

**TOWNSHIP OF HOPKINS
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 2-2014

AMENDMENT TO THE HOPKINS TOWNSHIP ZONING ORDINANCE

ADOPTED: August 11, 2014

EFFECTIVE: August 29th, 2014

An Ordinance to amend the Hopkins Township Zoning Ordinance as follows: Home Occupation Standards for Type A & Type B, Definition of a Home Occupation, Home Occupations as a permitted use and special use within the Agricultural, R-1, R1A, R-2 and R-3 Zoning Districts. Include child or adult daycare for 7 to 12 non-related individuals within the Agricultural, R-1 R-1A, R-2 and R-3 Zoning Districts, amendments to the Special Use Chapter XII-B, reorganize and renumber the permitted uses and special uses within the Agricultural, R-1, R-1A, R-2 and R-3 Zoning Districts, amend regulations for camping on vacant parcels that have lake frontage; and to repeal all Ordinances or parts of Ordinances in conflict herewith.

**THE TOWNSHIP OF HOPKINS,
ALLEGAN COUNTY, MICHIGAN**

ORDAINS:

SECTION I

**AMENDMENT TO CHAPTER III, DEFINITIONS,
SECTIONS 3.16 AND 3.18a
OF THE HOPKINS TOWNSHIP ZONING ORDINANCE**

Chapter III, Definitions, Section 3.16, and 3.18a (Compiled 15.050 through 15.069) of the Hopkins Township Zoning Ordinance, is hereby amended to add the following to read:

(15.066) Sec. 3.16 - HOME OCCUPATION. A gainful occupation traditionally and customarily carried out in the home or on a residential premise solely by the residents as a use that is incidental to the use of the home and premise as a place of residence. A Home Occupation may be conducted entirely within a residential dwelling and/or attached or unattached garage accessory structure to the dwelling. (ord. no. 1977-1 eff. Oct. 10, 1977)

(15.069) Sec. 3.18a- GROUP DAYCARE HOME. A private residence in which the operator permanently resides as a member of the household in which more than six (6) but not more than twelve (12) minor children or adults with needs requiring assistance

and supervision are given care and supervision for periods of less than twenty four (24) hours per day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to unrelated minor child for more than four (4) weeks during a calendar year.

SECTION II

AMENDMENT TO CHAPTER V, AG AGRICULTURAL DISTRICT, SECTION NO. 5.02, USE REGULATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter V, Agricultural District, Section 5.02 (Compiled 15.162), Use Regulations, of the Hopkins Township Zoning Ordinance, is hereby amended to add to subsection 1, a new subsection h, and to subsection 2, a new subsection a, b, g, and j. All letters to be appropriately relettered. The new sections are as follows:

Section 5.02, USE REGULATIONS

1. Land, buildings and structures in this Zoning District may be used for the following purposes only:
 - h. Type A Home Occupations
2. Special uses by permit and in accordance with the provisions of chapter XII-B of this ordinance.
 - a. Removal and processing of topsoil, sand, gravel, or other such minerals.
 - b. Type B Home Occupations.
 - g. Facilities used in the research and testing of farm products and techniques.
 - j. Licensed adult or child daycare for 7 to 12 unrelated individuals.

SECTION III

AMENDMENT TO CHAPTER VI, R-1 RURAL ESTATE DISTRICT SECTION NO. 6.02, USE AND REGULATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter VI, R-1 Rural Estate District, Section 6.02 (Compiled 15.202), Use and Regulations, of the Hopkins Township Zoning Ordinance, is hereby amended to delete d), e), h) and i) and to add the following to read:

Section 6.02, **USE AND REGULATIONS**

1. Land, buildings or structures in this Zoning District may be used for the following purposes only:
 - c. Single family dwellings.
 - d. Type A Home Occupations by Zoning Administrator Approval as defined in Section 12.20.
 - e. Roadside stands.
 - f. Publicly owned athletic grounds, parks and cemeteries.
2. Special uses by permit and in accordance with the provisions of Chapter XII-B of this ordinance.
 - a. Type B Home Occupations
 - b. Removal and processing of top soil, sand, gravel or other such minerals.
 - c. Kennels
 - d. Mobile homes as temporary use
 - e. Child or Adult daycare for seven to twelve nonrelated individuals.

SECTION IV

AMENDMENT TO CHAPTER VI-A, R-1A INTERMEDIATE ESTATE DISTRICT, SECTION NO. 6.22, USE REGULATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter No. VI-A, R-1A Intermediate Estate District, Section 6.22 (Compiled 15.222), Use Regulations, of the Hopkins Township Zoning Ordinance, is hereby amended to delete (b) and (c) and to add the following to read:

Section 6.22, **USE REGULATIONS**

1. Land, buildings and structures in this Zoning District may be used for the following purposes only:
 - b. Type A Home Occupations by Zoning Administrator Approval as defined in Section 12.20.
2. Special uses by permit and in accordance with the provisions of Chapter XII-B of this ordinance.
 - a. The keeping of livestock.
 - b. Type B Home Occupations
 - c. Child or Adult daycare for seven to twelve nonrelated individuals.

SECTION V

AMENDMENT TO CHAPTER VII, R-2 LOW DENSITY RESIDENTIAL DISTRICT, SECTION NO. 7.02, USE REGULATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter VII, R-2 Low Density Residential District, Section 7.02 (Compiled 15.242), Use Regulations, of the Hopkins Township Zoning Ordinance, is hereby amended by deleting subsections c), d), e), and f), and adding a new c) to read as follows:

Section 7.02, **USE REGULATIONS**

1. Land, buildings or structures in this Zoning District may be used for the following purposes only:
 - c. Type A Home Occupations with Zoning Administrator approval as described in Section 12.20.
2. Special uses by permit and in accordance with the provisions of Chapter XII-B of this ordinance.
 - a. Type B Home Occupations
 - b. Churches
 - c. Parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a non commercial organization.
 - d. Private and public schools, libraries, museums, art galleries and similar uses, when owned by a governmental agency or nonprofit organization.
 - e. Licensed child or adult daycare for seven to twelve nonrelated individuals

SECTION VI

AMENDMENT TO CHAPTER VIII, R-3 MEDIUM DENSITY RESIDENTIAL DISTRICTSECTION NO. 8.02, USE REGULATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter VIII, R-3 Medium Density Residential District, Section 8.02 (Compiled 15.282), Use Regulations, of the Hopkins Township Zoning Ordinance, is hereby amended to delete c), d), and e) and to add the following to read:

Section 8.02, **USE REGULATIONS**

1. Land, buildings or structures in this Zoning District may be used for the following purposes only:
 - c) Type A Home Occupations in single family dwellings by Zoning Administrator Approval subject to conditions set forth in Section 12.20 of this Ordinance.
2. Uses allowed by Special Use in conformance with Section 12B of this Ordinance:
 - a. Nursing homes, senior citizen housing and similar group housing
 - b. Type B Home Occupations
 - c. Licensed child or adult daycare for seven to twelve nonrelated individuals.
 - d. Mobile home parks, when authorized by the Planning Commission and provided they are in conformance with all state regulations governing mobile home parks, including the Trailer Coach Park Act of 1959, as amended, and this Ordinance. In considering the following standards and requirements:
 1. Minimum Area and Maximum Densities. Each mobile home park shall be owned and operated as one (1) entity or on a condominium basis. Each mobile park shall contain a minimum of fifty (50) mobile home lots at first occupancy and may have a maximum of six (6) single wide mobile homes per gross usable acre or four (4) double wide mobile homes per gross usable acre.
 2. Buffer Zones. All mobile home parks shall provide and maintain as a minimum, a fifty (50) foot landscaped setback from any street right-of-way line that borders the park and a twenty (20) foot landscaped buffer zone where the park boundary is adjacent to neighboring properties. The Board of Appeals may recommend that an additional landscaped setback be provided. The landscaping shall consist of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width in one (1) growing season. Such trees shall be spaced so they provide a continuous screen from adjacent streets. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.

3. Minimum Lot Area. Each mobile home shall have: [1] a minimum lot area of four thousand seven hundred fifty (4,750) square feet; and [2] a minimum width of fifty (50) feet at the front setback line.
4. Minimum Mobile Home Size. No mobile home in any mobile home park shall contain less than six hundred (600) square feet of living area nor have outside dimension of less than twelve (12) feet in width and fifty (50) feet in length.
5. Yard requirements. The front yard of each mobile home lot shall be no less than twenty (20) feet as measured from the nearest edge of the street pavement to the nearest wall of the mobile home. The rear yard of each lot shall be not less than ten (10) feet. The non entry side of a mobile home shall have a side yard of no less than ten (10) feet and the entry side shall have a side yard of no less than twenty-six (26) feet. In the case of a double wide mobile home, side yard requirements shall be met by the provision of larger lots sufficient in width to meet these requirements.
6. Corner Lots. Where a mobile home lot is bounded by two (2) streets, the front yard requirement shall be met for each street. No fence, structure, or planting over thirty (30) inches in height shall be located on any corner lot within the required front yards.
7. Street Requirements. If two-way traffic is to be accommodated, the street pavement width shall be no less than twenty-two (22) feet. If only one-way traffic is to be accommodated, the street pavement width shall be no less than twenty (20) feet.
8. Parking. Parking shall be provided in off-street parking bays with two (2) parking bays for each mobile home. Each parking bay shall be no less than two hundred (200) square feet in area. Each parking bay shall be conveniently located in relation to the mobile home for which it is provided. In addition to the two (2) required off-street parking bays, one (1) additional parking space is permitted on the mobile home lot provided it is a hard surface area containing at least two hundred (200) square feet of area.
9. Access From Major Streets. Each mobile home park shall have a minimum of two (2) access streets that enter from a primary or secondary arterial street as designated in the

Hopkins Township General Development Plan, as amended, and provided a continuous route of travel throughout the park. No ingress or egress shall be provided via local streets as designated in the Hopkins Township General Development Plan, as amended.

10. Signs. A maximum of one (1) identification sign is allowed at each access point to the mobile home park. Each such sign shall not exceed thirty (30) square feet in area and shall not be illuminated by any light source other than a continuous indirect white light. In those cases where signs are intended to be read from both sides, the combined total area of both sides when combined shall not exceed thirty (30) square feet.
11. Mobile Home Sales Prohibited. The business of selling new/or used mobile homes as a commercial operation in connection with the operation of a mobile home park is prohibited. Mobile homes located on lots within the mobile park may be sold by the owner or operator of the park provided no more than five (5) are offered for sale at any one time. This section shall not prohibit the sale of a new or used mobile home by a resident of a mobile home park.
12. Underground Utilities. All public and private utilities shall be installed underground.
13. Site Improvements. Each mobile home shall be provided with a continuous pad of four (4) inch thick concrete running the full length and width of the mobile home. In lieu of a continuous concrete pad, concrete piers four (4) inches thick may be provided if they run the full length of the mobile home. Each pad shall be equipped with hurricane anchors or tie down equipment capable of being connected to the mobile home to secure the home during high winds. Skirting shall be installed along the base of each mobile home sufficient to hide the undercarriage and supports from view.
14. Sidewalks. Paved sidewalks shall be provided throughout each mobile home park. Sidewalks shall be:
 - i. a minimum of four (4) feet in width;
 - ii. raised a minimum of six (6) inches above road grade in front of each site;
 - iii. adjacent to each street; and
 - iv. laid out such that they connect the recreation area,

common open spaces and the community building with mobile home sites.

15. Streets and Parking Areas. All streets and parking areas in a mobile home park shall be of a hard surface.
16. Refuse Disposal. Each mobile home park shall provide an effective system of garbage and rubbish storage, collection and disposal.
17. Lighting. Each mobile home park shall be provided with sufficient lighting to illuminate all parking bays, streets and sidewalks.
18. Central Television Antenna. Each mobile home park shall have a master underground television antenna system. Exterior television antennas shall not be permitted on individual mobile homes.
19. Ground Cover. All exposed ground surfaces in the mobile home park must be sodded, seeded or covered with ornamental stone. One shade tree at least ten (10) feet in height when planted shall be provided for each two (2) mobile home sites.
20. Drainage. An adequate storm drainage system, including necessary storm sewers, drains inlets, manholes, culverts, bridges and other appurtenances, shall be provided. The requirements for each particular mobile home park shall be established by the Allegan County Drain Commissioner.

Construction of storm drainage systems shall be in accordance with the standards and specifications adopted by the Allegan County Drain Commissioner. All proposed storm drainage construction plans for mobile home parks shall be approved by the Allegan County Drain Commission.

21. Storage Areas. Each mobile home lot shall be equipped with a storage cabinet of no less than three hundred (300) cubic feet and no more than four hundred (400) cubic feet of storage area, or in lieu thereof, a minimum of three hundred fifty (350) cubic feet of storage area in a central storage building. Said storage cabinet shall be placed or constructed within the required rear or entry side yard.

22. Recreation Vehicle Storage. All mobile home parks shall contain a storage area for the storage of campers, trailers, motor homes, boats, snowmobiles and other vehicles ordinarily towed or driven for a special purpose. The storage of these vehicles in the mobile home park is specifically prohibited except in the storage area. The storage area shall be screened by solid type fence five (5) feet in height around its perimeter or by some other screening device which is approved by the Planning Commission.
23. Recreation Area. Each mobile home park shall include a recreation area or areas equal in size to no less than ten (10) percent of the total gross usable park area. Required setbacks or buffer zones may not be used for the required recreation areas. All recreation areas shall be centrally located, well drained, accessible to all residents of the mobile home park, and improved with playground equipment and other facilities for all age groups. In no case shall any intensive use playground equipment be located closer than fifty (50) feet to any mobile home.
24. Community Building. Each mobile home park shall have a community building or buildings to provide the laundry and toilet facilities required by the Trailer Coach Park Act and a tornado shelter or shelters of sufficient size to provide a safe refuge for all mobile home park residents. Such building(s) may also house offices and other facilities that are necessary for the management of a mobile home park.

SECTION VII

AMENDMENT TO CHAPTER XII, GENERAL PROVISIONS, SECTION 12.19, CAMPING ON VACANT PROPERTIES, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter XII, General Provisions, Section 12.19 (Compiled 15.449), Camping on Vacant Properties, of the Hopkins Township Zoning Ordinance, is hereby amended to reletter and renumber as follows:

Section 12.19, CAMPING ON VACANT PROPERTIES

- a) Camping on Vacant, Non-Riparian Properties. Camping or the occupancy or use of tents, campers, motor homes, or the storage thereof is prohibited on vacant, non-riparian lots or parcels of record within the AG, R-1, R-1A, R-2 or R-3 Districts except under the following circumstances:

1. The lot is adjacent to a lot or parcel on which there is an occupied dwelling and both lots are under the same ownership.
 2. The camping, use or storage is located within a campground as permitted and authorized under the provisions of this ordinance, or
 3. On vacant, non-riparian parcel or tract in excess of ten (10) acres in size, camping is permitted under the following provisions except that camping is permitted without interruption during deer hunting seasons established by the State of Michigan for any state wide or special Zone 3 archery or firearm deer hunting season.
 - a) Not more than four (4) camping units consisting of any combination of tents, motor homes, travel trailers or campers shall be permitted on the lot or parcel at any given time.
 - b) The camping activity shall be limited to the owner of the parcel and to guests of the parcel owner, without remittance.
 - c) Camping is permitted without interruption during deer hunting seasons established by the State of Michigan for any state-wide or special Zone 3 archery or firearm deer hunting season. During all other times of the year no period of occupancy may exceed fourteen (14) consecutive days. Unless the camping unit is owned or licensed by the property owner, the unit shall be removed from the premises after each period of permitted occupancy. Each period of use or permitted occupancy must be separated from the next by at least fourteen (14) days.
 - d) All tents, campers and motor homes must be located behind the line of any nearby structures and at least twenty (20) feet from all property lines.
 - e) The camping unit shall not have fixed connections to electricity, water, gas or sanitary sewage.
- b). Camping on Vacant Lots Having Frontage (Riparian Lands). It is recognized that certain vacant riparian lots within the Township have an intrinsic outdoor recreational quality and character that makes seasonal camping an attractive interim or alternative use for the lot. Care must be taken however, to ensure that any such allowed activity, whether temporary or permanent, would not diminish the character and value of adjacent and nearby single family residential use home sites.

c). Camping on vacant lots having lake frontage may therefore only be authorized subject to a site plan review by the Zoning Administrator. In such cases, and as approved by the Zoning Administrator, the Zoning Administrator shall limit the number, location, and duration of camping and RV storage activity commensurate with the size and character of the site and the use and character of the surrounding residential lots and area.

In reviewing an application to allow the use of a vacant lot for such use the Zoning Administrator may not approve an activity that exceeds the limiting standards contained in Section 15.448 (Section 12.18) and shall consider the following in deciding whether to authorize the use permit:

1. The number and location of proposed campsites or recreation vehicles on the site.
2. The size, width, and depth of the parcel lot or parcel.
3. Setbacks and screening.
4. The existence of nearby developed residential dwellings, the distances to adjacent developed home sites.
5. Accessibility and parking constraints.
6. Potential impacts on adjoining property values.
7. The duration of the proposed camping activity.
8. Whether or not the activity will entail the prolonged storage of recreation vehicles on the site and whether such storage would have a negative impact on adjoining properties.
9. The existence or non-existence of similar camping or storage activity on nearby non- riparian lots as permitted under Sub-section (A) of this Section. (As amended by Ord. No. 2005-1, eff. May 9, 2005)

SECTION VIII

AMENDMENT TO CHAPTER XII, GENERAL PROVISIONS, SECTION 12.20, HOME OCCUPATIONS, OF THE HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter XII, General Provisions, Section 12.20 (Compiled 15.450), Home Occupations, of the Hopkins Township Zoning Ordinance, is hereby amended to add the following to read:

Section 12.20: Home Occupations

a. Definition: For purposes of this section, a Home Occupation is a gainful occupation traditionally and customarily carried out in the home or on a residential premise solely by the residents as a use that is incidental to the use of the home and premise as a place of residence. A Home Occupation may be conducted entirely within a residential dwelling and/or attached or unattached garage accessory structure to the dwelling.

b. Type A Permitted Home Occupations: The following home occupations are considered Type A Home Occupations and are allowed in the Agricultural, R-1, R-1A, R-2 and R-3 Zoning Districts by approval of the Zoning Administrator only in association with a dwelling and in accordance with this Section.

1. Architecture and interior design work
2. Beauty salons and barber shops
3. Bookkeeping, accounting, and financial planning
4. Cabinet making and carpentry work
5. Computer programming and other computer related work
6. Consulting and counseling services
7. Drafting and illustration services.
8. Dressmaking, sewing and tailoring
9. Furniture upholstery
10. Home arts and crafts, including but not limited to rug weaving, quilting, pottery and ceramics, model making, woodworking, lapidary work and jewelry making.
11. Musical instrument instruction, except that no instrument may be electronically amplified so as to be audible beyond the parcel of land where the use occurs.
12. Office of minister, priest, or other member of the clergy
13. Office of building contractor or building trades persons
14. Office of a sales person, sales representative or manufacturers' Representative
15. Painting, sculpting and writing
16. Private tutoring
17. Secretarial services.
18. Storage and distribution of direct sales products, such as home cleaning products, cosmetics, food containers, or other such goods.
19. Television and other small appliance repair
20. Telephone answering service and telephone solicitation work
21. Travel booking service
22. Watch repair

c. Conditions for Type A Permitted Home Occupations: The following conditions shall apply to all permitted Type A Home Occupations:

1. It shall be carried on only by the residents of the dwelling.
2. The use shall be clearly incidental, subordinate and secondary to the use of the dwelling and premises for residential purposes, and the appearance of the structures shall not be altered, nor shall the occupation be conducted in any manner that would cause the premise to differ from its residential character either by the use of colors, materials, construction, lighting or by the emission of sounds, vibrations or light.

3. Within all districts, one Wall Sign as defined by Section 12.12 (B) (39) in the Hopkins Township Zoning Ordinance, not exceeding four square feet may be used to identify home occupations therein.
4. The maximum floor area devoted to the home occupation shall be contained within or attached to the principal dwelling and limited to 25% percent of the gross floor area of the dwelling unit.
5. There shall be no selling of goods, merchandise, supplies or products, except on an occasional basis, provided that orders previously made by telephone or at a sales event off the premises may be filled on the premises.
6. No storage or display shall be visible from outside the dwelling or an accessory building.
7. No combustible, toxic or hazardous material may be used or stored on the premises, except in a safe manner and in full compliance with all federal, state and other governmental requirements concerning the use, handling, transport, storage and disposal of any such materials.
8. There shall be no activity that would interfere with radio or television transmission in the area, nor shall be any significant offensive noise, vibrations, smoke, dust, odors, and heat or glare noticeable at or beyond the property line.
9. As a result of Type A Home Occupation, there shall not be any appreciably greater motor vehicle or pedestrian traffic than would be normal for residential use in the zoning district in which the use is located.
10. There shall be adequate off-street parking spaces. On street parking, or parking within the street right-of-way is prohibited.
11. Deliveries and shipments by commercial vehicles shall be on an occasional or incidental basis.
12. All permitted Type A Home Occupation businesses are subject to a compliance review with notice to owner by the Zoning Administrator. Reasons for review may include evidence of conducting business greater than the scope of permitted use provisions included within the Type A Home Occupation Ordinance. If violations or evidence thereof is submitted to the Zoning Administrator or complaints, either verbal or written are submitted to the Zoning Administrator, the Administrator will notify the permit holder in writing. If reasonable evidence shows that the business exceeds the scope herein prescribed, the permit may be revoked and the holder will be required to seek a Type B Home Occupation

Special Use Permit as described in Section 12.20 C of the Hopkins Township Zoning Ordinance.

d. Type B Home Occupations: The following Home Occupations are considered Type B Home Occupations and may be allowed by Special Use in the Agricultural, R-1, R-1A, R-2 and R-3 Zoning Districts by approval of the Planning Commission as a Special Use in accordance with Chapter XII-B of the Hopkins Township Zoning Ordinance.

1. A Home Occupation involving the use of a detached accessory building and/or one that would exceed the floor area limitations for Type A Home Occupations. The size and placement of such accessory building shall be regulated by each zoning district.
2. A Home Occupation involving one or more non-resident workers and/or one involving workers using the site as a regular base of operation for work or service provided off-site. The Planning Commission may authorize additional associates, employees or assistants (who do not reside within the dwelling) where such persons by way of their activities and interaction on site would not cause traffic congestion or parking problems or otherwise materially change or impair the residential character of the neighborhood or lead to the creation of a spot business zone/site.
3. Gymnastics and dance instruction
4. Bed and Breakfast establishments
5. Veterinarians' offices or clinics, if located on parcels at least three acres in size.
6. Machine Shop

e. Conditions for Approval: In considering any Type B Home Occupation for approval, the Planning Commission shall consider and make findings upon the following standards:

1. Whether the Home Occupation is incidental and secondary to the use of the premises as a dwelling.
2. Whether the nature of the Home Occupation is substantially in keeping with the residential or other permitted use of the property such as farming.
3. Whether the likely effects of the Home Occupation upon adjacent and nearby lands would be within the scope of the effects likely to result from other uses permitted and occurring in the district and similar home occupations that are specifically permitted in this section.
4. Whether the Home Occupation will have appreciable adverse effects upon adjacent and nearby lands and the uses thereof.

In approving any such land use, the Planning Commission may impose restrictions and limitations on the use, relating, but not limited to, in consideration of the following:

1. Hours of Operation
2. The floor area of the use.
3. The area, height, bulk and location of any accessory building
4. Whether the storage or display of goods, inventory or equipment will be visible from outside the dwelling or an accessory building.
5. The number of permitted associates, employees or assistants whether working on-site or performing duties principally located off-site.
6. The manner of storage or use of combustible toxic or hazardous materials on the premises.
7. Whether there will be any offensive noises, vibrations, smoke, dust, odors, heat or glare noticeable at or beyond the property line, or whether there will be machinery or electrical activity that will interfere with nearby radio or television reception.
8. Effects on motor vehicle and/or pedestrian traffic.
9. The amount of off-street parking provided, and the location thereof.
10. An approved Site Plan per the discretion of the Zoning Administrator or Planning Commission.
11. All Type B Special Use Home Occupation Business Permits are revocable, with notice to owner and after a show cause hearing by the Planning Commission.

SECTION IX
AMENDMENT TO CHAPTER XII-B "SPECIAL USE PERMITS" OF THE
HOPKINS TOWNSHIP ZONING ORDINANCE

Chapter XII-B "Special Use Permits" of the Hopkins Township Zoning Ordinance is hereby amended to add the following to read:

15.522 Sec 12B.02 – REVIEW AND APPROVAL AUTHORITY.

Special Uses include the following and shall be approved by the Planning Commission.

1. Amusement enterprises in the C-2 District.
2. Sexually oriented business in the C-2 District.
3. Keeping of livestock in the R-1A District.
4. Kennels in the R-1 District.
5. Nursing homes, senior citizen housing and similar group housing in the R-3 District.
6. Churches, private and public schools, libraries, museums, art

galleries, parks, playgrounds, community centers, government service buildings and similar uses when owned by a government agency or non-profit or non-commercial organization.

7. Any other commercial or industrial use requiring authorization by the Planning Commission as a Special Use in the C-1, C-2 and I-1 Districts as indicated in Section 9.02, 10.02, and 11.02.
8. Expansion, restoration and repair of legal non-conforming buildings and structures as indicated under Sections 14.02 and 14.03.
9. Removal and processing of topsoil, sand, gravel and other minerals in the AG and R-1 Districts.
10. Cellular and other Wireless Communications Towers.
11. Multi-unit boat access sites and facilities as defined herein.
12. Type B Home Occupations as defined in Section 12.20 D in the AG, R-1, R-1A, R-2 and R-3 Districts.
13. In Home Adult or Child Daycare for seven to twelve unrelated individuals.

Section 15.523 Section 12B.03 – PROCEDURES shall be amended to replace A and B with the following:

A. NOTIFICATION OF REQUEST.

Upon receipt of an application for a Special Use Permit, notice shall be given that a request for Special Use approval has been received. The notice shall be published in a newspaper, which circulates in the Township, and sent by mail or personal delivery to the owners of property, for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question and to the occupants of all structures within three hundred (300) feet. The notice shall be given not less than fifteen (15) days before the date of the meeting that the application will be considered. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure except that if a structure contains more than one (1) dwelling unit or special area owned or leased by different individuals, partnerships, businesses or organizations, one (1) occupant of each unit or special area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct special areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure. The notice shall:

1. Described the nature of the special use request.
2. Indicate the property which is the subject of the special use

- request.
3. State when and where the special use request will be considered and the body that will be considering the application.
 4. Indicate when and where written comments will be received concerning the request.
 5. State when and where the public hearing will be held.

B. PUBLIC HEARING.

A public hearing shall be held by the Planning Commission prior to a final decision being made regarding any Special use.

SECTION X
SEVERABILITY

The provisions of this Ordinance are severable. Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION XI
EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES

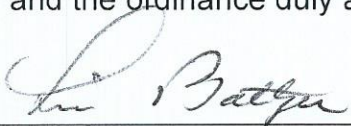
This Ordinance shall take effect eight (8) days following publication, following adoption. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Board Adoption

Motion made by Wamhoff, seconded by Morris,
to adopt the foregoing ordinance. Upon roll call vote, the following voted aye:

and the following voted nay:

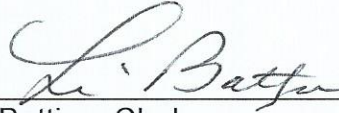
The Supervisor declared the motions carried and the ordinance duly adopted on the 11th day of August, 2014.



Lisa Battjes, Clerk

CERTIFICATION

I, Lisa Battjes, the duly elected and acting Clerk of Hopkins Township, hereby certify that the foregoing ordinance was adopted by the Township Board of said Township at a regular meeting of said Board held on August 11, 2014 at which meeting a quorum as present, by a roll call vote of said members as herein before set forth; that said ordinance as ordered to take effect eight (8) days after publication.

A handwritten signature in cursive script, appearing to read "Lisa Battjes", written over a horizontal line.

Lisa Battjes, Clerk
Hopkins Township
142 E. Main Street
Hopkins, MI 49328-0217
(269) 793-3188