<u>Manufactured Housing Park</u>
Cemeteries	<u>Public utilities/service installations</u>
Childcare organizations	<u>Temporary buildings or trailers</u>
Home occupations	<u>Wireless communication facilities</u>
Roadside stands	
Single-family dwellings	
Stable, no boarding	
State licensed residential facilities for 1-6 residents	



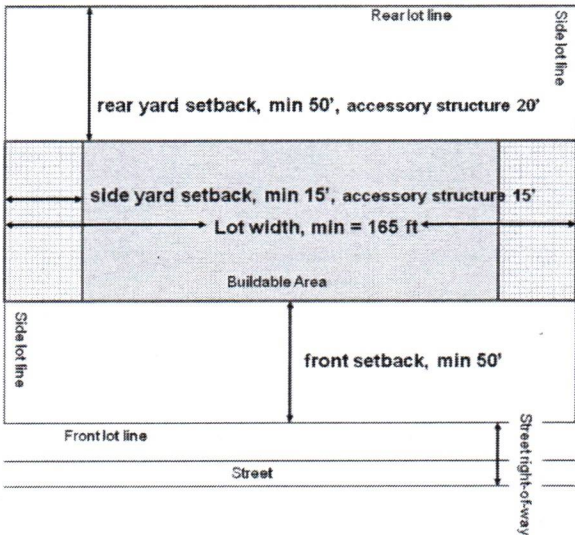
**Minimum lot size = 1 acre**  
**Minimum width = 165 ft**  
**Minimum front yard setback = 30 ft**  
**Minimum side yard setback = 15 ft**  
**Minimum rear yard setback = 30 ft**  
**Minimum corner setback = 20 ft**  
**Minimum first floor = 960 sq ft**  
**Maximum accessory structure = 10% of lot size, not to exceed 3,200 sq. ft.**  
**Maximum number accessory structures = 2**



**TABLE 4 USES: RESIDENTIAL/RECREATION DISTRICT**

<b>Residential/Recreation District, RR</b>	
<b>Permitted Uses</b>	<b>Special Land Uses</b>
Accessory uses	<u>Animal training</u>
Bed and Breakfast	<u>Institutions: Educational, Human Care, Adult Foster Care, Social, Religious</u>
Cemeteries	<u>Manufactured Housing Park</u>
Childcare organizations	<u>Public utilities/service installations</u>
Farming, crops	<u>Recreation, Outdoor (commercial)</u>
Golf course	<u>Resource recovery</u>
Greenhouse	<u>Stable, commercial (with boarding)</u>
Home Occupations	<u>State licensed residential facilities for 7-20 residents</u>
Raising and keeping of small animals and livestock	<u>Temporary buildings or trailers</u>
Recreation, outdoor (private)	<u>Veterinary hospitals/kennels/animal rescue</u>
Roadside stands	<u>Wireless communication facilities</u>
Single-family dwellings	
Stable, private (no boarding)	
State licensed residential facilities for 1-6 residents	



**Minimum lot size = 1 acre**  
**Minimum width = 165 ft**  
**Minimum front yard setback = 50 ft**  
**Minimum side yard setback = 15 ft**  
**Minimum rear yard setback = 50 ft**  
**Minimum corner setback= 20 ft**  
**Minimum first floor = 960 sq ft**  
**Maximum accessory structure = 10% of lot size, not to exceed 3,200 sq. ft.**  
**Maximum number accessory structures =2**



**TABLE 5 USES: COMMERCIAL DISTRICT**

<b>Commercial District, C</b>	
<b>Permitted Uses</b>	<b>Special Land Uses</b>
Accessory uses	<u>Campground/RV Parks</u>
Assembly buildings	<u>Junkyards, salvage yards</u>
Animal training	<u>Manufactured Home Parks</u>
Bar and taverns	<u>Petroleum or flammable liquid production, refining and storage</u>
Bed and breakfasts	<u>Resource Recovery</u>
Business services	<u>Sexually oriented business</u>
Childcare organizations	<u>Temporary buildings or trailers</u>
Drive-through establishments	<u>Temporary indoor and outdoor uses</u>
Dwellings above the first floor	<u>Wireless communication facilities</u>
Equipment Rental and Sales	
Gas/service stations	
Hotel/motel/Conference center	
Institutions: Educational, Human Care, Adult Foster Care, Religious, Social	
Landscape contracting	
Ministorage	
Multiple-family dwelling	
Outdoor assembly	
Personal service facilities	
Public utility/service installations	
Recreation, outdoor and indoor	
Restaurants	
Retail business/Outdoor sales	
Roadside stands	
Stables, public or private (boarding)	
Single family dwelling	



**Commercial District, C****Permitted Uses**

State licensed residential facilities for 7-20 residents

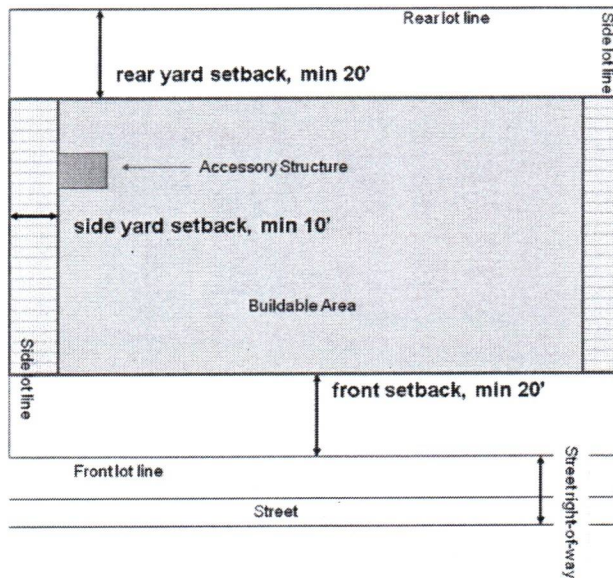
Towing operations

Two-family dwellings

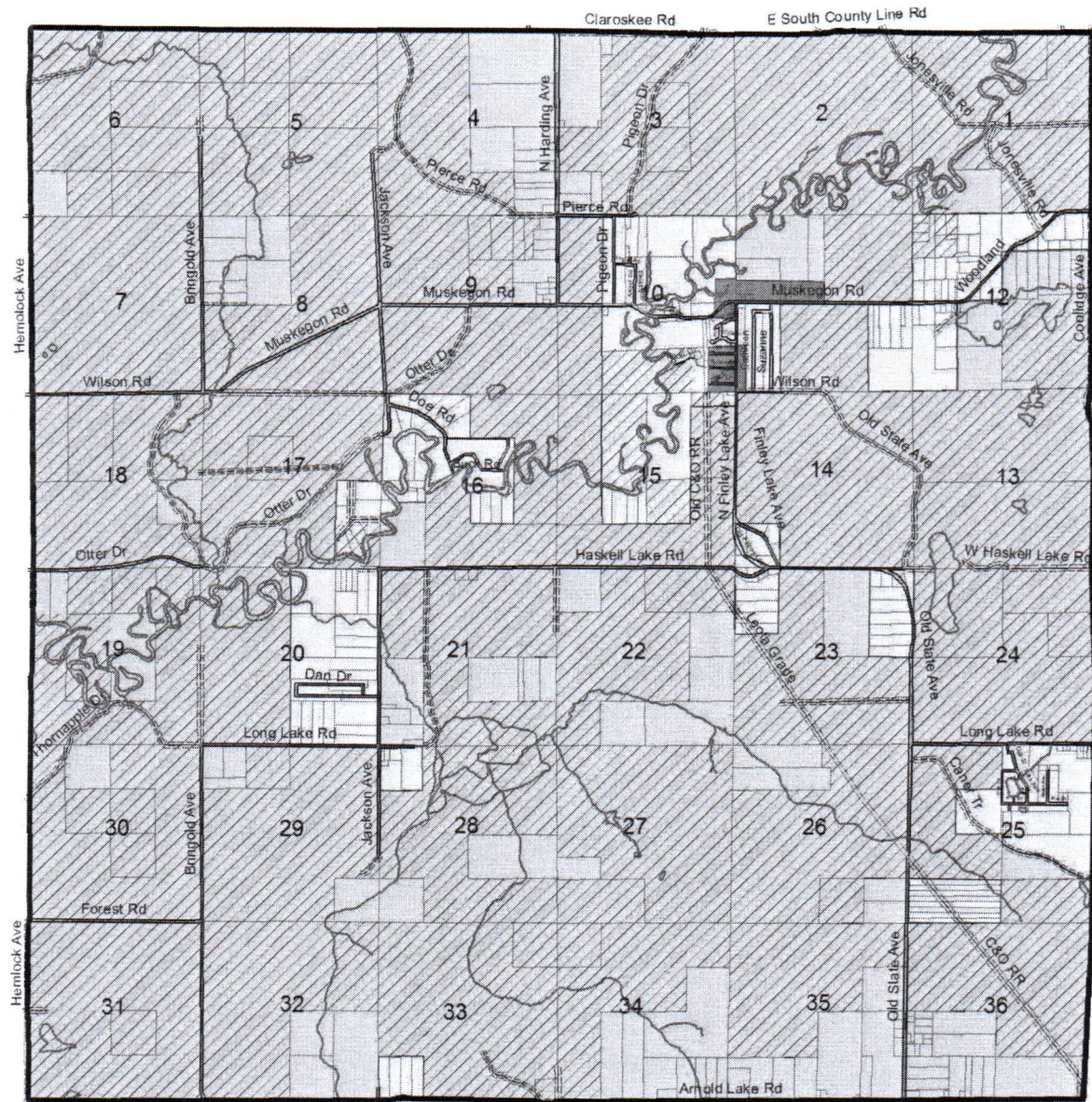
Vehicle sales and repair

Vehicle wash

Veterinary hospitals/kennels/animal rescue

**Special Land Uses****Minimum lot size = none****Minimum front yard setback = 20 ft****Minimum side yard setback = 10 ft****Minimum rear yard setback = 20 ft.****Maximum building height = 2.5 stories or 30 ft whichever is less.****Maximum building lot coverage = 50%.****Accessory structures are not permitted.**





## Summerfield Township Zoning

Map Prepared by:



Last Updated: 7/12/10  
Data Source: Crescent Consulting,  
Summerfield Township

### Legend

Township Boundary	Roads	<b>Zoning</b>	R - Residential
MDNR/USFWS Ownership	Trails	C - Commercial	RR - Rural Residential
Rivers and Lakes	Parcels		

0 0.2 0.4 0.8 1.2 1.6 Miles





**TABLE 6 DIMENSIONS BY DISTRICT**

	<b>R</b>	<b>RR</b>	<b>C</b>
Min lot	1 acre	1 acre	none
Min width	165 ft.	165ft	none
Front yard setback	30 ft.	50ft	20ft
Side yard setback	15 ft.	15ft	10ft 50ft – next to residential
Rear yard setback	30 ft.	50ft	20ft 50ft – next to residential
Corner	20 feet for both front and side yards	20 feet for both front and side yards	20 feet for both front and side yards
Min 1st floor	960 sq ft	960 sq ft	NA
Max Building ht	2.5 stories/30ft	2.5 stories/30ft	2.5 stories/30ft
Min width on any one side	16 ft	16 ft	NA
Lot coverage (all structures)	50%	50%	50%
Lot coverage (accessory structure)	10%, not to exceed 3,200 sq. ft.	10%, not to exceed 3,200 sq. ft.	Not permitted



## Chapter 4 ■ General Regulations

### SECTION 4.1 USE REGULATIONS

- a. **ACCESS TO A STREET.** All parcels created after the effective date of this Ordinance shall have access to a public street or approved private road. In addition, any parcel created after the effective date of this Ordinance, and in a commercial Zoning District, shall have a hard surfaced approach to a public street. If more than two dwellings are accessed by one driveway, a private road must be constructed according to the private road regulations of the Township.
- b. **CORNER CLEARANCE.** No fence, wall, shrubbery, sign or other obstruction to vision above the height of three (3') feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of thirty (30') feet from their point of intersection.
- c. **GARAGE, ESTATE, RUMMAGE, YARD SALES AND FLEA MARKETS.** Not more than three (3) garage or yard sales shall be conducted by a household of the Township during a calendar year. Said garage or yard sale shall not exceed three (3) days of duration. Temporary signs for the sale shall be removed at the end of the sale.
- d. **HOME OCCUPATIONS.** While the Township recognizes that many residents feel the necessity to work at home, the Township also recognizes the rights of all residents to be free from actual or potential nuisance which may be caused by non-residential activities conducted in a residential zone. The intent of this section is to ensure that any home occupation is compatible with other permitted uses in residential districts and to maintain and preserve the residential character of the neighborhood.

The home occupation shall be clearly incidental and subordinate to the principal use of the premises for residential purposes. The exterior appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner which would substantially alter the premises' residential character.

- 1) The home occupation is conducted by the person or persons occupying the premises as their principal residence. Non-resident persons shall not be employed. Such use shall not occupy more than twenty-five percent (25%) of the ground floor area of the dwelling unit.
- 2) The dwelling has no exterior evidence, other than one (1) non-illuminated sign not exceeding four (4) square feet to indicate that the dwelling is being utilized for a non-residential purpose, and such sign is in conformance with the requirements of this ordinance.
- 3) No occupation shall be conducted upon or from the premises, which would constitute a nuisance or annoyance to adjoining residents by reason of noise, dust, glare, heat, smoke, fumes, odor, vibrations or electrical disturbance. There shall be no discharge of polluting materials, fluids or gases into the ground or surface water, soil or atmosphere.



- 4) Vehicular and pedestrian traffic generated by the home occupation shall not exceed that which would normally be expected in a residential neighborhood, and the need for parking shall be met off street.
  - 5) The home occupation shall not be open to the public earlier than 8:00 a.m. nor later than 8:00 p.m.
  - 6) There shall be no display of goods, materials or services in connection with a home occupation, no sale of pre-packaged products produced off premises, and no customer/patron off-street parking shall be permitted within the setback area. All materials must be contained in an enclosed structure.
- e. **PRIOR BUILDING PERMITS.** Any building permit issued prior to the effective date of this Ordinance shall be valid, even though not conforming to the provisions of this Ordinance, provided that construction is commenced within ninety (90) days after the date the permit was issued and that the building is completed according to the plans filed with the permit application within one (1) year of the date of issuance.
- f. **RECREATIONAL VEHICLES (RV)**
- 1) Recreational vehicles may be used as TEMPORARY dwellings in the Rural Residential district if they are placed on property and not kept on the property more than six (6) months each calendar year.
  - 2) A permit/contract with Summerfield Township must be signed and an associated fee paid by the property owner agreeing to remove the RV at the end of the 6 month period. Failure to remove the RV will result in the removal of the RV by the Township with costs assessed to the property owner.
  - 3) No RV may be rented to another party or occupied by another party other than the owner of the land on which the RV is placed.
  - 4) During the period when the RV is placed on the owner's property, it must be hooked to an approved well and septic located on the same property unless other approved disposal facilities are available on site.
  - 5) RVs existing on lots at the time of adoption of this ordinance shall be issued a permit for 6 months from the date of adoption of the ordinance and shall not be considered legal nonconforming structures or preexisting conditions.
- g. **REQUIRED WATER SUPPLY AND SANITARY SEWERAGE FACILITIES.** No structure shall be erected, altered, or moved upon any parcel for regular occupation or use by humans or animals unless it is provided with a safe, sanitary, and potable water supply and with a safe and effective means of collection, treatment, and disposal of human, domestic, commercial, and industrial waste. All such installations and facilities shall conform to all requirements of the Clare County Health Department and applicable State agencies.

## **SECTION 4.2 DWELLING REGULATIONS**

- a. **DWELLING UNIT STANDARDS.** The following standards shall be applied to each dwelling unit constructed or placed in Summerfield Township:
- 1) It complies with the minimum square footage requirements of Chapter 3 for the district in which it is located.



- 2) It has a minimum width across any section of sixteen feet (16') and complies in all respects with the Township building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction, and where the standards of construction are less stringent than those imposed by the Township building code, then the more stringent Township regulations shall apply.
  - 3) It is firmly attached to a permanent foundation, constructed on the site in accordance with the Township building code and co-extensive with the perimeter of the building, which attachment shall also meet all applicable building codes and other state and federal regulations.
  - 4) It does not have exposed wheels, towing mechanism, undercarriage, or chassis.
  - 5) The dwelling complies with all pertinent building and fire codes including, in the case of mobile homes, the standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) regulations entitled "Mobile Home construction and Safety Standards," effective June 15, 1976, as amended.
  - 6) The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in the code of the Township pertaining to these parks.
- b. **TEMPORARY MOBILE HOME.** One (1) Mobile Home may be placed temporarily on a Parcel. The Mobile Home may house only the owner(s) of the parcel and immediate family members during the repair of a Single Family Home. The Temporary Permit shall be valid for up to six (6) months and may be issued by the Zoning Administrator under emergency conditions. The permit may be renewed not more than once for the same period by the Building Inspector.
- c. **STRUCTURES TO BE OF UNIFORM QUALITY.** Any additions, rooms or other areas of a dwelling must be constructed using workmanship and materials similar or higher in quality than the original structure. Such additions, rooms or other areas must be permanently attached to the principal structure and must be supported by a foundation.
- d. **MAINTENANCE.** A dwelling must be properly maintained and protected against deterioration and damage from the elements or the passage of time by prompt and appropriate repairs, surfacing, coating and any other necessary protective measures.
- e. **ONE SINGLE FAMILY DWELLING PER PARCEL.** Unless the structure is part of an approved Planned Unit Development, only one (1) single family detached dwelling will be allowed to be erected on a parcel.
- f. **ACCESSORY BUILDINGS.**
- 1) No portion of an accessory building in any zoning district is to be used as a dwelling.
  - 2) Accessory structures greater than 100 square feet are not permitted on lots without a principal structure.
  - 3) Attached garages shall be considered part of the principal building for the purpose of computing required yards.



- 4) Attached garages may be located in front of, behind or on the side of principal structures and must be located outside of the required yard for principal structures.
- 5) Detached garages may be located behind or on the side of principal structures and may be located within the required side or rear yard but must comply with minimum setbacks for accessory structures. Detached garages may not occupy many part of the required front yard.

g. ACCESSORY USES

Nothing in this Ordinance shall be construed to prohibit the following accessory uses:

- 1) Customary refreshment and service uses and buildings that are incidental to the recreational use of any park or recreational area.
- 2) Gardens, garden ornaments and usual landscape features within required yard space.
- 3) Off-street parking for licensed automobiles, recreational vehicles and other motor vehicles not including trucks over one and one half (1.5) ton rated capacity.
- 4) Home occupations.
- 5) Use of premises as a voting place.
- 6) Storage sheds, playhouses, dog houses, detached garages and shelters for transit or school bus passengers.
- 7) Wind turbines for individual use.
- 8) Swimming pools – See applicable State laws.
- 9) Front yard handicap access facilities in residential districts, with proof of need.
- 10) Outdoor wood hydronic heaters.

### SECTION 4.3 STRUCTURE REGULATIONS

- a. PERMITTED YARD ENCROACHMENTS. The following items shall be considered to be accessory structures, even though they may be attached to a principal building, and may project into required side or rear yards for the principal building. Setbacks for accessory structures, as defined in the DIMENSIONS list of the DISTRICT REGULATIONS chapter, must be adhered to, as well as any requirements listed herein.

- 1) Open porches, paved terraces and patios. NOTE: Enclosed porches are considered to be part of the principal building, subject to all yard, setback and area requirements.
- 2) Structural elements such as cornices, sills, chimneys, gutters, and similar features projecting a maximum of two and one half (2.5') feet.
- 3) Fire escapes, outside stairways, and balconies, if of open construction, projecting a maximum of five (5') feet.
- 4) Signs, subject to provisions of Chapter 6.



- b. **PERMITTED HEIGHT EXCEPTIONS.** The following exceptions shall be permitted to height limitations in the DIMENSIONS lists of the DISTRICT REGULATIONS chapters, subject to an approved site plan. These permitted exceptions shall not be for human occupancy or dwelling.
- 1) Appurtenances to mechanical or structural functions, such as elevator and stairwell penthouses, ventilators, heating or air conditioning equipment, water storage tanks, and safety equipment shall be permitted to a maximum height of fifty-five (55') feet in the Commercial Zoning District.
  - 2) Structures for purely ornamental purposes such as religious spires, belfries, cupolas, domes, ornamental towers, flagpoles and monuments shall not exceed seventy-five (75') feet in height.
  - 3) Wind turbines shall be permitted to a maximum height of one hundred feet (100') in the Rural Residential Zoning District.
- c. **ABANDONED BUILDINGS AND STRUCTURES.** Any building or structure not in continuous use as defined by Permitted, Special Land Use, or nonconforming uses in any district for a period greater than one year shall be considered abandoned and come under the provisions of this Ordinance and other Township codes for buildings and structures. In order to obtain a certificate of occupancy as a use in the future, once one year has passed, the building or structure shall have to meet all the current standards of all applicable Township codes.

#### **SECTION 4.4 NONCONFORMITIES**

- a. **INTENT.** It is the intent of this section to permit the continuation of any lawful use of a building or land existing as of the effective date of this Ordinance. However, it is hereby declared that nonconformance with the provisions of this Ordinance is not in the best interests of the Township and ought to be discontinued as circumstances permit. Any nonconforming building, structure or use shall not be enlarged or expanded and may be changed, repaired, or reconstructed only as prescribed by this Section.
- b. **HISTORIC PROPERTIES.** Any nonconforming property in Summerfield Township which is listed on the State or National Register of Historic Places is specifically excluded from any requirement of this Section which would damage the historic character of the property. When any such property is the subject of any administrative decision, the input of Michigan's State Historic Preservation Officer shall be requested in writing not less than 30 days before any regulatory action may take effect.

Historic buildings and structures built or located in 1930 or before may be enlarged, increased or extended to occupy a greater area of land than was occupied at the effective date of this Ordinance, provided such expansion, enlargement, extension or location is approved by the Planning Commission and further subject to site plan approval in accordance with Chapter 8 - Site Plan Review. In approving or disapproving site plans, the Planning Commission shall consider off-site impacts of the structure on abutting and surrounding uses, especially residences

- c. **LEGALITY OF NONCONFORMITIES.** Nonconformities will be classified as "legal" or "illegal" based on the following guidelines. Regulation of nonconformities will vary based on their legality.



- 1) **ILLEGAL** nonconformities are those that have been developed in conflict with zoning regulations.
- 2) **LEGAL** nonconformities are those that meet each applicable criterion, listed below. Note that temporary signs are not considered legal nonconforming structures.
  - a) The nonconformity existed legally before the effective date of this Ordinance.
  - b) The nonconformity complied with the District Regulations of the previous zoning ordinance, or existed legally through a special use permit or variance.
  - c) **Nonconforming Setback or Lot Size only:** The nonconformity resulted from land acquisition by a government agency, such as for a road right-of-way.
  - d) **Nonconforming Buildings or Structures only:** The building or structure does not extend into a public right-of-way, or over a neighboring property line.
- d. **LOSS OF LEGAL NONCONFORMING STATUS.** If a nonconforming use of land or structure ceases for any reason for a period of one year or more, any reuse of the land or structure must conform to all requirements of this Ordinance.
- e. **EXPANSION OF NONCONFORMITY PROHIBITED.** No structure may be enlarged or structurally altered in such a way as to increase its nonconformity. A reduction of the degree of nonconformance in one respect is not permitted to offset an increase in the degree of nonconformance in another respect. Thus, square footage may not be "traded" from one portion of a building to another. Nor may one nonconforming use be replaced by another unless the degree of nonconformance is reduced in some way. This regulation excludes single family homes in the commercial districts.
- f. **RECONSTRUCTION AND RESTORATION.** Any lawful nonconforming use damaged by fire, explosion or act of God, or by other causes may be restored, rebuilt or repaired provided that the reconstruction or restoration work does not increase the footprint of the existing structure. If the damage includes greater than 40% of the structure, the entire structure must be brought up to the current building code.

All such restoration must be started within a period of one year of the time of such damage and diligently pursued to completion. The Board of Appeals may extend the period of time for restoration of any such building or structure when a bona fide emergency renders it impossible to make the restoration of the building or structure within the required time period. No fee shall be charged for an appeal to the Board of Appeals under the provisions of this section. Any basements, large holes, etc. remaining on the site after removal of the structure shall be filled in and leveled within ninety (90) days of removal of the structure. Residential structures in the commercial district are exempt from these requirements. Residential structures undergoing reconstruction or restoration for purposes of providing handicapped facilities are exempt from these requirements.
- g. **REPAIR.** Nothing in this Ordinance shall prohibit the repair, improvement, or modernizing of a lawful nonconforming building to correct deterioration, obsolescence, depreciation, or wear. No repair may enlarge or structurally alter the structure in such a way as to increase the nonconformity. Residential structures undergoing repair for purposes of providing handicapped facilities are exempt from these requirements.



- h. **CHANGING USES.** If no structural alterations are made, the Board of Appeals may authorize a change from one nonconforming use to another nonconforming use, PROVIDED the proposed use would be more suitable to the zoning district in which it is located, than the nonconforming use which is being replaced. Whenever a nonconforming use has been changed to a more nearly conforming use or to a conforming use, such use shall not revert or be changed back to a nonconforming or less conforming use.
- i. **NONCONFORMING LOTS.** In any district in which single family dwellings are permitted, a single family dwelling and the accessory buildings may be erected on any single legal lot of record at the effective date of adoption or amendment of this Ordinance. Yard dimensions shall conform to the regulations for the district in which the lot is located.



## Chapter 5 ■ Parking

### SECTION 5.1 INTENT

This Section is intended to provide efficient and safe access management and adequate parking area for specific uses as well as promote the efficient use of land. It also seeks to prevent adverse environmental impacts of large paved areas.

### SECTION 5.2 CONSTRUCTION AND DESIGN

Regulations in this section apply to all nonresidential uses in all districts.

- a. **APPLICATION.** All developers of new or revised parking areas shall submit plans to the Township Zoning Administrator showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other features of the parking lot. The site plan for any new or revised parking areas shall be presented for site plan approval to the Planning Commission and drainage approval to the Drain Commissioner.
- b. **STANDARDS.** The design and construction of parking areas shall conform to the following requirements:
  - 1) Parking spaces shall be at a minimum ten (10') feet by twenty (20') feet in size. This does not include access drives and aisles. Designated handicapped spaces must be twelve (12') feet wide by twenty (20') feet long.
  - 2) **HANDICAPPED SPACES** – All parking areas shall meet the requirements of all current Barrier Free Design specifications for Michigan.
  - 3) **LIGHTING.** Any lighting fixtures used to illuminate any off-street parking area shall be so installed as to divert the light away from any adjoining premises and public roads, and no source of light shall spill beyond the lot lines of the property upon which it is located. Off-street parking areas provided for any multiple family housing, business, industrial or institutional use must be provided with sufficient lighting to allow safety for users at any time.
  - 4) **DRAINAGE.** All off-street parking areas shall be drained so as to prevent any increase in drainage to abutting properties and the drainage area shall be constructed of graded aggregate materials which will have a dust-free surface resistant to erosion by wind and water.
  - 5) **DRIVEWAY OPENING.** Each off-street parking driveway opening to a public street must be approved by the agency having jurisdiction over the street following site plan review by the Planning Commission. If the public street is paved, the driveway must be paved for at least the length required for stacking area as defined below. Lanes for entering and exiting traffic shall be clearly marked on the pavement. Each driveway shall intersect a public street at a ninety (90°) degree angle where possible.
  - 6) **CLEAR VISION AREA.** All off-street parking driveways shall have a CLEAR VISION AREA unobstructed by Accessory Structures or plantings, within twenty (20') feet of any



Public Street Right-of-Way, for a sight distance of fifty (50') feet along the near edge of the pavement in either direction.

- 7) **STRIPING.** Except for parallel parking, all parking spaces on paved surfaces shall be clearly marked with STRIPING that shall be maintained.
- 8) **LANDSCAPING.** Off-street parking shall be permitted to occupy required front, side and rear yards after approval of the parking plan layout, provided that there shall be maintained a minimum landscaped setback of ten (10') feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line.
- 9) **SCREENED.** Off-street parking areas shall be effectively SCREENED on any side that abuts a residential use or institutional use, by a screening of evergreen hedge or other natural landscaping. If the owners of adjacent residential properties request, in writing, this screening shall be done by a solid uniformly painted fence or wall not less than four (4') or more than six (6') feet in height and maintained in good condition.
- 10) **SURFACE.** In cases where the Planning Commission determines that the level of traffic using a parking area or the nature of traffic in the parking area requires a hard surface for safe and efficient operation, the parking area shall be paved surface with an asphalt, concrete, or similar durable and dustless surface, and shall be graded and drained to dispose of all surface water.
  - a) **GRAVEL.** Gravel surfaces are permitted for all uses in the agricultural and residential districts. This surface must be of a material that provides a durable, smooth and dustless parking lot which is graded to properly drain and dispose of storm water.
  - b) **PAVED (HARD SURFACED).** Paved surfaces are required in all business and manufacturing districts. Pavement must consist of at least six inches (6") of reinforced concrete or two inches (2") of bituminous surface laid over six inches (6") of compacted crushed stone. Hard surface must be in place within one year of occupancy.
  - c. **SHARED ACCESS.** The Planning Commission must require shared access between and among uses where feasible. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway agreement must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an agreement to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Refusal to design a site with provisions for joint access or refusal to participate in a joint access agreement is justification for site plan denial by the Planning Commission.
  - d. **DRIVEWAY CLOSURE.** Nonconforming driveways, per this Ordinance, shall be made to be less nonconforming at the time a site is redeveloped. Lessening the degree of driveway nonconformance may include the Planning Commission requiring closing a driveway or



combining driveways or access points at the time of site plan review in instances where there is redevelopment or a change in use.

- e. **BONUS FOR COMBINED PARKING:** In case of a situation where there is more than one use in a single structure the following off-street parking regulations may apply:
  - 1) For two (2) uses per structure, eighty (80%) percent of the otherwise combined required parking.
  - 2) For three (3) uses, seventy-five (75%) percent.
  - 3) For four (4) uses, seventy (70%) percent.
  - 4) For five (5) or more, (65%) percent.
  - 5) In no case shall less than sixty-five (65%) percent be allowed.
- f. **EMPLOYEE PARKING:** Employee parking shall consist of one (1) parking space for every one (1) employee on the largest shift. Handicapped parking shall be required.

### **SECTION 5.3 RESIDENTIAL DISTRICTS**

- a. **APARTMENTS.** Apartments require two (2) spaces per dwelling unit. Parking areas must be on an approved surface of asphalt, concrete or gravel.
- b. **OTHER USES.** For all institutional, public, or essential services in a residential district, the required parking area shall be provided on the same lot with the buildings or on a lot immediately adjacent, under the same ownership and shall be paved.
- c. **REPAIR WORK.** No commercial repair work, commercial servicing, or selling of any kind except for periodic garage or yard sales shall be conducted on parking areas in residential districts, and no sign of any kind other than those indicating entrances, exits, and conditions of use shall be erected thereon.

### **SECTION 5.4 NUMBER OF PARKING SPACES REQUIRED**

Parking or storage of motor vehicles shall be provided for in all districts in connection with all industrial, commercial, business, trade, institutional, recreational, or dwelling uses and similar uses. If a use is not specifically listed, the parking requirements of a similar or related use shall apply as determined by the Zoning Administrator. Handicapped parking shall be provided.

- a. **FLOOR AREA.** In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the total floor area, except that such floor area need not include any area used for incidental service, storage installations of mechanical equipment, penthouses, housing ventilators and heating systems, and similar uses.
- b. **SINGLE USES.** In cases where there is a single specified use, the following regulations shall apply:



**TABLE 7 PARKING SPACES BY USE**

Use	Parking Spaces
<b>Barber and beauty shops.</b>	Two (2) parking spaces for each chair or booth.
<b>Commercial recreation (outdoor).</b>	Twenty-five (25%) percent of lot area, but in no case less than ten (10) parking spaces.
<b>Commercial recreational (indoor).</b>	One (1) parking space for each one hundred (100) square feet of building floor space.
<b>Gasoline service stations.</b>	One (1) parking space for each employee on the largest shift, plus one for each service bay.
<b>Motels, hotels, motor courts, tourists or lodging homes, trailer courts, and clubs</b>	One parking space for each sleeping room. If, in addition to sleeping rooms, patrons are provided with assembly halls, bars, restaurants, retail shops or other businesses, additional off-street parking spaces shall be required for the other uses in accordance with the regulations of this section for those uses. Parking reductions may apply.
<b>Places of public assembly.</b>	One (1) parking space for each three (3) seats or where those in attendance occupy benches, pews, or other similar seating facilities; each eighteen (18) inches of such seating facilities shall be counted as one (1) seat.
<b>Private clubs and lodges.</b>	One (1) for each three (3) active members and one (1) for each employee normally engaged in and about the premises, with a minimum of one (1) for each one hundred (100) square feet of floor space.
<b>Restaurants, taverns, bars, cocktail lounges, and similar eating establishments.</b>	One (1) parking space for each four (4) seats provided for patron use.
<b>Retail sales and personal services self-serve food market or supermarket.</b>	Parking area equivalent to one (1) space per one hundred fifty (150) square feet of the public floor area. In addition, for uses over 100,000 square feet of retail use, a maximum of 1 space per 150 square feet shall be permitted.
<b>Vehicle sales.</b>	One parking space per each five hundred (500') square feet of sales floor area.
<b>Vehicle service garages.</b>	One parking space for each five hundred (500') square feet of building floor area.



## Chapter 6 ■ Signs

### SECTION 6.1 SCOPE

These standards are adopted to:

- a. Enhance pedestrian and traffic safety, minimize driver distraction.
- b. Preserve public health, safety, and welfare.
- c. Avoid excessive signage.
- d. Protect and enhance the scenic views and natural landscapes.
- e. Protect and enhance economic viability by assuring aesthetic appeal for visitors and residents.
- f. Promote the use of aesthetically pleasing sign materials, colors and landscaping.
- g. Enhance the effectiveness of necessary directional and warning signs.
- h. Preserve property values.
- i. Provide for the effectiveness of permitted signs.

### SECTION 6.2 PERMIT PROCEDURE

Prior to construction or establishment of any sign, except as otherwise specifically noted in this Ordinance, a permit shall be obtained from the Township Zoning Administrator. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of 6 months after the date of the permit:

- a. **ACTIONS EXEMPT FROM PERMITTING.** The following operations shall not be considered as creating a sign and therefore shall not require a sign permit.
  - 1) **REPLACING COPY.** The changing of the advertising copy of an approved painted or printed sign or on a theater marquee and similar approved signs which are specifically designed for the use of replaceable copy.
  - 2) **MAINTENANCE.** Painting, repainting, cleaning, light bulb replacement, and other normal maintenance and repair of a sign or a sign structure unless a structural change is made.
- b. **APPLICATIONS.** Application for a permit to construct or locate a permanent sign shall be obtained from the Township Zoning Administrator. Review of applications can be done through the site plan review process in instances where a site plan is required. The application shall include the following information:
  - 1) Name, address, telephone number of the landowner, developer, or petitioner.
  - 2) A map of the property at a scale of 1"=25' showing the location and type of existing structures on the site, property boundaries, location and type of structures or adjacent properties, road rights-of-way, entrances and exits onto the subject property and exact location of the proposed sign(s) with setback from all structures and property lines. The



drawings submitted for sign permits must comply with all pertinent aspects of the approved site plan in instances where a site plan is required.

- 3) An elevation drawing of the proposed sign(s) depicting its design, lettering, method of illumination and other relevant information. The dimensions of the height and length, and width of the sign(s) and height between ground elevation and the bottom of the sign, shall be noted.
  - 4) In the case of a wall sign, an elevation of the wall of the building on which the sign is to be placed, including a depiction of the wall sign at scale, shall be shown. The dimension of the building wall and the sign shall be depicted.
  - 5) The proposed dates of construction and completion of the sign.
  - 6) Structural information necessary to comply with all current building codes.
  - 7) In the case of a portable sign, the length of time the proposed sign will be on the site.
  - 8) A fee shall be paid to the Township for each sign permit. A schedule of fees shall be established and amended from time to time by the Township Board.
- c. **DURATION OF PERMIT FOR PORTABLE SIGNS.** Each portable sign shall require a permit if it is to be posted more than 3 days. Portable or temporary signs are permitted 4 times each year per parcel for a maximum of 30 days each time the sign is displayed. This time period may run consecutively.

## SECTION 6.3 SIGNS PERMITTED

**TABLE 8 SIGNS PERMITTED**

District	Type	# per Parcel	Maximum square footage per sign	Placement	Height
Residential districts	•Non dwelling use sign	1	24 sq. ft.	<i>Within required yard</i>	5 ft.
	•Small sign	1	6 sq. ft.	<i>Within required yard</i>	5 ft.
	•Wall sign	1	12 sq. ft.	Any wall	Height of wall
	•Portable	1	32 sq. ft.	Within required yard	5 ft.
Commercial	•Wall	Total wall signage may not exceed 64 sq. ft.		Anywhere on bldg.	Height of wall
	•Monument/freestanding	1	64 sq. ft.	Within required yard	12 ft.
	•Marquee	1	32 sq. ft.	On structure	Highest eave
	•Portable	1	32 sq. ft.	Within required yard	8 ft.



## NOTES TO TABLE

- 1) In the case of through lots and corner lots, excluding through lots on a corner, (a lot or lots held under one ownership fronting on two streets), on a street, one sign may be allowed per access.
- 2) Only one (1) monument sign shall be permitted on each lot, except that a business center shall be permitted one (1) monument sign for each major street frontage. A business center shall be allowed one (1) sign not exceeding one (1) foot by four (4) feet for each business within the business center. The entire sign shall not exceed twenty-five (25) feet in height. If more than five (5) businesses are located in one center, additional monument signs will be allowed using the same one (1) foot by four (4') foot signs. One (1) wall is allowed per individual business of sixty-four (64) square feet in a strip mall or mini mall.
- 3) Each business occupancy other than the ground floor shall be entitled to one (1) additional sign of the wall or flat type on the structure or incorporated within a permitted projecting sign. These wall signs shall not be larger than two-thirds (66%) of the permitted wall sign for the first floor business.
- 4) One (1) sign not exceeding four (4) square feet may be permitted per additional building entrance, exit or service window.
- 5) Parcels with greater than four hundred (400) lineal feet of frontage may be granted additional signage at the site plan review phase.
- 6) In the Rural residential districts, only nondwelling use signs may be illuminated provided that the light is not visible from any street or adjoining property.

**SECTION 6.4 SIGNS EXEMPT FROM PERMIT REQUIREMENTS**

The following exempt Signs are allowed in all zoning districts within the Township. All exempt signs shall comply with setback provisions for the Zoning District in which they are located.

- a. Historical or Memorial Signs or tablets, not to exceed eight (8) square feet in area, containing the name of the building and date of erection, when cut into any masonry surface or constructed of bronze or other incombustible material and affixed to the exterior wall of the building.
- b. Signs painted on or permanently attached to legally licensed vehicles that are used upon the highways for transporting persons, goods or equipment.
- c. Traffic or other municipal Signs including, but not limited to, the following, legal notices, historic site designations, municipal facility directional Signs, street or traffic Signs, railroad crossing Signs, danger and other emergency Signs as may be approved by the Township Board or any Federal, State or County agency having jurisdiction over the matter of the Sign. Such Signs may be located in any zoning district. However, all Signs on governmental property on which a municipal building is located shall meet the commercial zoning district requirements state herein at the discretion of the Zoning Enforcement Officer.
- d. Community special event Signs approved by the Township Board.
- e. One Sign advertising parcels of land or building for rent, lease or sale, when located on land or building intended to be rented leased or sold, not exceeding six (6) square feet in area,



four (4) feet in height in residential districts and twenty-four (24) square feet in area, six (6) feet in height in the commercial district.

- f. Signs of a decorative nature, not used for any commercial purpose and commonly associated with any national, local or religious holiday; provided that such Signs shall be displayed for a period of not more than sixty (60) consecutive days, nor more than sixty (60) days in any one year.
- g. Political campaign Signs, not to exceed one sign per candidate or issue, and not to exceed six (6) square feet of area per Sign, shall be permitted on all occupied lots, regardless of zoning. Political campaign Signs may not be displayed more than ten (10) days after an election for which they are related. Attorney General Opinion on Political Campaign Signs
- h. Garage sale signs not exceeding five (5) square feet in area and not displayed in excess of three (3) days.
- i. One Sign identifying on site construction activity, during the time of construction, not exceeding twenty four (24) square feet in area. Such Signs shall not exceed eight (8') feet in height.
- j. Help wanted Signs not exceeding six (6) square feet in area and four (4') feet in height may be displayed on private property for a period of up to four (4) weeks at a time and not more than four (4) times within each calendar year.
- k. Painting, re-painting, cleaning, maintenance, repair, and change of Sign message or graphics shall not be considered erection or alteration of a Sign which requires issuance of a Permit, provided that no structural alterations or additions to the display area are made.
- l. Private traffic control on private property such as directional Signs. Such Signs may not exceed one and one half (1½) square feet or three (3') feet in height.

## SECTION 6.5 PROHIBITED SIGNS

Signs are prohibited that:

- a. Are of a size, location, movement, content, coloring, or manner of illumination that may be confused with or construed as a traffic control device or emergency vehicle.
- b. Obstruct a motorist's view of any traffic signs, street sign, or traffic signal.
- c. Are not properly anchored or secured to a building or the ground.

## SECTION 6.6 ILLUMINATION

There shall be no flashing, oscillating, or intermittent illumination of any sign located in the line of vision of a traffic control device or interfering with safe vision along any roadway, especially at intersections. All illuminated signs shall be designed and located to prevent the light from being cast upon adjoining residences and shall be located at least one hundred fifty (150') feet from any residential use. The illumination of any sign shall not be detrimental or annoying to surrounding property nor constitute a safety hazard, as determined by the Zoning Administrator.

In the Agricultural, Single and Multi-Family districts, only nondwelling use signs may be illuminated.



## SECTION 6.7 CONSTRUCTION AND MAINTENANCE

The construction of any sign shall be such that it will withstand all wind and vibration forces that can be normally expected to occur in the vicinity. All signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements. No sign permit shall be issued until the Building and Zoning inspectors are satisfied the sign to be constructed complies with the provisions of this Ordinance and will be constructed in a safe, sturdy and durable manner with proper bracing, anchorage and foundation. A sign shall not be erected or installed until a permit is first obtained from the Township Zoning Administrator and from the Township Building Inspector.

## SECTION 6.8 VIOLATIONS AND REMOVAL

- a. Any sign erected, altered, or converted subsequent to the passage of this Chapter and in violation of any of the provisions thereof is hereby declared to be a nuisance per se.
- b. Upon discovery of a violation of this Chapter the Zoning Administrator shall provide written notice to the person in possession of the premises upon which the sign is erected as is reasonably available and to the owner of the premises upon which the sign is erected as shown by the records of the Township Assessor. Such notice shall state the defects found upon inspection of the sign and order the sign to be brought into compliance with this Chapter or removed.
- c. The Zoning Administrator or his representative shall also post a copy of such notice upon the violating sign or upon the premises upon which the sign is erected. Such notice shall be sufficiently weatherproof to withstand normal exposure to the elements and shall be readily visible from the nearest public thoroughfare.
- d. If the violating sign has not been removed or brought into compliance with this Article within thirty (30) days from the issuance of the order specified in B. above, the Zoning Administrator or his deputies shall provide notice to the person in possession of the premises upon which the violating sign is erected and to the owner of premises upon which the sign is erected. The owner may request an interpretation of the Ordinance or an administrative decision at the Zoning Board of Appeals. Notice shall be provided in the same manner as in B. and C. above.
- e. If the Zoning Board of Appeals determines that the sign involved is in violation of this Article they shall order the action necessary to bring the sign into compliance. Based upon competent evidence and testimony, the Board of Appeals shall also establish a reasonable time by which the requirements of the order shall commence and shall be completed.
- f. If the decision and order provided for in E. above are not complied with in the specified time, the Zoning Administrator may cause the violating sign to be removed and destroyed. The cost of removal, destruction, and disposal of the sign may be charged against the premises.
- g. Nothing in this Section shall prevent the Zoning Administrator or Township Building Inspector from ordering the complete removal of any sign presenting an immediate threat to the safety of the public.

## SECTION 6.9 ABANDONED SIGNS

A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business is no longer conducted on the premises. If the owner or lessee fails to remove it within 30 days of the termination of business, the Zoning Enforcement Officer, or a



duly authorized representative, may remove the sign at cost to the property owner. When a successor to a defunct business agrees to maintain the signs as provided in this code, this removal requirement shall not apply.



## Chapter 7 ■ Special Use Permits

### SECTION 7.1 INTENT, PURPOSE AND PROCESS

- a. **INTENT/PROCESS.** Regulation of Special Uses may include up to three separate steps. First is the possibility of a rezoning being required to accommodate the special use. Second is the review of the Site Plan for the proposed use. Third is the decision of whether a Special Use Permit will be granted.



- 1) **STANDARDS.** During the Special Use Permit process, various considerations will be explored before approval of the Site Plan or the Special Use Permit. Some of these are defined in this Chapter as additional site plan review standards for various Special Uses. These standards are intended to reduce the impact of a Special Use on surrounding properties. They are minimum requirements that must always be met.
- 2) **CONDITIONS.** The Planning Commission may attach additional conditions to the approval of the Site Plan or the Special Use Permit. These conditions must be based on requirements or concerns defined by this Ordinance.
- 3) **PERMANENCE.** Note that once a Special Use Permit has been granted, it may only be revoked if the conditions mentioned above, or other requirements of this Ordinance, have been violated. Otherwise, the Special Use Permit "runs with the land" and is one of the rights that transfers when the parcel is rented or sold. Therefore, this Ordinance does not provide for placement of any time limit on a Special Use Permit, except that the Special Use Permit may expire or be revoked.

### SECTION 7.2 HOW A SPECIAL USE PERMIT IS REVIEWED

- a. **SUBMISSION OF APPLICATION.** The application package is to be submitted to the Township Zoning Administrator.
- 1) **CONTENTS.** The application package consists of a Special Use Permit Application form completed in full by the applicant, accompanied by a fee as established by the Township Board.
  - 2) **APPLICATION DEADLINE.** The complete application package must be submitted to the Zoning Administrator at least thirty (30) days before the Planning Commission meeting at which it will be considered.
- b. **CONSIDERATION OF REZONING AND SPECIAL USE PERMIT.** In the event that allowance of a desired use requires both a rezoning (change in Zoning District designation for the parcel) and a Special Use Permit, both requests may be submitted jointly and considered at a single meeting of the Planning Commission, subject to the following requirements.



- 1) SEPARATE. The rezoning shall be considered separately and prior to the Special Use Permit.
  - 2) PROCEDURES. The Ordinance procedures for each decision shall be followed as specified. Any Special Use Permit approval must be conditioned upon adoption of the rezoning by the Township Board, after submission to the Township Planning Commission.
  - 3) STANDARDS. All standards required by this Ordinance shall be observed for each action.
  - 4) PUBLIC HEARINGS. The public shall be given the opportunity for input on both the rezoning and Special Use decisions. Thus, two (2) separate public hearings shall be held at the same meeting.
- c. PLANNING COMMISSION REVIEW AND HEARING. The Special Use Permit application package shall be the subject of both a Site Plan Review and a public hearing conducted by the Planning Commission. If the applicant wishes to have the Site Plan Review and Special Use Permit considered at a single Planning Commission meeting, the following process occurs:
- 1) PUBLIC HEARING ON SPECIAL USE. The Planning Commission shall hold a public hearing on the application as part of the meeting in which the Special Use Permit is considered.
    - a) NOTICE. A notice of public hearing shall be mailed to all parties specified in the Administration chapter and published in a newspaper of general circulation in the Township not less than fifteen (15) days before the date of such hearing.
    - b) DELAY AT APPLICANT'S REQUEST. If a site plan for a Special Use has been denied, the applicant may ask that the Special Use Permit, including the public hearing, be postponed. However, postponing the hearing prior to the hearing taking place, requires an additional notification of neighboring property owners and newspaper publication of another notice. Therefore, the applicant will be required to pay an additional application fee to offset the Commission's added cost.
  - 2) SITE PLAN REVIEW. The Planning Commission shall conduct a Site Plan Review for the proposed use, using the procedure and standards presented in the Site Plan chapter and any specific standards identified for the Special Use by this Chapter. The Planning Commission may approve the site plan as presented, approve it with conditions, deny it, or table approval of it to a specific meeting date.
    - a) PUBLIC INPUT. The Site Plan Review may be completed before public input is heard on the question of granting the Special Use Permit. This is because the Site Plan Review process is intended to be an objective review of factual information to determine whether precise standards have been met. However, the Planning Commission may choose to accept public comments or questions relating only to design considerations of the site plan.
    - b) IF THE SITE PLAN IS DENIED. In the event the site plan is denied, consideration of the Special Use Permit shall still occur, including the public hearing. The Special Use Permit may still be approved with the condition that site plan approval must be obtained before the Special Use Permit is valid.



- 3) **CONSIDERATION OF SPECIAL USE PERMIT.** Following the close of the public hearing, consideration of the Special Use permit shall take place.
- a) **OPEN MEETING.** Note that the Open Meetings Act requires this vote to take place in an open public meeting.
  - b) **PROMPT DECISION.** In the interest of fairness and a timely response for all concerned parties, the Planning Commission shall render their decision on the Special Use Permit during the same meeting in which the public hearing is held, unless further information must be obtained before a decision can be made. In such cases, action upon the Special Use Permit may be tabled to a public meeting of the Planning Commission to be held on a specific date which is identified in the motion to table.
- d. **REAPPLICATION.** An application for a Special Use Permit that has been denied may not be resubmitted until one (1) year after the date of denial has passed.
- e. **TERMS OF PERMIT.** A Special Use Permit consists of a permit that specifies the Special Use which is to be allowed and any conditions which were attached by the Planning Commission. If a use established under a Special Use Permit is discontinued for a period of one (1) year, the Special Use Permit shall expire. To reestablish the use after such expiration will require granting a new Special Use Permit, starting with a new application.
- f. **REVOCATION.** The privilege of a Special Use Permit is subject to all the conditions that have been attached to it during the process described above. Except as noted in item e – Terms of Permit, the permit remains valid as long as all of those conditions are met and is transferable from owner to owner or “runs with the land.” However, the Planning Commission shall revoke any Special Use Permit after it has been proven that the permit conditions have been violated.
- 1) **FIRST NOTICE.** The Zoning Administrator shall send written notice of a violation to the holder of the permit by certified mail. The notice shall state that correction must be made within thirty (30) days or the Planning Commission will revoke the Special Use Permit and order the use to cease.
  - 2) **CONSIDERED NONCONFORMING.** From the time the Zoning Administrator's notice of violation is issued, until compliance with all Special Use Permit conditions is restored, the use in question shall be treated as an unacceptable Nonconforming Use.
  - 3) **PLANNING COMMISSION ACTION.** The Zoning Administrator shall notify the Planning Commission of the violation of conditions of the Special Use Permit at the next regular Planning Commission meeting, and revocation of the Special Use Permit shall be considered then. The Planning Commission's meeting will usually take place before the thirty (30) day period for the first notice has expired. In that case, the resolution to revoke the Special Use Permit should be worded so that it takes effect only if compliance with all requirements is not restored. It shall also include authorization for the Zoning Administrator to order the permit holder to cease the permitted use if the violations are not corrected by the end of the first notice period.
  - 4) **SECOND NOTICE AND ORDER.** After expiration of the thirty (30) day period, the Zoning Administrator shall notify the permit holder by certified mail that the Special Use Permit has been revoked, and the use for which the permit was granted must cease within sixty (60) days from the date of this second notice.



- 5) **ENFORCEMENT OF ORDER.** Failure to comply with the order to cease an activity for which a Special Use Permit has been revoked is a violation of this Ordinance, subject to all penalties thereof.
- g. **STANDARDS TO CONSIDER WHEN REVIEWING A SPECIAL USE PERMIT.**
- 1) **STANDARDS ATTACHED TO SITE PLAN REVIEW.** Before approving or denying a Special Use Permit Application, the Planning Commission reviews the site plan for said use, to establish that all applicable standards are satisfied. The Site Plan review shall determine compliance with the applicable District Regulations, the Site Plan Review Standards and any applicable standards from this Chapter.
  - 2) **ADDITIONAL CONDITIONS.** The Planning Commission may stipulate any additional conditions or safeguards deemed necessary to achieve the objectives of this Ordinance. These conditions may include but are not limited to changing the parking, lighting or building configuration to promote compatibility on the site. These may be defined during the Site Plan Review process or during consideration of whether to grant the Special Use Permit. All conditions attached to the approval of the site plan are also conditions of the Special Use Permit. These conditions, and the reasoning behind them, must be documented in the Planning Commission's minutes, written on the site plan itself, communicated to the applicant in writing, and based directly on the intent of this ordinance. The permit will not take effect until the conditions of approval are accepted by the applicant, signified by the signatures on the site plan itself, of both the applicant and the Planning Commission chairman.
  - 3) **ENFORCEMENT OF CONDITIONS.** The breach of any condition shall be cause for the Planning Commission to revoke a Special Use Permit.

### **SECTION 7.3 CAMPGROUND, RECREATIONAL VEHICLE PARK**

- a. **RESIDENT MANAGER.** Each RV Park or campground shall be directly supervised by a resident manager who may share such duties with other members of his or her family. Management shall be accessible to park tenants at all times (24 hours) when park spaces are rented.
- b. **REGULATORY COMPLIANCE REQUIRED.** RV parks or campgrounds must maintain compliance with all regulations of the County Health Department and the Michigan Department of Natural Resources and Environment which apply to such enterprises. Failure to comply with any such regulation shall constitute a violation of this Ordinance.
- c. **GREENBELT, FENCE AND SETBACK.** There shall be a greenbelt planting strip not less than fifteen (15) feet wide around the entire site. Said greenbelt shall contain at least one (1) straight or staggered row of deciduous or evergreen trees, spaced not more than twenty (20) feet apart and at least two (2) rows of deciduous or evergreen shrubs which will grow to an ultimate height of at least six (6) feet planted not more than six (6) feet apart. All individual campsites are to be setback at least seventy five (75) feet from any street right of way or neighboring property line.
- d. **PERSONAL CARE FACILITIES.** Each RV Park or campground shall include men's and women's restroom and bathing facilities in all-weather, heated structures. These facilities shall include adequate water outlets, wash basins, toilets, showers and waste containers. These facilities shall be provided uniformly throughout the park at a ratio not less than one



(1) toilet and sink for each eight (8) camping or RV sites. These facilities shall be kept in good working order and each structure shall be cleaned thoroughly daily.

- e. **INDIVIDUAL CAMPSITE REQUIREMENTS.** Each RV parking site or campsite shall be a minimum of twelve hundred (1200) square feet in area and shall include the following amenities; fixed facilities for cooking using charcoal or wood as fuel with a fire that is not placed directly upon the ground, unless in a specified metal fire ring in a specified location. Metal trash container with a lid and volume of at least two (2) cubic feet which shall be emptied daily by park personnel to the solid waste facility and a gravel or hard surfaced parking area of at least two hundred (200) square feet.

#### **SECTION 7.4 INSTITUTIONS: RELIGIOUS, EDUCATIONAL, SOCIAL, HUMAN CARE, AND STATE LICENSED RESIDENTIAL FACILITIES FOR 7-20 PEOPLE**

- a. **DIRECT INGRESS AND EGRESS** shall be from a paved road unless determined to be unnecessary by the Planning Commission.
- b. **SETBACK.** The buildings on the site shall be set back from abutting properties zoned and used for residential use not less than fifty (50) feet.
- c. **HEIGHT EXCEPTION.** Buildings of greater than the maximum height allowed in the zoning district that a religious institution is located in may be allowed, provided that front, side and rear yards are increased above the minimum requirements by one (1) foot of building that exceeds the maximum height allowed.

#### **SECTION 7.5 JUNK/SALVAGE YARDS; RESOURCE RECOVERY FACILITIES; PETROLEUM OR FLAMMABLE LIQUID PRODUCTION, REFINING AND STORAGE**

- a. **PLANS** shall be submitted to the Planning Commission and shall include the following, in addition to items required on the site plan checklist:
  - 1) A detailed description and statement of appurtenances and procedures intended to handle heavy or bulky items, store refuse beyond the end of the working day, and control dust, odors, and fire as they comply with state and federal regulations.
  - 2) The method of final reduction, such as compacting, grinding, shredding, compression, or tamping equipment.
  - 3) Daily clean-up procedures.
  - 4) Other details necessary as required by the Planning Commission.
- b. **GENERAL.** All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of this subsection are less than those in applicable state statutes, the state requirements shall prevail. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property and individual, or to the community in general.
- c. **SITE LOCATION.** The site must be located on major arterial roads and not on residential-or collector roads. Roadways on the property shall be paved all-weather roads and shall maintain a condition to prevent a dust nuisance. A facility shall not be located less than five hundred (500') feet from the nearest residential zone and must be screened by a fence of



not less than eight (8') feet in height and not less than ninety (90%) percent solid. It must also be screened by fences from streets, roads, or highways open to public vehicle travel

- d. DUST AND ODOR resulting from unloading and operation of the facility shall be reasonably controlled at all times. Operation of the facility shall be carried on in a manner to prevent noise and vibration or a nuisance to an adjoining property.
- e. NO HAZARDOUS OR TOXIC WASTE. No hazardous or toxic wastes, as defined by the Department of Natural Resources and the Environment, may be deposited or stored by any use in this group.
- f. MAINTENANCE. Adequate provisions shall be made for routine operational maintenance of the facility and all appurtenances
- g. JUNK/SALVAGE YARDS/RESOURCE RECOVERY
  - 1) TREE BUFFERS. Buffers of tree cover shall be provided on the periphery of the property. The buffer shall be no less than fifty (50) feet in width, and may be natural vegetation or planted evergreens if the existing cover is destroyed.
  - 2) YARD SIZE. The junk/ salvage yard site shall not be less than five (5) acres in size.
  - 3) OPEN BURNING shall not be carried on in a junk/salvage area facility.
  - 4) OPERATIONS. Necessary operations of the junk/salvage yard shall be carried out promptly in a systematic manner so that conditions are unfavorable for harborage and production of insects and rodents.
  - 5) FENCING. Storage of junk should be screened by a solid fence or wall at least eight (8) feet in height. Such fence or wall shall be of sound construction, painted, or otherwise finished neatly and inconspicuously. All activities shall be confined within the fenced-in area. There shall be no stacking of material above the height of the fence or wall, except that moveable equipment used on the site may exceed the wall or fence height. No equipment, material, signs, or lighting shall be used or stored outside the fenced-in area. Aesthetic and structural qualities of fencing shall be regulated by the Planning Commission at the time of site plan review.

## **SECTION 7.6 MANUFACTURED HOME PARK**

### **a. PERMITTED USES:**

- 1) Manufactured home parks, subject to the requirements established and regulated by the Mobile Home Commission rules, and the provisions of this section.
- 2) Clubhouse, swimming pool, playgrounds, common areas and recreation facilities for the use of mobile home park residents.
- 3) Accessory uses or structures such as manufactured home park business office, laundry facilities, and home occupations otherwise permitted in residential districts under this article.
- 4) Public Service Installations



## b. INTERNAL ROADS.

- 1) Internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement. The easement shall be recorded before an internal road is approved by the department. Sole access by an alley is prohibited.
- 2) Dead end internal roads shall terminate with a turning radius of fifty (50) feet. Parking shall not be permitted within the turning area, which shall be posted within the turning area.
- 3) A safe-sight distance of two hundred fifty (250) feet shall be provided at intersections.
- 4) Offsets at intersections, or intersections of more than two (2) internal roads are prohibited.
- 5) Internal roads shall have driving surfaces with widths not less than the following:
  - a) No parking, twenty-one (21) feet.
  - b) Parallel parking, one (1) side, thirty-one (31) feet.
  - c) Parallel parking, two (2) sides, forty-one (41) feet.
- 6) All entrances to new communities or new entrances to expanded communities shall be a minimum of thirty-three (33) feet in width. The entrance shall consist of an ingress lane and a left and right egress turning lane at the point of intersection between a public road and the community's internal road and shall be constructed as follows:
  - a) All turning lanes shall be a minimum of eleven (11) feet in width and sixty (60) feet in depth measured from the edge of the pavement of the public road into the community.
  - b) The turning lane system shall be tapered into the community internal road system commencing at a minimum depth of sixty (60) feet.
  - c) The ingress and right egress turning lanes of the ingress and egress road shall connect to the public road and shall have a radius determined by the local public road authority. The intersection of the public road and ingress and egress road shall not have squared corners.
  - d) Alternative designs that provide for adequate ingress and egress shall be approved by the Department of Labor and Economic Growth, Manufactured Housing Commission, DLEG.
- 7) An internal road shall be constructed of concrete, bituminous asphalt, or, where permitted by local regulations, compacted road gravel in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO), which is available from the American Association of State Highway & Transportation Officials, 444 North Capitol Street N.W., Suite 249, Washington, DC 20001, <https://bookstore.transportation.org/support.aspx>
- 8) The community developer may use other suitable material of equal quality if approved by the Department of Labor and Economic Growth, Manufactured Housing Commission, DLEG.



- 9) A developer may install curbing on all internal roads. If curbing is used, it shall be constructed of concrete or asphalt.
- 10) Speed limits on community internal roads shall be posted at a minimum at all community entrances intersecting public roads within one hundred (100) feet of the entrance or before the first intersection, and shall be enforced in compliance with the requirements of 1949 PA 300, MCL 257.1 et seq.
- 11) All internal roads may be clearly marked with appropriate traffic signs, except that all community egress roads shall be clearly marked with a regulation stop sign at the point of intersection with a public road.
- 12) Internal roads shall be named and so identified by signs located at all internal road intersections.
- 13) Signs bearing the words "Children Playing" shall be appropriately located on all internal roads adjacent to recreational and playground areas.
- 14) Vehicle Parking.
  - a) All home sites shall be provided with two (2) parking spaces at the home site. Vehicle parking shall be in compliance with both of the following provisions:
    - (1) The parking spaces may be either in tandem or side by side. If spaces are in tandem, then the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If spaces are side by side, then the combined width of the two (2) parking spaces shall not be less than twenty (20) feet and the length shall not be less than twenty (20) feet. In either method, the length shall be measured from the closest edge of the back of the curb, the paving surface, or the common sidewalk, if provided.
    - (2) A parking space shall be hard-surfaced.
  - b) Additional parking facilities.
    - (1) A minimum of one (1) parking space for every three (3) home sites shall be provided for visitor parking. Visitor parking shall be located within five hundred (500) feet of the home sites the parking is intended to serve. The five hundred (500) feet shall be measured along a road or sidewalk.
    - (2) If parking bays are provided, then they shall contain individual spaces that have a clear parking width of ten (10) feet and a clear length of twenty (20) feet.
- c. ILLUMINATION. All streets and sidewalk and areas open to travel by mobile home park residents shall be illuminated as follows:
  - a) Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illumination level shall not exceed the average illumination level of an adjacent illuminated public thoroughfare.
  - b) At all street intersections and designated pedestrian crosswalks the minimum illumination shall be not less than 0.15 foot candles.



- c) All streets, parking bays and sidewalks shall be illuminated at no less than 0.05 foot candles.
- d) If a central park, mail box, or park directory, or both are provided they shall be illuminated by not less than 3.15 horizontal foot candles.
- e) All lighting shall be located and shielded so as to direct the light away from premises abutting the mobile home park.

**MOBILE HOME INSTALLATION.** Installation of mobile homes upon each mobile home site shall be accomplished in accordance with Part 6 of the Manufactured Housing Commission rules. All mobile homes shall be connected to utilities and shall be skirted and anchored in accordance with Part 6 of the Manufactured Housing Commission rules.

## **SECTION 7.7 OUTDOOR SALES**

The display and sales of products and services primarily outside of a building or structure, including vehicles, garden supplies, boats and aircraft, farm equipment, motor homes, burial monuments, manufactured housing, recreational vehicles, building and landscape materials and lumber yards.

- a. Lot area, lot width, and other dimensional requirements of the zoning district shall be complied with, provided that no item or items displayed outdoors shall be greater than thirty-five (35) feet in height.
- b. All exterior lighting shall be no greater than 12' in height, be directed downward and away from all adjacent property. Lighting shall be turned off or reduced to a minimum necessary for safety when the business is not open.
- c. The Planning Commission may establish, as a condition of approval, hours of operation for the Outdoor Sales Facility.
- d. The Planning Commission may establish, as a condition of approval, buffering mechanisms, including, but not limited to, evergreen landscaping, berms, and fencing; and such conditions may be in addition to any landscaping and buffering standards contained in this Zoning Ordinance to mitigate the visual impact of an Outdoor Sales Facility,
- e. The Planning Commission may make reasonable inquiries of the applicant, including, but not limited to, what types of items will be for sale. Certain items, as determined by the Planning Commission, may be restricted for display to rear or side yards and with adequate screening or fencing.
- f. The outdoor sales area shall be paved or have mechanisms to prevent the creation of dust shall be implemented. The site plan shall include measures satisfactory to the Planning Commission to contain blowing dust, trash, and debris on the site.

## **SECTION 7.8 PUBLIC UTILITY/SERVICE INSTALLATION**

- a. All public and private utilities, services and installations shall be located behind the front building line of the principal building on the property. Where possible, utilities shall be buried.
- b. All above ground utilities and installations must be screened from view of the road and adjacent properties whether installed on the ground or on structures.



- c. Where fencing is required or desirable, fencing shall be consistent in design with the surrounding environment. In no case shall chain link fencing with inserted privacy slats be used. Use of barbed wire is prohibited in residential districts and in other districts where residential uses are within view.

## **SECTION 7.9 RECREATION, COMMERCIAL OUTDOOR**

- a. Outdoor Recreation uses shall include, but may not be limited to: archery, rifle ranges, miniature golf, animal racing, go-carts, automobile or motorcycle track, off-road or mud bogging, amphitheater, amusement and water park, drive-in theater, air gun or survival games, amusement park, golf driving range, fairground, batting cages, ski slope, and skate board park.
- b. The site shall be located on, or shall take principal access from a major thoroughfare, or county primary road.
- c. All points of entrance or exit shall be no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.
- d. No drive shall be closer to another drive by less than seventy-five (75) feet and the maximum number of drives shall be two (2).
- e. Minimum site area shall be based on the underlying district. However, the Planning Commission and the Township Board may increase the minimum required site area depending upon the described use and anticipated extraneous impacts on adjoining properties. Such an increase will be for the purpose of buffering, screening, and otherwise negating or limiting the potential nuisance to adjacent properties caused by noise, dust, odor and the like. To this end, the Planning Commission and the Township Board may require additional information concerning the proposed use and the potential for nuisance.
- f. No building or spectator seating area shall be located within one hundred (100) feet of a lot line of an adjoining residentially planned, zoned, or used property.
- g. A landscaped buffer strip of no less than one hundred (100) feet shall be provided along the property lines of all residentially planned, zoned, or used land. However, the Planning Commission and the Township Board may reduce such requirement by 50% if it is determined that the potential for off-site nuisance is limited.
- h. Whenever parking areas are adjacent to a residential district or dwelling, a minimum of a five (5) foot wall shall be provided along the side of the parking area adjacent to such land.
- i. Race tracks of any sort shall be enclosed around the entire periphery with an obscuring wall of at least eight (8) feet in height.
- j. Golf driving ranges shall provide safety screening as deemed reasonable and necessary by the Planning Commission and Township Board.
- k. Not more than sixty-five (65) percent of the land area shall be covered by recreation uses.
- l. Central loudspeakers/ paging systems are prohibited within two hundred (200) feet of residentially planned, zoned, or used property. Such systems shall not be directed toward a residential area even if outside the 200 foot setback.



- m. Operating hours for all uses shall be determined by the Planning Commission and the Township Board based on the nature of the use and the nuisance potential to adjoining property owners. The maximum range of hours for all establishments is Monday through Sunday, 7:00am to Midnight.

### **SECTION 7.10 RIDING STABLES, COMMERCIAL**

- a. LOCATION. Commercial stables shall not be located on land that is part of a recorded plat.
- a. MINIMUM SIZE. Commercial stables shall have a minimum of one (1) acre per animal, but in no such case shall there be less than twenty (20) acres.
- b. SETBACKS. All buildings in which animals are kept shall be located a minimum of one hundred (100) feet from any property line planned, zoned or used for residential purposes and a minimum of fifty (50) feet from any occupied dwelling and any other building used by the public on-site.
- c. DESIGN. All commercial stables shall provide adequate space for shelter, exercise and water for animals.
- d. MAINTENANCE. All stables shall be constructed and maintained so that odor, dust, noise and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least one-hundred (100) feet from any property line and shall be removed from the premises or spread and cultivated so as to control odors and flies.
- e. SUPERVISION. Persons renting horses shall be properly supervised so as to avoid conflict with other nearby property owners.

### **SECTION 7.11 SEXUALLY ORIENTED BUSINESS AND ADULT MEDIA STORES**

- a. INTENT. There are some uses that because of their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are grouped. Such uses may have deleterious effects upon the adjacent areas. Special regulation of these uses is necessary to insure that these adverse affects will not contribute to blighting or downgrade the surrounding neighborhood. These special regulations are itemized in this Section. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area or next to residential zones or certain institutional uses.
- b. DISTANCE RESTRICTIONS.
  - 1) Sexually Oriented Businesses or Adult Media Stores shall not be permitted to be established within one thousand (1,000) feet of each other. This distance shall be measured from the property lot line of one Sexually Oriented Business or Adult Media Store to the property lot line of the other Sexually Oriented Business or Adult Media Store.
  - 2) It shall be unlawful to hereafter establish any Sexually Oriented Business or Adult Media Store, as defined, within one thousand five hundred (1,500) feet of any residentially zoned property or within one thousand five hundred (1,500) feet of any religious or educational institution, library, day care centers, public park or recreational land use. This distance shall be measured from the property lot line of the sexually oriented business to the property lot line of the residentially zoned property or the property lot line of any religious or educational institution, public park or recreational land use.



- c. **SIGNS AND PUBLIC OR EXTERIOR DISPLAY.** Window displays, signs, decorative or structural elements of buildings shall not include or convey specific examples of actual adult uses, and are limited to the sign provisions of this Ordinance.

No Sexually Oriented Business or Adult Media Store shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "specific sexual activities," "specified anatomical areas," or "sexually oriented toys or novelties," (as defined in this Ordinance) from any public way or from any property not licensed as a Sexually oriented Business or Adult Media Store. This provision shall apply to any display, decoration, sign, show window, structural elements or other opening.

- d. **PARKING AND LIGHTING.** All parking shall be situated in the front yard, adjacent to and visible from a public road and shall be lighted. All entrances and exits to the structure shall be lighted during the hours of operation.
- e. **PRECAUTIONARY NOTE TO THE ZONING BOARD OF APPEALS.** When considering any appeal from a Sexually Oriented Business or Adult Media Store for reduction of spacing or separation standards established herein, the Zoning Board of Appeals shall address each of the following issues and include the findings regarding each point in their minutes.
- 1) **ORDINANCE INTENT.** The proposed use shall not be contrary to the intent and purpose of this Ordinance, or injurious to nearby properties.
  - 2) **BLIGHTING INFLUENCE.** The proposed use shall not enlarge or encourage the development of a concentration of such Uses or blighting influences.
  - 3) **NEIGHBORHOOD CONSERVATION.** The proposed use shall not be contrary to any program of neighborhood conservation, revitalization or urban renewal.
  - 4) **OTHER STANDARDS.** The proposed use, and its principal building, shall comply with all other regulations and standards of this Ordinance.

## **SECTION 7.12 TEMPORARY OUTDOOR USE**

- a. **USES NOT REQUIRING AN OFFICIAL SITE PLAN OR PLANNING COMMISSION APPROVAL.** Private garage and yard sales, as defined in this ordinance, in the Agricultural or any Residential districts are exempt from the special use permits requirements of this section. Private temporary outdoor uses and those associated with nonprofit organizations may be granted temporary use permits by the Zoning Administrator, at no cost to the organization if,
- 1) The use is for five (5) days or less within a one hundred and eighty (180) day period,
  - 2) A drawing of the site and description of activity is provided and,
  - 3) No structures for display, sale or storage remain on the site other than during the hours of operation,
  - 4) The organization agrees by signature, to consent to the conditions outlined by the Zoning Administrator for this temporary outdoor use.
  - 5) As a result of the addition of a temporary use, the number of parking spaces shall not be reduced below the required number of parking spaces for the temporary use and permanent use combined.



- 6) The temporary use location must meet all yard requirements of the zone in which it is located.
- b. **USES REQUIRING AN OFFICIAL SITE PLAN AND PLANNING COMMISSION REVIEW.** If the use is for greater than five (5) days, within a one hundred and eighty (180) day period, a site plan must be submitted to the Planning Commission, and all other provisions of this section must be followed, but no fee is required. The owner of the property on which the Temporary use is located is responsible for providing the site plan showing the temporary indoor or outdoor use and its conformance with ordinance requirements. This site plan may be an addition to the original plan for the property. Any violations of the Temporary Use are the responsibility of the owner of the property on which it is located.
- c. **EVIDENCE OF OWNERSHIP OR PERMISSION.** Evidence of ownership, lease, or permission for use of any site for which a Temporary Permit or approval is sought, must accompany all permit requests.
- d. **LENGTH OF PERMIT.** A temporary permit may be granted by the Planning Commission for a maximum of three (3) consecutive months. Additional temporary permits for the same proponent on the same site may be granted no sooner than one (1) month following the expiration of the previous permit. The total time period for all temporary permits granted to one applicant shall not exceed six (6) months in one calendar year.
- e. **STRUCTURES-OUTDOOR USES.** Structures for the display of outdoor sales items are allowed provided they are not used for human shelter. Structures may not be used for an indoor sales area. One structure for storage of sales items is allowed under the following conditions:
- 1) It is no larger than one hundred and fifty (150) square feet,
  - 2) There is no foundation,
  - 3) No portion of the structure may become unattached or move as a result of wind,
  - 4) It is anchored to withstand thirty (30 lbs.) pounds per square foot wind stress factor.
  - 5) Structures of any kind must be removed PRIOR to expiration of the permit.
- f. **STRUCTURES-INDOOR USES.** Structures, such as tents, for the display of indoor sales items or activities are allowed provided they are not used for human shelter. One structure for sales items is allowed under the following conditions:
- 1) There is no foundation,
  - 2) No portion of the structure may become unattached or move as a result of wind,
  - 3) It is anchored to withstand thirty (30) pounds per square foot wind stress factor.
  - 4) Structures of any kind must be removed PRIOR to expiration of the permit.
- g. **OVERNIGHT RESIDING ON TEMPORARY SITE PROHIBITED.** The temporary site may not be occupied for more than twelve (12) hours per day. In no event shall overnight occupation be permitted other than for security.



- h. **TEMPORARY SIGNS.** Temporary signs shall be allowed, by permit, for a total of thirty (30) days in any six (6) month period. A total of two (2) temporary sign permits may be granted for (1) one parcel in a year.
- i. **SANITARY FACILITIES.** Sites selling items for human consumption must have access to hand washing and toilet facilities. Sites selling items not for human consumption must have access to toilet facilities only.
- j. **DISPLAY OF GOODS.** Display and sale of goods may not be within the required yards for the zoning district.

### **SECTION 7.13 VETERINARY HOSPITALS, KENNELS, ANIMAL RESCUE, ANIMAL TRAINING**

- a. Compliance with all County and State Regulations
- b. All activities other than outdoor exercise shall be conducted within a completely enclosed structure.
- c. Structures or pens shall not be located less than one hundred (100) feet from a public right-of-way or less than fifty (50) feet from a side or rear lot line.
- d. The kennel shall be established and maintained to eliminate objectionable odors, noise and other conditions.
- e. Kennel facilities shall be designed as follows:
  - 1) Constructed of masonry or comparable sound-proofing material.
  - 2) Mechanical ventilation shall be provided in all areas.
  - 3) Floor drains are to be directly connected to a sewer system approved by the Clare County Health Department.
- f. Operating standards:
  - 1) Animal odors and habitual barking noises shall not be detectable beyond the lot lines of the property in which the kennel is located.
  - 2) Dust and drainage from the kennel operation shall not create a nuisance or hazard to adjoining property uses.
  - 3) The premises shall be kept clean and sanitary manner, including the proper disposal of refuse, to prevent the spread of disease or offensive odor.
  - 4) Refuse shall not include animal waste.
  - 5) Animal waste shall be disposed of through a sewage disposal system.
  - 6) Such facilities shall be subject to any other reasonable conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements, buffering).



**SECTION 7.14 WIRELESS COMMUNICATION FACILITIES**

- a. **INTENT AND PURPOSE.** The intent and purpose of these regulations is to accommodate the communications needs of people while protecting the public health, safety and general welfare of the community. These regulations will,
- 1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the Township,
  - 2) Minimize adverse visual effects of towers through design and siting standards,
  - 3) Avoid potential damage to adjacent property from tower failure through structural standards and setback requirements, and
  - 4) Maximize the use of existing approved towers and buildings to accommodate new wireless telecommunication facilities in order to reduce the number of towers necessary to serve the community.
- b. **DISTRICT REGULATIONS.** A wireless communication facility shall require a building permit in all instances and may be permitted as follows:
- 1) All districts: A Wireless Service Facility may locate on any existing guyed tower, lattice tower, monopole, electric utility transmission tower, fire tower or water tower, provided that the installation of the new facility does not increase the height of the existing structure except as provided in the Height Regulations in this Ordinance. Such installations shall be permitted by right in all zoning districts and be permitted through Township staff review.
  - 2) Towers are only allowed if they are:
    - a) Towers supporting amateur radio antennas and conforming to all applicable provisions of this Ordinance shall be allowed in the rear yard of parcels.
    - b) Towers supporting commercial antennas and conforming to all applicable provisions of this Ordinance shall be allowed only in the following locations by right and shall be permitted through the site plan review procedures outlined in this Ordinance:
      - (1) Religious sites, when camouflaged as steeples or bell towers;
      - (2) Park sites, when compatible with the nature of the park; and,
      - (3) Government, school, utility and institutional sites, according to the Statement of Priority of users and minimum requirements for use of Township owned properties.
    - c) Wireless telecommunication antennas on roofs, walls and existing towers may be approved by the Township staff provided the antennas meet the requirements of this ordinance after submittal of a final site plan and a report prepared by a licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna and the proposed method for affixing the antenna to the structure. Complete details of all fixtures and couplings and the precise point of attachment shall be indicated.



- 3) Newly constructed towers are allowed by Special Use Permit under the following situations:

a) The Township Board finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one and one half (1.5) mile radius of the proposed tower location due to one or more of the following reasons:

- (1) The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
- (2) The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified and licensed professional engineer and the interference cannot be prevented at a reasonable cost.
- (3) Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonable as documented by a qualified and licensed professional engineer.
- (4) Other unforeseen reasons make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or building.

c. COLOCATION. Licensed carriers shall share wireless service facilities and sites where feasible and appropriate, thereby reducing the number of wireless service facilities that are stand-alone facilities. All applicants for a Special Use Permit for a wireless service facility shall demonstrate a good faith effort to colocate with other carriers. Such good faith effort includes:

- 1) A survey of all existing structures that may be feasible sites for collocating wireless service facilities,
- 2) Contact with all the other licensed carriers for commercial mobile radio services operating in the Township and,
- 3) Sharing information necessary to determine if collocation is feasible under the design configuration most accommodating to collocation.

In the event that collocation is found to be infeasible, a written statement of the reasons for the lack of feasibility shall be submitted to the Township. The Township may retain a technical expert in the field of RF engineering to verify if collocation at the site is not feasible or is feasible given the design configuration most accommodating to collocation. The cost for such a technical expert will be at the expense of the applicant. The Township may deny a Special Use Permit to an applicant that has not demonstrated a good faith effort to provide for collocation.

d. TOWER SETBACKS. Towers shall conform with each of the following minimum setbacks requirements:

- 1) A tower's location in relation to a public street varied, at the discretion of the Township Planning Commission to allow the integration of a tower into an existing or proposed



structure such as a church steeple, light standards, power line support device, or similar structure.

- 2) Towers and associated structures, including fencing, may not be constructed within five hundred (500) feet of a dwelling unit, except where they are being collocated on existing towers or structures.
- e. **TOWER LIGHTING.** Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots or similar areas may be attached to the tower.
- f. **SIGNS AND ADVERTISING.** The use of any portion of a tower for signs or other forms of advertising other than warning or equipment information signs is prohibited.
- g. **ABANDONED OR UNUSED TOWERS OR PORTIONS OF TOWERS.** Abandoned or unused towers or portions of towers shall be removed as follows:
  - 1) All abandoned or unused towers and associated facilities shall be removed within twelve (12) months of the cessation of operations at the site unless a time extension is approved by the Zoning Administrator. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application. In the event that a tower and associated facilities is not removed within twelve (12) months of the cessation of operations at a site, the tower and associated facilities may be removed by the Township and the costs of removal assessed against the property.
  - 2) Unused portions of towers above a manufactured connection shall be removed within six (6) months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new special use permit.
- h. **INTERFERENCE WITH PUBLIC SAFETY TELECOMMUNICATIONS.** No new or existing telecommunications service shall interfere with public safety telecommunications. All applications for new service shall be accompanied by an intermodulation study which provides a technical evaluation of existing and proposed transmission and indicates all potential interference problems. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the at least ten (10) calendar days in advance of such changes and allow the Township to monitor interference levels during the testing process.
- i. **MODIFICATIONS.** A modification of a wireless service facility may be considered equivalent to an application for a new wireless service facility and will require a Special Use Permit when the following events apply:
  - 1) The applicant and/or coapplicant wants to alter the terms of the Special Use Permit by changing the wireless service facility in one or more of the following ways:
    - a) Change in the number of facilities permitted on the site;
    - b) Change in the technology used for the wireless service facility.



- 2) The applicant and/or coapplicant wants to add any equipment or additional height not specified in the original design filing.



## Chapter 8 ■ Site Plan Review

### SECTION 8.1 SITE PLAN REVIEW

- a. Various provisions of this Ordinance require review of site plans before certain types of administrative approval may be granted. This Section defines the procedures and standards to be used for such a review.

- 1) **SITUATIONS REQUIRING A FORMAL SITE PLAN REVIEW.** The Township Planning Commission must review and approve site plans before granting approval to Special Use Permits.

In addition, and in the case of new development, Site Plan Review before the Township Planning Commission is required for any project meeting one of the following conditions:

- a) The proposed project will have more than two (2) dwelling units.
- b) The proposed project is in a Commercial Zoning District.

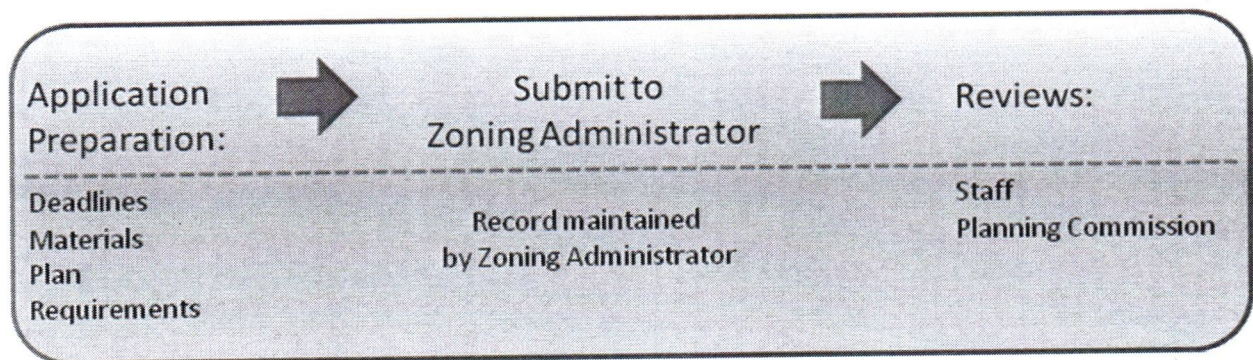
In the case of existing development, a Site Plan Review is required when:

- c) The project involves increasing the footprint by twenty (20%) percent or more of the original site plan for any residential structure with more than two (2) units, or any Commercial structure or use.
- d) The project involves expansion of a legal nonconforming use, building or structure under the terms of this Ordinance. Illegal or unacceptable nonconforming uses may not expand.
- e) The project is a Special Use.

At no time shall a Site Plan review be required as a part of the decision process for rezoning. This is because the decision to rezone property should be based on consideration of its effects on long-range plans for the Township, and on the merits of the proposed Zoning District, and the uses it would allow, as they relate to the subject property and surrounding area.

- b. **SITE PLAN REVIEW PROCESS.**

#### Site Plan Review Process





- 1) **APPLICATION DEADLINES.** If a zoning application requires a Site Plan Review by the Planning Commission, a complete application package must be received at least thirty (30) days before the date of a Planning Commission meeting in order to be reviewed at said meeting. If a Site Plan Review is being conducted for a Special Use Permit or subdivision plat, the application timetable specified for that process applies. A preapplication meeting is encouraged.
- 2) **APPLICATION MATERIAL.** Applications requiring Site Plan Review must be accompanied by a fee as established by the Township Board and by at least ten (10) 11" x 17" copies of a site plan that meets the following requirements stipulated below. The application will not be reviewed until the complete application package has been submitted, including the fee.
- 3) **SITE PLAN REQUIREMENTS.** All applicants shall complete the site plan review checklist. The site plan review checklist is available at the Township offices. Site plans shall conform to the provisions approved on the checklist. All site plans must be prepared in a complete and accurate manner so that the plan can be used and by the building inspector for all other necessary permits. An engineered site plan, stamped by an engineer, surveyor or architect may be required in instances where the Planning Commission deems that an engineered site plan is required to meet the requirements of this ordinance.

Note that any proposed construction, landscaping, retention of natural features or other property conditions depicted in the site plan submission will be relied upon by the Planning Commission in its review. Therefore, these conditions become requirements for approval of the site plan. Failure to abide by such conditions constitutes a violation of the terms of the site plan approval.

- a) **SCALE.** The site plan must be drawn to a consistent scale of not less than one-inch-equals-fifty (1" = 50') feet for sites of three acres or less, or one-inch-equals-two hundred (1" = 200') feet for larger sites.
- b) **IDENTIFICATION.** The applicant's name, address and telephone number and the name and address of the firm(s) responsible for preparation of the site plan must be included. If the applicant does not own the property, the owner must be identified and must sign a statement certifying that the applicant is acting in the owner's behalf.
- c) **PROPERTY INFORMATION.** The site plan must accurately depict the subject property and land adjacent to and across any thoroughfare from it, including all existing and proposed easements or rights-of-way. Zoning of the site, and of adjacent properties, must be identified. A legal description and computation of the area of the property must accompany the site plan. Where more than one description exists for a parcel of land, the legal description on file with the Clare County Register of Deeds will be the legal description upon which a site plan decision is based.
- d) **SITE FEATURES.** The site plan should depict existing environmental conditions, topography, drainage features showing the type and direction of flow, wetlands, any existing structures, including those proposed for removal, and other significant conditions. The approximate location and use of structures and the location of the nearest driveways on adjacent or opposing parcels should be shown.



- e) **TRANSPORTATION FEATURES.** The site plan must show the location and surface type of all existing and proposed public and private roads, access drives, internal vehicle circulation areas, parking lots (including number and location of handicapped parking spaces), loading areas or docks, truck bays, and refuse pickup stations.
- f) **SHARED ACCESS.** The Planning Commission must require shared access between and among uses where feasible, excluding single family residential uses. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway agreement must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an agreement to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Refusal to design a site with provisions for joint access or refusal to participate in a joint access agreement is justification for site plan denial by the Planning Commission.
- g) **UTILITIES.** The site plan must show the location and size of all existing and proposed utilities. Storm drainage information shall include any enclosed drains, flow restrictors and on-site retention. The site plan must also include any existing or proposed private utilities, such as natural gas, electricity, telephone and cable television.
- h) **STRUCTURES.** The site plan must show the location and dimensions, including height, of all proposed buildings, accessory structures and related features. For multifamily housing developments, the number of units in each building must be identified. Schematic plans and elevations of all structures exceeding five thousand (5,000) square feet of total floor area must be included. The site plan should also show the location, arrangement, dimensions and type of proposed signs, lighting, landscaping, dumpsters, screening, fences, and decorative walls.
- i) **SUPPLEMENTARY MATERIAL.** The site plan shall be complemented by any additional information that, in the Zoning Administrator's discretion, is important for the Site Plan Review process. This could include, but not be limited to, an assessment of the proposed project's impact on environmental, historic social or economic conditions; traffic studies; or proposed measures to control or mitigate such impacts as noise, smoke, particulates, vibration, odors, or fire hazards.
- j) **PERFORMANCE BOND.** Further, the Planning Commission is empowered to require and at its option may require a performance bond or certified check in an amount equal to the estimated cost of improvements associated with the project. Such performance guarantee shall be deposited with the Township Clerk at the time of the issuance of the permit authorizing the activity or project to insure faithful completion of the improvements indicated with the approved site development plan; if not, the performance bond shall be forfeited. The Township shall rebate a proportional share of the deposit, when requested by the depositor, based on the percent of improvements completed, as attested to by the depositor and verified by the Township Supervisor. The Township Supervisor may, at his/her discretion, call upon professional assistance from the Township Engineer, or building inspectors. In cases where the provisions above have not been met, the amount of the



aforementioned performance guarantee shall be used by the Township to return the property to a safe and healthy condition and the balance, if any, shall be returned to the applicant.

4) STAFF REVIEW OF SITE PLAN.

- a) PERSONS INVOLVED. Before the site plan is reviewed by the Planning Commission, the Township Building Inspector, Engineer, or contracted engineering services, and Fire Chief, or their designees, shall be given an opportunity to review and comment upon it. In addition, the Zoning Administrator may submit the site plan to any other Department of Township government that he or she believes would have an interest in some aspect of the proposed project. Staff members wishing to comment upon the site plan must transmit their comments in writing to the Zoning Administrator at least five (5) days before the Planning Commission meeting at which the site plan is to be reviewed. A preapplication meeting with the applicant and Zoning Administrator is encouraged.
- b) STANDARDS TO BE USED. Reviewers shall address the considerations identified by the Review Standards in this Chapter. If a Site Plan Review is being conducted for a proposed Special Use Permit, the additional Special Use Permit Review Standards listed for the particular use and Zoning District shall be considered also.

5) PLANNING COMMISSION REVIEW OF SITE PLAN. The Planning Commission shall address the Site Plan Review at a public meeting. A public hearing will be held only if any party submits a written request to the Township Clerk prior to the Planning Commission meeting at which the site plan is to be considered. In such cases, the public shall be heard before the Planning Commission acts upon the site plan. However, a Site Plan Review does not require either a public hearing or special notification of anyone. The findings of a staff review of the site plan and any public comments shall be taken into consideration by the Planning Commission, but are not binding upon it in any way. In the interest of providing a timely response to the applicant, the Planning Commission must take one of the following actions at the meeting during which the Site Plan Review is conducted:

- a) APPROVAL. An affirmative vote of the majority of Planning Commission members present at the meeting is necessary to approve a site plan.
- b) CONDITIONAL APPROVAL. The Planning Commission may elect to attach conditions to its approval of a site plan. Conditions must be justified by one (1) or more requirements of this Ordinance, or by provisions of other local, State or federal laws. These conditions, together with the regulatory authority and reasoning that justifies them, must be identified in the motion for site plan approval and communicated to the applicant in writing. The conditions shall become a part of the site plan, as inseparably as if they were part of the applicant's original submission. At this point in the site plan process any approval is considered preliminary until all conditions are met.

Approval of any proposed site plan that must also receive approvals from other public agencies must obtain approvals from those agencies before seeking site plan review. This shall include any variances that must be issued by the Summerfield Township Zoning Board of Appeals. Approval of a variance for conditions that differ from those depicted on the site plan must be obtained prior to site plan review by the



Planning Commission. When these conditions have been met the site plan is considered to have final approval.

- c) **DENIAL WITH EXPLANATION.** Failure to comply with one or more of the Review Standards is the only justification for denial of a site plan. The vote of a majority of Planning Commission members present at the meeting in which the site plan is reviewed is required to deny it. The motion to deny must state which of the Review Standards was not met by the site plan, and how the plan failed to meet the standard. The motion to deny may also suggest methods by which the shortcoming might be corrected. The applicant shall be notified in writing of the Planning Commission's denial of the site plan, with the full text of the motion to deny reproduced in the communication.
- 6) **DEVIATIONS FROM APPROVED SITE PLAN.** It is recognized that unforeseen circumstances can necessitate changes in a project during its development. Therefore, minor deviations from an approved site plan are permitted if the Zoning Administrator determines that all Site Plan Review Standards have been complied with.

However, if the Zoning Administrator finds that a deviation from the approved site plan does not comply with the Review Standards, he or she shall notify the permit holder within one week, the Township Building Inspector, and the Planning Commission, in writing that the site plan approval has been suspended. The permit holder's notice shall be delivered by certified mail. If construction has begun, a Stop Work Order shall be issued by the Building Inspector, affecting that portion of the project that is not in compliance with the Site Plan Review Standards.

Once a site plan approval for a project has been suspended, the permit holder has the option of changing the project plans to conform to the Review Standards, or of restarting the Site Plan Review process. When the issue has been resolved, the Zoning Administrator shall send a written notice to the permit holder, the Building Inspector and the Planning Commission that the project's site plan has again been approved.

This provision should not be construed to prohibit phased development of a project, provided that each phase complies with the requirements of the Review Standards and with the approved site plan.

If any deviations from an approved site plan are made, an "as built" version of the site plan shall be provided to the Zoning Administrator before the Building Inspector issues final approval for the project and before any performance guarantee may be fully refunded.

- 7) **RECORD TO BE MAINTAINED.** The record relating to any approved site plan shall be maintained by the Zoning Administrator. This record shall include an official copy of the final site plan as it was approved by the Planning Commission, dated and signed by the permit holder, the Planning Commission Chairperson and the Zoning Administrator. The record shall also include documentation of any conditions attached to the site plan approval and evidence of the satisfaction of these conditions. It shall also include documentation of any allowed deviations from the approved site plan, dated and signed by the permit holder and the Zoning Administrator.
- c. **SITE PLAN REVIEW STANDARDS.** All Site Plan Reviews shall use only the following set of standards to judge whether the site plan should be approved or denied.



No off-site improvements can be required as conditions for site plan approval, unless the applicant had volunteered to construct such improvements as documented by his or her original site plan drawing(s). However, if the lack of such off-site improvements will create unacceptable conditions, said lack is sufficient justification for denial of a site plan.

- 1) **DISTRICT REGULATIONS.** The project must comply with the applicable District Regulations regarding use, dimensions, off-street parking and any other aspects. (When the Site Plan Review is being conducted as part of the consideration process for a Special Use Permit or a Planned Unit Development, the use of the site will be addressed after the Site Plan Review. Therefore, it must be presumed for this purpose that the use of the site will conform to the District Regulations.)
- 2) **SUPPLEMENTARY REGULATIONS.** The project must comply with any and all of the Supplementary Regulations that may apply to it.
- 3) **SPECIAL USE STANDARDS.** If the Site Plan Review is being conducted for a proposed Special Use Permit, any Special Use Standards relating to the proposed use must be satisfied.
- 4) **BUILDING ARRANGEMENTS.** Site plans will be evaluated on the basis of scale, circulation of air, provisions of adequate access to and around buildings for police and fire protection services, establishment of pleasant vistas, arrangements conducive to enhancing the environmental quality of the site when developed, minimizing the extent of impervious ground cover and minimizing the destruction of natural features that contribute to environmental quality.
- 5) **TRANSPORTATION.** Transportation facilities serving the parcel must be sufficient to provide safe and efficient access to the parcel and circulation within it. Consideration shall be given to road rights-of-way, surface type, number of lanes, driveway design and location, vehicular circulation within the parcel, parking, snow removal from transportation facilities, public transit, pedestrian circulation, emergency vehicle access, and accessibility for handicapped persons.
- 6) **DRIVEWAYS.** All driveways serving customer or employee parking lots shall provide two-way traffic, unless otherwise part of a one-way entrance and exit system. All driveways shall be a minimum of twenty (20') feet wide. A lesser width may be permitted if it can be proven that the driveway will be increased to twenty (20') feet due to a joint arrangement with an adjacent property owner. Except for large parking lots, driveways shall be limited to one (1) per development.
- 7) **UTILITIES.** Utilities, including water, sewer and storm drainage facilities, must be adequate to serve the proposed use, or sufficient provisions shall be made to provide these services on the site. Private utility services, including electricity, telephone, natural gas, and cable television, must also be sufficient to serve the needs of the project. When the adequacy of any public utility service to the site is in question, the input of the appropriate public utility provider shall be sought.
- 8) **LANDSCAPING**
  - a) In the Commercial District the front yard setback area of each site shall be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The



- entire area between the right-of-way and a point ten (10') feet in back of the front property line shall be landscaped, except for any access driveway.
- b) Side and rear yard setback areas not used for parking or storage shall be landscaped utilizing ground cover and/or shrub and tree materials.
  - c) Undeveloped areas proposed for future expansion shall be maintained in a weed free condition.
- 9) **SIGNS AND LIGHTING.** Lighting is intended to illuminate parking and vehicular areas for the purpose of increasing the safety of the users. Appropriate lighting standards should be located on separate ground-mounted standards adjacent to or the parking lot or vehicular use areas.
- 10) **FIRE PROTECTION.** The proposed project must comply with applicable fire safety regulations. Also, current local Fire Department personnel and equipment must be sufficient to serve the project. Finally, location, number, and capacity of fire hydrants must be adequate to serve fire suppression needs.
- 11) **ENVIRONMENT.** Natural features of the landscape should be retained wherever practicable to furnish a buffer between the project and adjoining property(ies) or help to control erosion, contain storm water runoff, absorb noise, deflect wind currents, reduce glare, or otherwise benefit the general health, safety or appearance of the neighborhood. Any buildings, fences, lighting, vegetation, or other features that are introduced into the landscape should be designed to complement the site's surrounding environment and enhance the positive features of the project. The site plan should be developed with the goal of controlling any negative impacts the project may have, such as noise, smoke, vibration, odor, glare, heat or dust so that they will not be discernible beyond the property boundaries. Further, projects shall fully adhere to applicable environmental regulations promulgated by the Michigan Department of Natural Resources or other agencies.
- 12) **STORM DRAINAGE.** Surface drainage, otherwise referred to as sheet drainage, to the right-of-way, or adjacent properties is unacceptable.
- 13) **CONSISTENCY WITH ORDINANCE INTENT.** The site plan should be generally consistent with the purpose and objectives of this Ordinance, as stated in Chapter 1, and with the purpose of the District in which the subject parcel is located, as expressed in the Intent and Purpose Table in Chapter 3.



## Chapter 9 ■ Administration & Enforcement

### SECTION 9.1 PEOPLE INVOLVED IN THE ZONING PROCESS

The provisions of this Ordinance shall be carried out by the Summerfield Township Planning Commission, the Zoning Board of Appeals, the Township Board of Trustees and the Township Zoning Administrator in conformance with applicable State of Michigan enabling legislation.

#### a. ZONING ADMINISTRATOR:

The Township Board, with the recommendation of the Planning Commission, may employ a Zoning Administrator to carry out day-to-day administration and enforcement of this Ordinance. The Township Board may designate the Zoning Administrator as the Building Inspector. Conditions of the Zoning Administrator's employment, including compensation, shall be established by the Township Board. Additional staff may be employed, under the supervision of the Zoning Administrator, to assist with administration and enforcement of this Ordinance.

The Zoning Administrator's duties shall include the following items and any other tasks that may be assigned by the Township Board or provisions of this Ordinance:

- 1) **ACCEPT AND RECORD APPLICATIONS, ISSUE AND RECORD PERMITS.** All applications for site plans shall be submitted to the Zoning Administrator who shall keep a record of all applications that have been submitted and their disposition. When all applicable provisions of this Ordinance have been met regarding any application, the Zoning Administrator shall allow a zoning permit to be issued for the proposed use. When conditions are not met, the Zoning Administrator shall consult with the applicant to determine the proper course of action (see REVIEW PROCESS Table in this Chapter). The Zoning Administrator shall maintain a record of all applications, including documentation for each.
- 2) **ISSUE WRITTEN DENIAL.** When any application for a site plan is denied, the Zoning Administrator shall provide the applicant with a written denial, stating the reasons for the denial.
- 3) **INSPECTIONS.** The Zoning Administrator shall be empowered to make inspections of buildings or premises to carry out enforcement of this Ordinance.
- 4) **RECORD NONCONFORMING USES.** The Zoning Administrator shall record all nonconforming uses existing at the effective date of this Ordinance.
- 5) **RECORD SPECIAL USES.** The Zoning Administrator shall keep a record of all Special Use Permits issued under the terms of this Ordinance.
- 6) **RECORD INTERPRETATIONS OF ORDINANCE.** The Zoning Administrator shall maintain a concise record of all interpretations of this Ordinance rendered by the Zoning Board of Appeals. Interpretations of the Ordinance do not include dimensional or administrative issues. This record shall be consulted whenever questions arise concerning interpretation of any provision of this Ordinance to determine whether any applicable precedents have been set.



- 7) **PUBLIC INFORMATION.** The Zoning Administrator shall respond to inquiries and dispense information or copies of this Ordinance to make the public aware of and familiar with the provisions of this Ordinance. Public awareness and acceptance of the Zoning Ordinance will help to maintain compliance with it.
- 8) **RESPOND TO COMPLAINTS.** The Zoning Administrator shall respond within five (5) business days, whenever possible, to any complaint regarding an alleged violation of the terms or conditions of this Ordinance or any permit issued pursuant to it. The Zoning Administrator shall provide a report at each regular Planning Commission meeting summarizing the nature and disposition of complaints that have been received. A written record of all complaints, responses and dispositions of the complaint will be maintained.
- 9) **MAY NOT CHANGE ORDINANCE.** Under no circumstances is the Zoning Administrator permitted to make changes in this Ordinance or to vary the terms of this Ordinance.
- 10) **PROVIDE A WRITTEN REPORT** to the Planning Commission each month.

b. **PLANNING COMMISSION:**

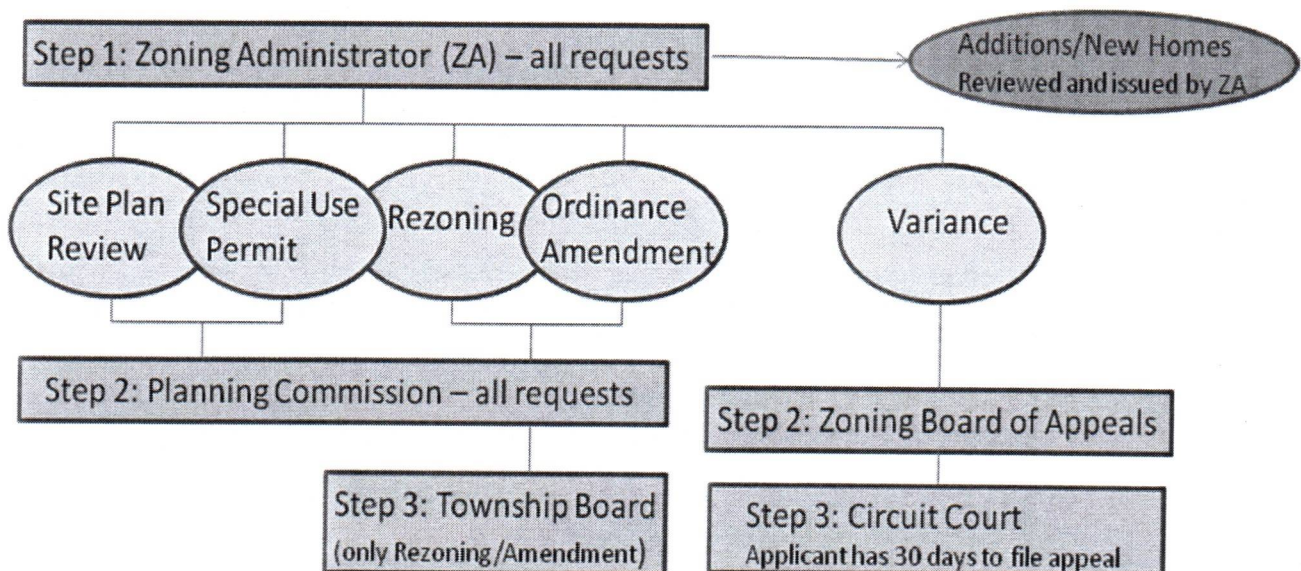
- 1) **MEMBERSHIP.** The Planning Commission shall be composed of five (5) members, comprised of
  - a) One member of the Township Board selected by the Township Supervisor as an ex officio member, and
  - b) Four residents of the Township, representing, insofar as possible, different professions or occupations, who shall be appointed by the Township Supervisor, subject to the approval of a majority of the members elected to the Board.
- 2) **TERMS OF OFFICE.** The term of service for each member shall be three (3) years. Rotation of membership is encouraged.
- 3) **RULES OF PROCEDURE.** The Planning Commission shall adopt its own rules of procedure as may be necessary to conduct its meetings and carry out its function. The Commission shall choose its Chairperson, Vice chairperson and Secretary.
- 4) **FUNCTION:** The duties of the Planning Commission shall be as outlined in Public Act 110 of 2006, commonly known as the Michigan Zoning Enabling Act, and where applicable in Public Act 33 of 2008, commonly known as the Michigan Planning Enabling Act.
- 5) **MEETINGS.** The Planning Commission shall meet monthly or as determined by the Township Board and Planning Commission, and by resolution shall determine the time and place of meetings. All meetings shall be properly noticed and open to the public.
- 6) **PER DIEM OR EXPENSES.** Members of the Planning Commission may be compensated for their services as provided by the Township Board. The Planning Commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the Planning Commission.
- 7) **MASTER PLAN.** The Planning Commission shall make and adopt a master plan as a guide for the development of the Township. Plan contents, adoption, amendment,



approval by the Township planning commission, hearing and publication shall be according to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended and where applicable in the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

- 8) **ZONING ORDINANCE.** The Zoning Ordinance shall be based on a plan designed to promote the public health, safety, and general welfare.
- 9) **ADMINISTRATION AND ENFORCEMENT.** The Planning Commission shall be responsible for the following administrative and enforcement activities under this Ordinance:
  - a) **SITE PLAN APPROVAL.** The Planning Commission shall review Site Plans and issue its approval, conditional approval or denial.
  - b) **SPECIAL USE PERMITS.** The Planning Commission shall conduct a public hearing on any application for a Special Use Permit. Following a public hearing, the Planning Commission shall review and approve or deny an application and shall also take any necessary action to revoke a Special Use Permit.
  - c) **REZONING OR TEXT AMENDMENT.** The Planning Commission shall conduct public hearings for proposals to rezone property or amend the text of this Ordinance. Following a public hearing, the Planning Commission shall make its recommendation regarding the proposed rezoning or text change to the Township Board. The Planning Commission may initiate a text change or rezoning, subject to the requirements for notice, hearing and Township Board approval.
- c. **TOWNSHIP BOARD OF TRUSTEES.** On recommendation of the Planning Commission, the Township Board shall decide to adopt or amend the text or zoning districts of the Zoning Ordinance, making it the enforceable policy of Township government. The Township Board may review all zoning decisions of the Planning Commission. The Township Board shall, by resolution, set fees to be charged for any administrative action under this Ordinance and may also act to waive any fee.

## SECTION 9.2 ADMINISTRATIVE PROCESSES





- a. **APPLICATION:** Before proceeding with the erection, alteration, moving or use of any building or structure, or the use of any premises subject to the provisions of this Ordinance, the owner thereof shall first obtain a zoning permit from the Zoning Administrator. Applications shall be made in writing upon forms provided by the Township. It shall be the duty of all architects, contractors, and other persons having charge of erection or movement to determine that proper certification has been issued before undertaking any such work, and all persons performing such work in violation shall be deemed guilty of violation in the same manner as the owner of the premises.
- b. **ZONING PERMIT REQUIRED:** The issuance of a Zoning Permit, showing compliance with the Zoning Ordinance, signifies compliance with the requirements of this Ordinance. A building permit must be obtained from the Clare County building official before any of the following activities may legally take place:
  - 1) Occupancy and use of vacant land (including parking lot construction).
  - 2) Any change in the use of a parcel of land or a building, including any construction or structural alteration of a building that requires issuance of a Building Permit by the Clare County Building Inspector.
  - 3) Any use of land or a building that would be identified as a Use by Special Use Permit by the Uses Table in Chapter 3, District Regulations, for the Zoning District in which the parcel is located.
  - 4) Any change of a nonconforming use or building.
- c. **APPLICATION REVIEW PROCESS.** On submission of an application for a site plan, (**Site Plan Approval - Application**) the Zoning Administrator will review the application material. Whenever possible, it is desirable for this review to be conducted with the applicant present to facilitate any necessary explanation.
- d. **RECORD MAINTAINED.** The zoning administrator shall keep a record of each application for a site plan that has been submitted including the disposition of each one. This record shall be a public record, open for inspection upon request.

### SECTION 9.3 ENFORCEMENT

This Ordinance shall be enforced by the Zoning Administrator for Summerfield Township.

- a. **RESPONSIBILITY.** The Zoning Administrator shall enforce the provisions of this Ordinance.
- b. **VIOLATIONS AND PENALTIES.** Any building or structure which is erected, altered, maintained, or used or any use of land which is begun, maintained or changed in violation of this Ordinance is hereby declared to be a nuisance per se. Violations of any provisions of this Ordinance are declared to be enforceable using the following procedure:
  - 1) After being made aware of a suspected violation of the Zoning Ordinance, a field inspection must be made to investigate and verify the violation and be recorded.
  - 2) If the violation is occurring, a notification of the violation shall be sent to the property owner by use of the fifteen (15) day warning form.
  - 3) If no response is received the second fifteen (15) day warning form shall be issued.



- 4) If no response is received, the Zoning Administrator shall request a summons from the Township Attorney.
  - 5) The Township Attorney shall notify the Supervisor of the date of the Court hearing.
  - 6) The Zoning Administrator and Attorney shall accompany the Supervisor to the hearing.
- c. **CONFLICTING REGULATIONS.** In the interpretation, application, and enforcement of the provisions of this Ordinance, whenever any of the provisions or limitations imposed or required by this Ordinance are more stringent than any other law or Ordinance, then the provisions of this Ordinance shall govern, PROVIDED also that whenever the provisions of any other law or Ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such other law or Ordinance shall govern.

## SECTION 9.4 AMENDMENTS

Amendments or supplements to this Ordinance may be made from time to time, in the same manner as provided by Public Act 110 of 2006, as amended, for the enactment of the original Ordinance. It shall be necessary to publish only a summary of the section or sections to be amended to the Ordinance. **(Sample summary publication notice)**

- a. **INITIATION OF AMENDMENTS.** Proposals for amendments, supplements, or changes may be initiated by the Township Board of its own action, by the Planning Commission, or by petition of one (1) or more persons having an interest, by ownership or option to purchase, in property to be affected by the proposed amendment.
- b. **AMENDMENT PROCEDURE:**
  - 1) **PETITION TO TOWNSHIP CLERK AND PAYMENT OF FEE.** Each petition by one (1) or more owners or their agents for an amendment shall be submitted upon an application provided by the Township to the Township Clerk. A fee as established by the Township Board shall be paid at the time of application to cover costs of necessary advertising for public hearings and processing of the amendment request. The Township Clerk shall transmit the application to the Planning Commission for recommended action.
  - 2) **RECOMMENDATION.** The Planning Commission shall consider each proposed amendment in terms of the likely effect of such proposal upon the development plans for the community as well as in terms of the merits of the individual proposal. The Planning Commission may recommend any additions or modifications to the original amendment petition.
  - 3) **PUBLIC HEARING** Before voting on any proposed amendment to this Ordinance, the Planning Commission shall conduct a public hearing.
  - 4) **RESUBMITTAL.** No application for a rezoning that has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions which, upon inspection by the Township Board, are found to be valid.
  - 5) Amendments or supplements to the zoning ordinance shall be made in the same manner as provided under this act for the enactment of the original ordinance.



**SECTION 9.5 NOTICE REQUIREMENTS FOR PUBLIC HEARINGS**

- a. If the Township is required to provide notice and hearing under the Michigan Zoning Enabling Act, the Township shall publish notice of the request in a newspaper of general circulation in the community. (Public Hearing Notice)
- b. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent to all persons to whom real property is assessed within 300 feet of the property and to the occupants of all structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
- c. 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:
  - 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.
- d. If an individual property or 10 or fewer adjacent properties are proposed for rezoning, the zoning commission shall give a notice of the proposed rezoning in the same manner.
- e. If 11 or more adjacent properties are proposed for rezoning, the zoning commission shall give a notice of the proposed rezoning in the same manner as required in this section, except no individual addresses of properties are required to be listed.



## **Chapter 10 ■ Zoning Board of Appeals**

### **SECTION 10.1 ESTABLISHMENT**

The Township Board, exercising the authority of Act 110 of the Public Acts of 2006, as amended, hereby provides that a Township Zoning Board of Appeals be established. Upon adoption of this Ordinance, the Zoning Board of Appeals established under the terms of the previous Zoning Ordinance shall remain in office, including all members.

### **SECTION 10.2 MEMBERSHIP**

The Summerfield Township Zoning Board of Appeals shall consist of five (5) members. The first member of the Board of Appeals shall be a member of the Summerfield Township Planning Commission, one member shall be a member of the Township Board, and the remaining members shall be selected and appointed by the Township Board from among the electors residing in the unincorporated area of the Township. An elected officer of the Township may not serve as chairperson of the Zoning Board of Appeals. An employee or contractor of the Township Board may not serve as a member or employee of the Zoning Board of Appeals. Members of the Board of Appeals shall be removable by the Township Board for misfeasance, nonfeasance or malfeasance of duty or misconduct in office upon written charges and after public hearing. The Zoning Board of Appeals shall annually elect its own Chair, Vice-Chair, and Secretary at its January meeting or as soon thereafter as practicable.

The Township Board shall appoint not more than 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 as a regular member of the Zoning Board of Appeals in the absence of a regular member if the regular member is absent from or will be unable to attend two (2) or more consecutive meetings of the Zoning Board of Appeals or is absent from or will be unable to attend meetings for a period of more than thirty (30) consecutive days. An alternate member may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the Zoning Board of Appeals.

A per diem or reimbursement for expenses actually occurred shall be allowed to the Board of Appeals and shall exceed a reasonable sum, which shall be appropriated annually in advance by the Township Board.

### **SECTION 10.3 TERMS OF OFFICE**

Terms shall be for three (3) years, except for members serving because of their membership on the Planning Commission, or Township Board whose terms shall be limited to the time they are members of the Zoning Board, Planning Commission, or Township Board, respectively, and the period stated in the resolution appointing them. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired shall be filled for the remainder of the term. A Township Board of Appeals shall not conduct business unless a majority of the regular members of the Board is present.

### **SECTION 10.4 BOARD OF APPEALS PROCEDURES**

- a. **MEETINGS.** Meetings shall be held at the call of the chairperson and at such times as the Board of Appeals may determine. A simple majority of the membership of the Board of



Appeals shall constitute a quorum and may conduct any items of business brought before the Board. All meetings of the Board shall be open to the public. The Board may declare any meeting, or part of any meeting, a study meeting to pursue matters of business without comment or interruption from the public in attendance.

- b. **RECORDS.** Minutes shall be recorded of all proceedings which shall contain evidence and dates relevant to every case considered together with the votes of the member and the final disposition of each case. Such minutes shall be filed in the office of the Township Clerk and shall be public records.
- c. **RULES OF PROCEDURE.** The Board of Appeals shall adopt its own rules of procedure as may be necessary to conduct its meetings and carry out its function.
- d. **MAJORITY VOTE.** The concurring vote of a majority of the membership of the Zoning Board of Appeals shall be necessary to decide upon any issue brought before the Board. For example, if three members are present, out of a total of five members, all three must concur to pass a motion.
- e. **CONFLICT OF INTEREST.** A member of the Zoning Board of Appeals shall disqualify himself or herself from discussion and voting in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest shall constitute misconduct in office.

#### **SECTION 10.5 APPEALS, METHOD FOR TAKING**

- a. Any appeal from a ruling of the Zoning Administrator or body concerning the enforcement of the provisions of this Ordinance shall be made to the Board of Appeals within 10 days after the date of the Zoning Administrator's decision which is the basis of the appeal. Any appeal shall be in writing on standard forms. The Zoning Administrator shall transmit to the Board all documents, or direct copies thereof, constituting the record upon which the action appealed from was taken. Any appeal to the Board of Appeals shall be accompanied with a payment of a fee established by resolution of the Township Board to cover costs of processing such appeal.
- b. Appeals to the Board may be taken by any person aggrieved, or by any officer, department, or board of the Township. Any party may appear in person or by agent or by attorney at a hearing considering his request or appeal.
- c. An appeal stays all proceedings, and thereupon all changes in the status quo of the property concerned shall constitute a violation of this Ordinance; except that the Zoning Administrator may certify to the Board of Appeals after the notice of the appeal shall have been filed with him that for reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by restraining order, which may be granted by the Board of Appeals, or, on application to the Circuit Court when due cause can be shown.

#### **SECTION 10.6 DECISIONS**

The Zoning Board of Appeals shall return a decision upon each case within thirty (30) days of the filing of a request or appeal unless a further time is agreed upon by the parties concerned. Any decision of the Zoning Board of Appeals shall not take effect until the expiration of five (5) days after the date of said decision, unless the Board of Appeals certifies on the record that the



decision must be given immediate effect for the preservation of property or personal rights. No Zoning Permit authorized by such a decision shall be issued until the decision has taken effect.

## SECTION 10.7 DUTIES

The Summerfield Township Zoning Board of Appeals shall have the power to act on those matters where this Ordinance provides for an administrative review, interpretation, or variance as defined in this Section.

- a. **REVIEW.** The Board of Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination, made by the Zoning Administrator, or by any other official in administering or enforcing any provisions of this Ordinance.
- b. **INTERPRETATION.** The Board of Appeals, upon proper appeal, shall have the power to hear and decide upon appeals for the interpretation of the provisions of this Ordinance as follows:
  - 1) So as to carry out the intent and purposes of this Ordinance.
  - 2) To determine the precise location of the boundary lines between zoning districts; or,
  - 3) To 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.
- c. **VARIANCES.** The Board of Appeals may have the power to authorize, upon proper application, specific variances from such dimensional requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations as specified in this Ordinance PROVIDED all the conditions listed are satisfied.
  - 1) Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
  - 2) The variance will do substantial justice to the applicant, as well as to other property owners.
  - 3) The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.
  - 4) The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.
  - 5) The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors.
- d. **RULES FOR GRANTING VARIANCES:**
  - 1) In granting a variance, the Board may specify, in writing, to the applicant such conditions in connection with the granting, that will, in its judgment, secure substantially the objectives of the regulations or provisions to which such variances applies. The breach of any such conditions shall automatically invalidate the permit granted.



- 2) Each variance granted shall become null and void unless the provisions of the variance have been utilized by an applicant within six months after the granting of the variance.
- 3) No application for a variance which has been denied wholly or in part by the Board shall be resubmitted for a period of one year, from the date of the last denial, except on grounds and newly discovered evidence or proof of changed conditions found upon inspection by the Board to be valid.
- 4) In authorizing any variance, the Board of Appeals may require that a bond be furnished to insure compliance with the requirements, specifications and conditions imposed with the grant of variance.
- 5) The Board of Appeals may not create a nonconforming use or a use that is more nonconforming than the current nonconforming use. In the same way the Board may not create a nonconforming lot or parcel or a lot or parcel that is more nonconforming than the current nonconforming use or create a nonconforming parcel from a conforming parcel.

### **SECTION 10.8 LIMITATIONS**

The Board of Appeals, notwithstanding any provisions to the contrary, shall not have the power to alter or change the zoning district classification of any property, nor to make any change in the terms or intent of this ordinance, or to prohibit a use which is permitted in this Ordinance, change permitted uses in a district, nor may it determine the validity of this Ordinance.



# Adoption Resolution

Resolution 2010-10

## SUMMERFIELD TOWNSHIP RESOLUTION FOR REVISED ZONING ORDINANCE

- Whereas, Summerfield Township, Clare County, Michigan, has been a zoned community since 1978 and has had in effect a zoning ordinance, amendments and a Codified copy of all Zoning Ordinances, dated September 12, 2006, with additional amendments thereafter, and
- Whereas, Summerfield Township, Clare County, Michigan, had hired Cynthia Winland, of Crescent Consulting, to review, make recommendations for updates and overall revisions to any and all Zoning Ordinances and amendments currently in effect, and
- Whereas, The Planning Commission for Summerfield Township, Clare County, Michigan, under the direction and supervision of Cynthia Winland, of Crescent Consulting has revised and updated all above mentioned Zoning Ordinances and does hereby recommend adoption of this proposed revised and updated Zoning Ordinance for Summerfield Township; now, therefore, be it hereby
- Resolved, The Summerfield Township Board of Trustees, by roll call vote, does hereby adopt this resolution to approve said proposed revision of any and all Zoning Ordinances, Codified Copy, dated September 12, 2006, and/or amendments to Zoning Ordinances or it's Codified copy, now, therefore, let it be lastly
- Resolved, The Summerfield Township Board of Trustees does hereby order publication of said revised Zoning Ordinance in the manner prescribed by law and shall take effect fifteen (15) days after publication.

The foregoing resolution offered by  
and supported by

David Tuttle  
Aloma Joslin

The supervisor has declared this resolution adopted.  
Upon a roll call vote, the following voted:

Debra Gadberry  
Supervisor - Debra Gadberry

Aye ☒ Nay ☐ Absent ☐

Sherrie Cox  
Treasurer - Sherrie Cox

Aye ☒ Nay ☐ Absent ☐

Aloma Joslin  
Clerk - Aloma Joslin

Aye ☒ Nay ☐ Absent ☐

Brice Bond  
Trustee - Brice Bond

Aye ☒ Nay ☐ Absent ☐

David Tuttle  
Trustee - David Tuttle

Aye ☒ Nay ☐ Absent ☐

### CERTIFICATE

I, Aloma Joslin, the duly elected and acting Clerk of Summerfield Township does hereby certify that the foregoing resolution was adopted by the Summerfield Township Board of Trustees at the regular meeting of said Board held on September 28, 2010, at which meeting a quorum was present, by roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take effect fifteen (15) days after publication.

Aloma Joslin  
Township Clerk



