

Article 3 Zoning Districts and Map

Section 3.1 Districts Established

For the purpose of this Ordinance, the Township of Kenockee is hereby divided into the following districts:

AG	Agricultural District
OS	Open Space Overlay District
R	Residential District
AR	Avoca Residential District
RM	Multiple Family Residential District
MH	Manufactured Housing District
NB	Neighborhood Business District
B	General Business District
I	General Industrial District [3-1]

Section 3.2 Official Zoning Map

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

The Official Zoning Map shall be identified by the signature of the Township Supervisor attested by the Township Clerk, under the following words; "This is to certify that this is the Official Zoning Map referred to in Section 3.2 of the Zoning Ordinance of the Township of Kenockee (include date of adoption)". If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Township Board together with an entry on the Official Zoning Map as follows; "On (date), by official action of the Township Board, the following changes(s) were made (brief description with reference number to Board proceedings)". The Zoning Administrator shall be responsible for maintaining an up to date map. [3-2]

Section 3.3 District Boundaries Interpreted

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

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
- D. Boundaries indicated as parallel to or extensions of features shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

E. Where physical or natural features existing on the ground are at odds with those shown on the Official Zoning Map, or in other circumstances not covered by subsections A through D above, the Zoning Board of Appeals shall interpret the district boundaries. [TA 2-7, 3-3] [TA 3-4]

Section 3.4 Table of Purpose Statements

Table 3-1: Table of Purpose Statements

<p>AG – Agricultural District</p> <p>The Agricultural District encourages farms on land appropriate for agricultural production, fosters rural life styles, and prevents encroachment from untimely suburban and urban development. Land uses commonly found within the Agricultural District include farming, forestry, plant nurseries, rural residential estates, outdoor recreation and open space, and similar land intensive uses. In the future, based upon the Township's Master Plan, agricultural districts may be converted to other zoning districts to accommodate expansion of urban and suburban areas.</p>
<p>OS – Open Space Overlay District</p> <p>The purpose of this overlay district is to preserve the natural character and beauty of areas having a high degree of environmental quality; to protect the clarity and purity of the watercourses by minimizing bank erosion and sedimentation; and to protect the economic value and the scenic quality of the stream banks and basins for the community and its property owners. The district regulations are designed to ensure that the land will be developed in a manner having the least possible impact on natural resources.</p>
<p>R – Residential District</p> <p>The Residential District encourages the construction of, and the use of the land for, dwellings at a somewhat higher density than the Agricultural district but without overcrowding, where public facilities can be provided at reasonable cost to the owner or developer. The Residential District seeks to provide an environment conducive to the enjoyment of home and family living by discouraging heavy traffic on local residential streets; by not allowing new commercial, industrial and other uses which interfere with residential uses; and by phasing-out already existing non-conforming uses. In the Residential District special provision is made for uses that, because of their character or scale, create a need for public facilities and services that is significantly different from that anticipated in AG developments. Such needs include: water supply, wastewater collection and treatment, new public streets.</p>
<p>AR- Avoca Residential District</p> <p>The AR Avoca Residential District is intended is to encourage the protection and provide areas for dense residential uses. The character of this district is to have a small town feel with a few amenities such as sidewalks. This district is intended to be located in the Avoca Settlement. The residents have access to public sanitary sewer and water services.</p>

RM – Multiple Family District

The RM Multiple Family Residential District is intended to provide areas for residential dwellings and related uses which are of a higher overall density. These districts are intended to be located in areas of the Township which may be provided with public sanitary sewer or water services. Lot size and area minimums are intended to be based on availability of sewer and water services at the time of development.

MH – Manufactured Housing District

The Manufactured Housing District is a moderate density one family residential district designed to provide housing that is safe and adequately spaced for ownership or rental to meet the needs of different age and family groups in the community.

NB – Neighborhood Business District

The NB Neighborhood Business District is intended to provide a small town feel to meet the needs of the neighboring dense residential area and entire Township. Permitted within the NB District are the kinds of businesses associated with "downtowns" or city central business areas. This area is encouraged to have a walkable environment with the ability to allow a mixture of commercial and residential uses. This district is intended to be located in the Avoca Settlement. The developments have access to public sanitary sewer and water services.

B – General Business District

The General Business District is intended to be that district permitting a wide range of retail, office, and personal / business service activities. Permitted within the General Business District are the kinds of businesses associated with planned shopping centers. The permitted uses may serve nearby residential areas, as well as customers from a much larger market area.

The location of General Business Zoning Districts is appropriate at the intersection of highways, since the permitted uses generate vehicular and pedestrian traffic, and some establishments have a tendency to cluster together and can be served by a common parking area. Alternately, such districts may also be planned at appropriate locations along state or county highways, which create business sites easily accessible to customers. General Business Districts are intended to be isolated and buffered from adjacent residential areas where noise and traffic could be disturbing or a hazard.

The mapped General Business Districts in the Township recognize established highway business uses and proposed business concentrations, at locations consistent with the Township's Master Plan. Such districts are proposed to meet future needs for a variety of business sites; to accommodate growth in the region's economy; and to serve a community of households and people increasing in numbers and purchasing power.

I – Industrial District

The General Industrial District is established as a district in which the principal uses allowed are wholesale activities, warehousing, manufacturing, fabrication or processing. For the General Industrial District, in promoting the general purpose of this Ordinance, the specific intent is:

- To control nuisance effects of warehousing, wholesale activities, and industry such as smoke, noise, odor, dust, dirt, glare, vibrations and other adverse effects so that such uses will be compatible with other land uses such as commercial or residential.
- To encourage industrial uses to locate on major highways so that traffic generated by these uses will not utilize local residential streets.
- To provide areas for industrial uses which, because of the nature of their operation cannot control nuisance effects to the extent that they would be compatible with residential or commercial land uses.
- To provide areas in the Township where industrial uses requiring outdoor storage could locate.

Section 3.5 Table of Uses

In order to ensure all possible benefits and protection for the zoning districts in this Ordinance, the land uses have been classified in Table 3-2: Table of Uses.

- A. Permitted Use (P) are land and/or buildings in this district may be used for the purposes listed by right.
- B. Special Land Use (SLU) are uses which may be permitted by obtaining special land use approved when all applicable requirements in Article 15.
- C. Accessory (A) are uses that must have a primary use of the property for it to be considered by right.
- D. If a use is not marked with a P or SLU then that use is not allowed in that corresponding zoning district.

Table 3-2: Table of Uses	Zoning Districts							
	AG	R	AR	RM	MH	NB	B	I
Uses by Category (Key: P= Permitted Use SLU= Special Land Use A= Accessory)								
Agricultural Uses								
Agribusiness uses	SLU							
Farm buildings, nurseries, and greenhouses	P							
Farms	P							
Feedlots	P							
Fish farm operations	P							
Large animals and small-hoofed animals	A							
Public and commercial stables	P							
Roadside stands	P							
Residential Uses								
Adult foster care facility, family home (1-6)	P	P	P					

Table 3-2: Table of Uses	Zoning Districts							
Uses by Category (Key: P= Permitted Use SLU= Special Land Use A= Accessory)	AG	R	AR	RM	MH	NB	B	I
Adult foster care facility, small group home (1-6)		SLU	SLU	SLU				
Adult foster care facility, small group home (7-12)	SLU	SLU	SLU	SLU				
Adult foster care facility, large group home (13-20)		SLU	SLU	SLU				
Boarding house	SLU	SLU	SLU	SLU			P	
Convalescent home, Home for the aged, or Nursing home	SLU			SLU				
Family day care home	P	P	P	P	P			
Group day care home		P	P	P	P			
Home occupations type 1	P	P	SLU	P	P			
Home occupations type 2	SLU	SLU	SLU	SLU	SLU			
Mobile home parks					P			
Multiple-family dwellings				P				
Orphanage, foster home	SLU		SLU	SLU				
Single family dwellings	P	P	P					
Tourist house	SLU	SLU	SLU	SLU			P	
Two family dwellings	SLU	SLU	SLU	P				
Commercial Uses								
Art shops and photographic studios (except those defined as adult entertainment uses), and interior decorating studios						P	P	
Banks, Credit union offices, Savings and loan associations, Stock brokerage						P	P	
Childcare centers, Nursery schools				SLU		P	P	
Drive Through Window Establishments							SLU	
Eating and drinking places including drive in establishments						SLU	SLU	
Gasoline service stations							SLU	
Hotels and motels							SLU	
Medical office, Dental office, Clinics						P	P	
Membership organizations including clubs						P	P	
Major vehicle repair							SLU	
Motor vehicle washing, conveyor, or non-conveyor type							SLU	
Museums, Art galleries							P	
New automobile and truck agency sales and showrooms, open air sale of recreational vehicles, motorcycles, mobile home or other motor vehicle sales areas							SLU	

Table 3-2: Table of Uses Uses by Category (Key: P= Permitted Use SLU= Special Land Use A= Accessory)	Zoning Districts							
	AG	R	AR	RM	MH	NB	B	I
Used automobile and truck agency sales and showrooms, open air sale of recreational vehicles, motorcycles, or other motor vehicle sales							SLU	
Professional Offices, unless otherwise listed						P	P	
Open air business uses						SLU	SLU	
Open front store						P	P	
Retail establishments with 10,000 square feet in GFA or less unless otherwise stated						P	P	SLU
Retail establishments more than 10,000 square feet in GFA unless otherwise stated						SLU	SLU	SLU
Passenger car rental and leasing.						P	P	
Personal service establishments						P	P	
Veterinary Hospitals, Clinics and Kennels	SLU						P	
Entertainment Uses								
Adult entertainment uses							SLU	
Amusement Outdoor Recreation unless otherwise specified	SLU						SLU	
Auto, horse, and sled dog racetracks								SLU
Dance halls, studios and schools						P	P	
Forest and game management areas, Hunting preserves, Wildlife refuges	P							
Golf courses	SLU	SLU		SLU	SLU			
Indoor recreation, unless otherwise listed	SLU				SLU		P	P
Outdoor recreational uses, unless otherwise listed	SLU	SLU		SLU	SLU			
Publicly owned and operated parks, parkways, Recreational facilities	P			P			SLU	
Swimming pools, Community centers, and Similar recreation and resident services uses when constructed as an integral part of a mobile home park				P	P			
Motion picture theaters and outdoor theaters, except adult motion picture theaters							SLU	
Industrial Uses								
Warehousing and wholesale establishments, Storage buildings, Mini warehouses							SLU	P
The compounding, processing, packaging manufacturing, Treatment of semi-fished and finished products								P
All commercial radio, television, and other transmitting or relay antenna towers	P					SLU	P	P

Uses by Category (Key: P= Permitted Use SLU= Special Land Use A= Accessory)	Zoning Districts							
	AG	R	AR	RM	MH	NB	B	I
Lumber and building material dealers							P	P
Concrete and asphalt plants								SLU
Gas or electrical transmission lines							SLU	SLU
High-Volume water well or well system	SLU	SLU		SLU	SLU		SLU	SLU
Junkyards, auto salvage or wrecking yards, waste or scrap recycling operations, and refuse transfer stations								SLU
Laboratories experimental, film, testing, or medical							SLU	P
Local utility facilities (not including storage yards)	SLU	SLU		SLU	SLU		SLU	SLU
Mining and soil removal operations	SLU							SLU
Open Storage	P					SLU	P	P
Public and private use airports	SLU							SLU
Publicly owned buildings, Public utility buildings with service yards; Public water and sewage pumping stations	SLU		SLU					P
Wireless communications facilities	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Wind Energy Conversion System	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Institutional Uses								
Cemeteries	SLU							
Religious Institutions	SLU	SLU		SLU	SLU	P	P	
Hospitals							SLU	
Parochial elementary, intermediate and secondary schools	P			P			P	
Public and private colleges and universities	SLU	SLU					SLU	
Moratorium, Crematorium, Funeral	SLU					SLU	SLU	
Other Uses								
Accessory Building	P	P	P	P	P	P	P	P
Accessory Use				SLU	SLU	P	P	P
Sanitary Landfill								
Temporary use of building	P	P	P	P	P	P	P	P
Temporary buildings	SLU					SLU	P	SLU
Temporary use: Garage sales, yard sales, or similar types of sales	P	P	P		P			
Temporary outdoor sales	SLU	SLU				SLU	P	SLU
Shipping containers and pre-fabricated metals containers	P	P	P	P	P	P	P	P

Section 3.6 Table of Use Requirements

Below is a table with the definition, parking requirement, and use requirements associated with the various uses in the Ordinance.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Agricultural Uses Agribusiness Uses	The continuation of an agricultural practice with accessory uses that are directly related to agriculture such as: processing; storage; retail or wholesale marketing of agricultural products; value-added agricultural products or activities such as education tours of processing facilities; playgrounds or similar school equipment; nature trails; open air or covered picnic area with restrooms; kitchen facilities and gift shops for the sale of agricultural related products.	One (1) space per 250 sq. ft. of gross floor area, or one (1) space per (4) four patrons to the maximum capacity, plus one (1) space per employee on the largest shift	A. All such uses shall be located on a paved, regional highway, major arterial, and minor arterial thoroughfare unless the use is seasonal in nature and has not permanent buildings for use by the public. B. All buildings, any equipment, materials or produce being stored or for sale shall be set back at least one hundred (100) feet from all property lines. [TR-4]
Farm Buildings Nurseries, and Greenhouses.	A building used for the growing of plants, all or part of which are sold at retail or wholesale. [TR-1]	One (1) for each one (1) employee plus one (1) for each one hundred fifty (150) SF of permanent or temporary area devoted to sales.	N/A
Farms	A farm is an establishment engaged in growing crops, sod, plants, trees, shrubs, nursery stock; an establishment engaged in dairying, the maintaining or the raising of livestock and poultry, the keeping of horses, small animals, as well as other similar enterprises or uses.	N/A	A. No farm shall be operated for the disposal of garbage, sewage (except when such sewage is applied by state approved methods for the purpose of fertilizing the soil on a farm and when approved by the Township Board), rubbish, offal or rendering plants, or for slaughtering of animals (except such animals as may have been raised on the premises immediately prior thereto and for the use and consumption by persons residing on the premises). B. Meet Michigan Department of Agricultura & Rural Development GAAMP.
Feedlots	A place of confined keeping of livestock or other animals for food, fur, pleasure, resale, or training purposes in yards, lots, pens, buildings or other areas not normally used for pasture or crops and in which abnormal amounts of manure or related other animal wastes may originate by reason of keeping such animals, all of which to include chickens, ducks, geese and other fowl.	One (1) for each one (1) employee [TR-2]	Meet Michigan Department of Agricultura & Rural Development GAAMP.
Fish Farm Operations	The hatching and raising of aquatic fish for commercial retail sales. [TR-1], [TR-7]	One (1) for each one (1) employee plus one (1) for each one hundred fifty (150) SF of permanent or temporary area devoted to sales.	Meet Michigan Department of Agricultura & Rural Development GAAMP.
Raising of Large Animals, and Small-Hoofed Animals	See Section 2.2. [TR-1]	N/A	Meet Michigan Department of Agricultura & Rural Development GAAMP.
Public and Commercial Stables	A stable other than a private stable, where horses are boarded or are for hire or sale.	N/A	Meet Michigan Department of Agricultura & Rural Development GAAMP.
Roadside Stand	A temporary open front stand so designed that service to the patron does not require entering the building, and used solely for the sale of farm products and for sale of the by-products of agricultural produce.	One (1) for each one (1) employee plus one (1) for each one hundred fifty (150) SF of permanent or temporary area devoted to sales. [TR-2]	A. The roadside stand shall be located not less than twenty feet (20') from the road right of way, and an open area for patron's parking shall be provided subject to the same twenty feet (20') set back. All structures or buildings used for the sale shall be of portable construction, temporary, non permanent, and not anchored to the site. B. Meet Michigan Department of Agricultura & Rural Development GAAMP.
Residential Uses			
Adult Foster Care Facility, Family Home	A licensed private residence under the Adult Foster Care Licensing Act, P.A. 218 of 1979, as amended, with the approved capacity to receive six or fewer adults to be provided with foster care for five or more days a week, and for two or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.	One (1) space per employee on the largest work shift, plus one space for every three (3) residents of the home. [TR-2]	A. A state licensed residential facility. B. A state licensed adult foster care group home shall not be located within 1,500 feet of another similar state licensed facility. C. Adult foster care small group home property, including landscape and structural elements, shall be maintained in a manner that is consistent with the residential character of the neighborhood. D. Adult foster care large group homes shall provide a loading/unloading area of adequate dimensions near a barrier-free entrance to the facility and provide a

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Adult Foster Care Facility, Small Group Home (1-6)	A licensed private residence under the Adult Foster Care Licensing Act, P.A. 218 of 1979, as amended, with the approved capacity to receive six or fewer adults to be provided with foster care for five or more days a week, and for two or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.	One space per employee on the largest work shift, plus one space for every three residents of the home.	loading/unloading area of adequate dimensions for delivery vehicles servicing the facility. A. A state licensed residential facility. B. A state licensed adult foster care group home shall not be located within 1,500 feet of another similar state licensed facility. C. Adult foster care small group home property, including landscape and structural elements, shall be maintained in a manner that is consistent with the residential character of the neighborhood.
Adult Foster Care Facility, Small Group Home (7-12)	A licensed facility under the Adult Foster Care Licensing Act, P.A. 218 of 1979, as amended, with the approved capacity to receive 12 or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation.	One space per employee on the largest work shift, plus one space for every three residents of the home.	A. A state licensed residential facility. B. A state licensed adult foster care group home shall not be located within 1,500 feet of another similar state licensed facility. C. Adult foster care small group home property, including landscape and structural elements, shall be maintained in a manner that is consistent with the residential character of the neighborhood.
Adult Foster Care Facility, Large Group Home (13-20)	A licensed facility under the Adult Foster Care Licensing Act, P.A. 218 of 1979, as amended, with the approved capacity to receive at least 13 but not more than 20 adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation.	One space per employee on the largest work shift, plus one space for every three residents of the home.	A. A state licensed residential facility. B. A state licensed adult foster care group home shall not be located within 1,500 feet of another similar state licensed facility. C. Adult foster care small group home property, including landscape and structural elements, shall be maintained in a manner that is consistent with the residential character of the neighborhood.
Boarding House	A dwelling where meals, or lodging and meals, are provided for compensation for three or more persons by pre-arrangement for definite periods of not less than five (5) days. A boarding house shall be distinguished from a bed and breakfast establishment, motel or hotel.	One space for each rental unit, plus two spaces. [TR-2]	N/A
Convalescent Home, Home for The Aged, Or Nursing Home	A home for the care of the aged, or infirm, or a place of rest for those suffering bodily disorders, and licensed or required to be licensed by the State of Michigan, but not including housing for the elderly where such persons live independently in individual apartment units.	Two (2) for each three (3) beds or occupants & one (1) for each two (2) staff members	N/A
Family Day Care Home	A private residence where care, protection, and supervision are provided, for a fee to no more than six (6) children at one time, except children related to an adult member of the family. A family day care home shall require no construction features or equipment not customary in a residential dwelling or district. [TR-13]	N/A	N/A
Group Day Care Home	A state licensed, private residence where care, protection, and supervision are provided, for a fee to no more than twelve (12) children at one time, except children related to an adult member of the family. A group day care home shall require no construction features or equipment not customary in a residential dwelling or district [TR-13]	Provides adequate off-street parking for all employees and adequate off-street waiting spaces for parents.	A. A state licensed residential facility. B. Is not located closer than 1,500 feet to another group day care home or an adult foster care home. C. The property, including landscape and structural elements, shall be maintained in a manner that is consistent with the character of the neighborhood. A group day care home should not require exterior modifications to the dwelling, nor should the front yard be the location of play equipment, except on a corner lot.
Home Occupations Type 1	A home occupation is any nonresidential use customarily conducted within the dwelling, of not more than 600 square feet total including storage;	Three (3) parking spaces. [TR-2]	A. Such home occupation must be registered with the Kenockee Township Clerk prior to commencing home occupation. B. That no article or service is sold or offered for sale on the premises except such as is produced by such home occupation.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Home occupations Type 2 [TR-15]	A home occupation is any non-residential use customarily conducted within the dwelling, attached building, or accessory building.	Three (3) parking spaces, plus one (1) per employee on the largest working shift.	C. The above uses shall be permitted only providing such uses are not noxious, dangerous, or offensive by reason of odor, dust, smoke, gas, noise, fumes, flames, lighting, or vibrations more than the ordinarily acceptable and normal conditions connected with agriculture so as to become a public nuisance. A. Such home occupation must be registered with the Kenockee Township Clerk prior to commencing home occupation. B. That no article or service is sold or offered for sale on the premises except such as is produced by such home occupation. C. The above uses shall be permitted only providing such uses are not noxious, dangerous, or offensive by reason of odor, dust, smoke, gas, noise, fumes, flames, lighting, or vibrations more than the ordinarily acceptable and normal conditions connected with agriculture so as to become a public nuisance.
Mobile Home Park	Mobile Home: Means a structure, transportable in one (1) or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle. Mobile Home Park: A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.	Shall comply with design standard established by the Michigan Manufactured Housing Commission.	Shall comply with design standard established by the Michigan Manufactured Housing Commission.
Multiple family dwelling	A building or portion thereof, containing three (3) or more dwelling units designed exclusively for occupancy by three (3) or more families, living independently of each other.	Two (2) parking spaces for each one bedroom dwelling unit. For each additional bedroom over two per unit, one-half (1/2) additional parking space shall be provided.	A. Sites for multiple-family dwellings shall front upon and have direct access to a paved county primary road or a state highway. No access to the site shall be permitted from subdivision streets or from roads that are not a major or minor arterial. B. When a multiple family use abuts a residential district (R and AR) or residential use, a greenbelt shall be provided along all sides abutting the residential district or use in accordance with Section 10.3.
Orphanage, foster home	A facility for childcare in a place of residence of a household for the purpose of providing family care or training for children who are not related to the head of such home, and provided that such home is licensed or otherwise approved by Michigan for such purpose. (TR-1)	Two (2) parking spaces. [TR-2]	A. All vehicular ingress and egress from the site shall be directly onto a major arterial with a planned right of way of not less than 120 feet. B. The maximum extent of development and occupancy shall not exceed the recommendations of the St. Clair County Health Department, but shall in no circumstances be greater than 10 persons, patients or residents per acre. C. No building other than a structure for strictly residential purposes shall be closer than sixty (60) feet to any property line. See Section 3.7D.
Single family dwellings	A building containing not more than one (1) dwelling unit designed exclusively for and occupied exclusively by one (1) family.	Two (2) parking spaces.	See Section 3.7D.
Tourist home	A dwelling in which overnight accommodations are provided or offered for transient guests also referred to as a bed and breakfast.	One (1) space for each rental unit, plus two (2) spaces. [TR-2]	N/A
Two family dwellings	A building containing two (2) separate dwelling units designed exclusively for occupancy by two (2) families living independently of each other	Two (2) parking spaces per dwelling unit.	A. Architectural plans shall demonstrate that the dwelling will be compatible in appearance with single family homes in the immediate neighborhood. B. The applicant shall provide evidence of Health Department approval for the well and septic system(s) designed to serve the two-family unit.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
<p>Commercial Uses Art Shops and Photographic</p>	<p>Work space for one or more artists or artisans, including the accessory sale of art or supplemental material produced on the premises or relate to the services provided onsite.</p>	<p>One (1) for each here hundred (300) SF of floor space.</p>	<p>N/A</p>
<p>Banks, Credit Union Offices, Savings and Loan Associations, Stock Brokerage, and Similar Uses.</p>	<p>A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.</p>	<p>One (1) parking space per employee during largest shift plus one (1) parking space per 200 GFA</p>	<p>N/A</p>
<p>Child Care Centers</p>	<p>A facility other than a private residence, which receives 1 or more children under 13 years of age for care for periods of less than 24 hours a day, and at which the parents or guardians are not immediately available to the children. "Center" includes a facility that provides care for not less than 2 consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, prekindergarten, play group, or drop-in center.</p>	<p>One (1) parking space per employee. All such uses shall provide adequate drop-off and waiting space so that parents' or guardians' cars are not required to stand in a public right-of-way. At least one (1) drop-off space shall be provided for each five (5) persons or children enrolled or cared for at the facility.</p>	<p>A. A state licensed residential facility. B. Outdoor play space shall be provided in the ratio of one-hundred-fifty (150) square feet per child cared for, to a maximum required of ten thousand (10,000) square feet. No outdoor play area shall be less than one thousand (1,000) square feet. C. To insure child safety, all outdoor use areas shall be enclosed by a 4 foot 6 inch high cyclone fence or equivalent design. On those sides abutting a residential zoning district or use, a 6 foot high obscuring fence of masonry or other material approved by the Commission shall be required. D. The site layout shall be designed to insure pedestrian safety by separating play areas from parking and driveways. E. A copy of the State Fire Marshall's inspection/report shall be submitted as a part of the application package and reviewed by the Township Fire Chief for a report to the Planning Commission.</p>
<p>Drive Through Window Establishments</p>	<p>A business establishment whose method of operation involves the delivery of a service or product directly to a patron inside a vehicle, typically through a service window or other appurtenance to a building, where vehicles are queued within a stacking area or approach to the service window or facility.</p>	<p>One (1) for each one hundred (100) SF of gross floor area and one (1) parking space per employee on the largest working shift.</p>	<p>Two (2) trash receptacles for use by the customer shall be placed in a manner reachable by the customers from their car windows at each point where exit drives empty onto a public street, said receptacles shall be emptied as often as is necessary to insure their efficient and continued use by the customer.</p>
<p>Eating and Drinking Places</p>	<p>Restaurant, Standard: A standard restaurant in any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready to consume state, and whose design or principal method of operation includes one or both of the following characteristics: a. Customers, normally provided with an individual menu, are served their foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed. b. A cafeteria type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building. Restaurant, Carry Out: A carry out restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready to consume state and whose design or method of operation includes both of the following characteristics: a. Foods, frozen desserts, or beverages are usually served in edible containers or paper, plastic, or other disposable containers. b. The consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being</p>	<p>One (1) for each one hundred (100) SF of gross floor area and one (1) parking space per employee on the largest working shift.</p>	<p>N/A</p>

Table 3-3. Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
	<p>prohibited and such prohibition is strictly enforced by the restaurant.</p> <p>Restaurant, Drive In: A drive in restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready to consume state, and whose design, method of operation, or any portion of whose business includes one or both of the following characteristics:</p> <ul style="list-style-type: none"> a. Foods, frozen desserts, or beverages are served directly to the customer in a motor vehicle either by a carhop or by other means which eliminate the need for the customer to exit the motor vehicle. b. The consumption of foods, frozen desserts, or beverages within motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building is allowed, encouraged, or permitted. 		
Gasoline Service Stations	<p>A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories. In addition, such a facility may provide minor vehicle servicing, minor repairs, oil change, and maintenance.</p>	<p>One (1) per employee on the largest working shift and one (1) parking space per bay door and one (1) space per 300 sqft of gross floor area.</p>	<p>A. There shall be no parking of damaged or disabled motor vehicles except on a temporary basis for seventy two (72) hours or less. Junk parts and junk vehicles shall not be kept outside of the building. No bullpen areas shall be allowed. [TR-31]</p> <p>B. Automobile, truck or trailer renting and leasing may be permitted in connection with a gasoline service station subject to the provision that the number of automobiles, trucks, or trailers on the site that are available for lease shall not exceed one (1) automobile, truck or trailer for each one thousand (1,000) square feet of lot area and shall not be located in areas that are required for parking, aisles, service bays, loading, landscaping or sidewalks.</p> <p>C. Prohibited activities include, but are not limited to: motor vehicle body repair; undercoating; painting; tire recapping; engine and transmission rebuilding; motor vehicle dismantling; upholstery work, and other such activities whose adverse external physical effects would extend beyond the property line.</p>
Hotels and Motels	<p>A series of attached, semi detached, or detached rental units which provides overnight lodging, toilet, and bath facilities, and which offers meals, linen, and maid service to the public for compensation.</p>	<p>One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, in addition to the requirements for ancillary facilities such as restaurants, ballrooms, etc.</p>	<p>A. Vehicular ingress and egress from the site shall be directly onto a major arterial having an existing or planned right-of-way of at least one hundred twenty (120) feet in width. [G-5]B. Each unit shall contain no less than two hundred fifty (250) square feet of floor area.</p> <p>C. Units shall not be occupied as a place of permanent residence and a guest register shall be maintained.</p>
Medical and/or Dental Office, Including Clinics	<p>An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a physician, dentist, or similar professionals.</p>	<p>One (1) space for each three hundred (300) gross floor area</p>	N/A
Membership Organizations Including Clubs.	<p>Club: An organization of persons for special purposes for the promulgation of agriculture, sports, arts, science, literature, politics or the like, but not for profit.</p> <p>Membership Organizations: Membership Organizations include community service clubs, lodges, church halls, catering or renting halls, fraternal organizations, and the like. In this Ordinance, Membership Organizations are a permitted use in the General Business District.</p>	<p>One (1) space per three hundred (300) of gross floor area.</p>	N/A
Major Vehicle Repair	<p>A place where, along with the sale of engine fuels, the following services may be carried out: general repairs, engine rebuilding, rebuilding or reconditioning of motor vehicles;</p>	<p>Parking shall be provided on the site at a ratio of three (3) parking spaces for each</p>	<p>A. All activities shall be conducted in an enclosed building.</p>

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
	collision service, such as body, frame, or fender straightening and repair; related overall painting and undercoating of automobiles or similar activity.	one (1) service bay plus one (1) space for each employee.	<p>B. There shall be no outside storage or display of any kind except for the display of new merchandise related to the primary use of the facility and for retail sale during the hours of operation of the facility.</p> <p>C. There shall be no outdoor parking of damaged motor vehicles except on a temporary basis not to exceed seventy-two (72) hours. Junk parts and junk vehicles shall not be kept on the outside of the building.</p> <p>D. Automobile, truck or trailer renting and leasing may be permitted in connection with motor vehicle repair and service facilities subject to the provisions that the number of automobiles, trucks or trailers on site that are available for lease shall not exceed one (1) automobile, truck or trailer for each one thousand (1,000) square feet of lot area and shall not be located in areas that are required for parking, aisles, service bays, loading, landscaping or sidewalks.</p> <p>E. The parking of tow trucks shall be permitted only in designated areas and shall not be permitted in the clear vision area at the intersection of two streets. Shall only be located in the side and rear yard.</p>
Motor Vehicle Washing, Conveyor, or Non Conveyor Type	A building, or portion thereof, the primary purpose of which is that of washing motor vehicles.	<p>Self-Service: Four (4) spaces for each establishment plus four (4) waiting spaces for each washing stall.</p> <p>Other than self service: Four (4) for each establishment plus twenty (20) waiting spaces for each washing stall or line. A properly drained drying lane fifty (50) feet long shall also be provided at the exit of each washing stall or line in order to prevent undue amount of water from collecting on the public street & thereby creating a traffic hazard</p>	<p>A. A hard surfaced driveway of one (1) or more lanes shall be constructed on the parcel in such a manner as to provide for a continuous movement of cars into the wash rack or bays.</p> <p>B. Where only a single lane is provided, it shall be used for no other purpose than to provide access to the wash rack. All lanes provided shall be separated from and suitably protected from interference by other traffic.</p> <p>[TR-37]</p>
Museums and Art Galleries.	An institution devoted to the procurement, care, study, and display of objects of lasting interest or value.	One (1) for each four hundred (400) SF of floor space.	N/A
New Automobile and Truck Agency Sales And Showrooms, Open Air Sale Of Recreational Vehicles, Motorcycles, Mobile Home or Other Motor Vehicle Sales Areas	The use of any building, land area, or other premises or portion thereof, for the display, sale, or lease of new automobiles, panel trucks or vans, trailers, or recreational vehicles and including any warranty repair work and other repair service conducted as an accessory use.	One (1) for each three hundred (300) SF of floor space of sales room & Plus what is required for minor or major repair.	<p>A. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the street intersection formed by the proposed right of way lines.</p> <p>B. Major repair and major refinishing shops shall be permitted as accessory when conducted entirely within an enclosed building.</p> <p>C. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.</p> <p>D. Outside loud speaker and outside public address systems are prohibited</p>
Retail Establishments With 80,000 Square Feet in GFA Or Less Unless Otherwise Stated	A place of business devoted in whole or in part to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer.	One (1) for each three hundred (300) GFA	N/A
Retail Establishments More Than 80,000 Square Feet in GFA Unless Otherwise Stated	A place of business devoted in whole or in part to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer.	One (1) for each three hundred (300) GFA	N/A
Professional Offices Unless Otherwise Specified	Occupations that are primarily in an office setting such as executive, administrative professions, accounting, writing, clerical, real estate, attorneys, etc.	One (1) for each three hundred (300) SF of gross floor space.	N/A
Open Air Business Uses, Flea Markets and Farmer's Markets.	<p>Open air business uses: include the following uses when conducted outside the walls of a building:</p> <p>A. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture.</p>	One (1) for each five hundred (500) SF of gross floor area.	A. Outdoor display of merchandise shall be kept back at least eighty (80) feet from the edge of the right-of-way of all roads, as designated on the Township's adopted Master Plan.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
	<p>playground equipment, and other home garden supplies, and home improvement equipment such as lawn mowers, fertilizer spreaders, lawn rollers, etc.</p> <p>B. Retail sale of fruits and vegetables.</p> <p>C. Rental or sale of bicycles, recreational vehicles, mobile homes, trailers, motor vehicles, boats, or small hand equipment.</p> <p>D. Outdoor display and sale of garages, swimming pools, and similar uses.</p> <p>Flea Market: A Flea Market is a site where numerous small sellers congregate to offer a wide variety of new and previously owned things for sale at retail. A flea market operates on an intermittent, seasonal, or periodic basis, such as weekends during warm weather. A Flea Market is distinguished from a roadside stand, roadside sales and garage sales as to the number of sellers, the kinds of merchandise sold, the magnitude of traffic and customers generated, and days and hours of operation. A Flea Market is distinguished from temporary outdoor sales and open air businesses.</p>		<p>B. Outdoor storage shall be limited to the side or rear yard and totally enclosed with view obscuring screening as specified by the Planning Commission based on Section 10.3, when adjacent to any Residential District or open to public view. (Art 9)</p> <p>C. Stacked items on display cannot exceed five (5) feet in height.</p> <p>D. Outdoor display areas shall not occupy required parking spaces.</p>
Open Front Store	<p>A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "Open Front Store" shall not include automobile repair stations or automobile service stations.</p>	<p>One (1) space for each employee on the largest working shift & one (1) space for each one hundred (100) SF of gross floor area</p>	N/A
Passenger Car Rental And Leasing	<p>Leasing or renting of automobiles, motorcycles, and light load vehicles</p>	<p>One (1) parking space per employee on the largest working shift and one (1) parking space per three hundred (300) square feet of gross floor area</p>	N/A
Personal Service Establishments	<p>Occupations where a service is performed on site such as repair shops, florists, beauty shops, dry cleaner, etc.</p>	<p>Beauty or barber shop: Three (3) spaces for each of the first two (2) beauty or barber chairs, & one and one-half (1 ½) spaces for each additional chair.</p> <p>Other Personal Service Establishments:</p> <p>One (1) for each 300 gross floor area.</p>	N/A
Used Automobile and Truck Agency Sales And Showrooms, Open Air Sale of Recreational Vehicles, Motorcycles, or Other Motor Vehicle Sales Areas	<p>Anyone that sells, trades or buys four (4) or more vehicles per year.</p>	<p>One (1) for each three hundred (300) SF of floor space of sales room. Plus what is required for minor or major repair.</p>	<p>A. The used automobile and truck sales must be located on a site having a frontage on a major arterial with a planned right-of-way of not less than one hundred twenty feet (120').</p> <p>B. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from a street intersection formed by the proposed right of way lines.</p> <p>C. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.</p> <p>D. Outside loud speaker and outside public address systems are prohibited.</p> <p>E. Any person selling more than four (4) vehicles in any 12 month period shall be defined as a used car dealer and shall be located in General Business District.</p>
Veterinary Hospitals, Clinics and Kennels	<p>Veterinary Hospital/Clinic: Any building or portion of a building designed or used for the care, observation, or treatment of domestic animals.</p> <p>Kennel: Any lot or premises used for breeding, commercial sale, boarding, or treatment of more than ten dogs, cats, or other domestic pets.</p>	<p>One (1) space for each one hundred twenty five (125) SF of floor space.</p>	<p>A. The subject property is so located as not to hinder the appropriate residential development of the affected neighborhood, as determined by the Planning Commission.</p> <p>B. The subject property contains a minimum of five (5) acres and three hundred (300) feet of lot width.</p>

USE	DEFINITION	PARKING	DESIGN STANDARD
<p>Table 3-3: Table of Use Requirements</p> <p>Entertainment and Recreation</p> <p>Adult Entertainment Uses</p>	<p>Adult Bookstore: An establishment having as a portion of its stock in trade, books, magazines and other periodicals which are restricted to persons over the age of eighteen (18) and which is distinguished or characterized by its emphasis on matters depicting, describing or relating to "Specific Sexual Activities" or "Specific Anatomical Areas" (as defined in this Ordinance) or an establishment with a segment or section devoted to the sale or display of such material. (Art 2)</p> <p>Adult Motion Picture Theater: An establishment used for presenting material restricted to persons over the age of eighteen (18) distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specific Sexual Activities" or "Specific Anatomical Areas" (as defined in this Ordinance) for observation by patrons therein. (Art 2)</p> <p>Premises for Nude Entertainment: An establishment which is restricted to persons over the age of eighteen (18) and used for housing and exhibiting persons in the nude or "Specific Anatomical Areas". (Art 2)</p> <p>Nude Modeling Studio: An establishment restricted to persons over the age eighteen (18) used for housing and exhibiting persons in the nude acting as models for other persons to paint, photograph or draw. (Art 2)</p> <p>Specified Anatomical Areas: Human genitals, pubic region, buttock, and female breast less than completely and opaquely covered; human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Art 2)</p> <p>Specified Sexual Activities: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, buttock or female breasts. (Art 2)</p> <p>Premises for Nude Entertainment: An establishment which is restricted to persons over the age of eighteen (18) and used for housing and exhibiting persons in the nude or "Specific Anatomical Areas".</p> <p>Sauna or Open Bath House: An establishment open to the public used for equipment and housing of apparatus wherein members of the public may have a steam bath or hot water bath</p>	<p>One (1) parking space for each three hundred (300) square feet of gross floor area of public space.</p>	<p>C. The building or kennel is located one hundred (100) feet from any neighboring residential use. All kennel runs or breeding areas shall be enclosed by a chain link fence not less than six (6) feet in height. If immediate neighboring parcels are residential use or zoned, a completely obscuring barrier shall be erected, composed of a decorative screen fence and/or a landscaped greenbelt as approved by the Planning Commission.</p>
<p>Amusement Outdoor Recreation Unless Otherwise Specified</p>	<p>Outdoor recreational space for adult or children's amusement parks, circuses, carnivals, rebound tumbling facilities, outdoor dance pavilions, miniature golf courses, combat game areas,</p>	<p>One (1) parking space for each three hundred (300) square feet of gross floor area of public space.</p>	<p>A. No such uses may be permitted within one thousand five hundred feet (1,500') from any dwelling, church, school, playground, public park or youth center as measured from the lot line of the location of the proposed use.</p> <p>B. Any of the above stated adult entertainment uses shall not be located within a one thousand five hundred foot (1,500') radius of any other such use.</p> <p>C. Public display of merchandise for sale or viewing shall be prohibited.</p> <p>D. Additional requirement for advertising signs: No sign shall include language or graphics referring to either specified anatomical areas or specified sexual activities.</p>
		<p>One (1) parking space for each three hundred (300) square feet of gross floor area of public space.</p>	<p>A. Site shall not abut directly or across a street, any Residential District. B. Children's amusement parks shall be fenced on all sides with a wall or fence not less than four feet six inches (46") in height.</p>

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Auto, Horse, And Sled Dog Race Tracks	mudboggling, seasonal tourism, and hayrides, and golf driving ranges. A facility consisting of a paved, or gravel roadway used primarily for the sport of automobile racing. A racetrack may include seating, concession areas, suites, and parking facilities, but does not include accessory offices, residences, or retail facilities.	One (1) for each three (3) seats or five (5) feet of benches.	C. No loud speaker of public address system shall be used except by express written consent of the Township Planning Commission wherein it is deemed that no public nuisance or disturbance will be established. A. Located adjacent to a major arterial and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question. B. All access to the parking areas shall be provided from a major arterial as described in the master plan
Dance Halls, Studios and Schools.	Any room, place, or space open to the general public patronage in which is carried on dancing wherein the public may participate, whether or not a charge for admission for dancing is made	One (1) parking space for each four (4) persons allowed by the maximum occupancy or one (1) for each three hundred (300) square feet, whichever is greater.	N/A
Forest and Game Management Areas, Hunting Preserves, And Wildlife Refuges	An area licensed by the State of Michigan that must meet certain requirements for area and operating purposes, and which is granted special hunting privileges.	Two parking spaces	N/A
Golf Courses, Not Including Driving Ranges or Miniature Golf Courses	A tract of land laid out with a least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, and shelters as accessory uses.	Six (6) for each one (1) golf hole & one (1) for each employee on the largest working shift	A. The site is so located as to have at least one (1) property line abutting a paved major arterial, either existing or proposed, and all ingress and egress to the site shall be directly onto a major arterial or a marginal access drive thereof. B. All development features including the principal building and any accessory buildings or structures are so located and related to minimize the possibility of any adverse effect upon adjacent property. This shall mean a minimum distance of two hundred (200) feet to the property line of abutting residentially zoned lands and public rights of way provided where topographic conditions are such that the building would be screened from view, the Planning Commission may modify this requirement. C. Major accessory uses which are generally of a commercial nature, such as a restaurant and bar, shall be housed in a single building with a club house. Minor accessory uses which are strictly related to the operation of the golf course itself, such as maintenance garage and pro shop, may be located in separate buildings.
Indoor Recreation	Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, bowling alley, skating rink, indoor shooting range, indoor archery range, and other similar recreation or entertainment.	Bowling Alley: Six (6) for each one (1) bowling lane. All other: One (1) parking space for each four (4) persons allowed by the maximum occupancy or one (1) for each one hundred (100) square feet, whichever is greater.	N/A
Outdoor Recreational Uses	Outdoor recreation uses: include campgrounds, sports fields and courts, concert pavilions and band shells, picnic grounds, golf courses, riding stables, small boat / canoe liveries, shooting range, archery range, swimming facilities, indoor ice rinks, and similar uses. Campground: Means any parcel of land with a minimum parcel size of twenty (20) acres wherein sites are offered for the use of the public or members of any organization, either free of charge, or for a fee, for the establishment of temporary living quarters for the occupation of five (5) or more tents, travel trailers, truck campers, or other similar recreational units.	One (1) for each three (3) seats or sixty (60) inches of benches.	A. A public park for outdoor recreation or a private picnic area may be conducted on a site of ten (10) acres or more. All other approved uses shall be on a parcel of twenty (20) acres or more in area. B. All vehicular ingress and egress from the site shall be directly onto a major or minor arterial as designated on the Township's adopted Thoroughfare Plan. C. No activity shall take place within fifty (50) feet of the perimeter of the recreational area. All such activities shall be adequately screened from abutting residentially zoned property by means of protective wall or greenbelt as approved by the Planning Commission. D. Related accessory commercial uses may be permitted in conjunction with recreation uses when it is clearly incidental to the main recreational character of the use and such related accessory uses shall not include the sale, servicing, or

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Publicly Owned and Operated Parks, Parkways, and Recreational Facilities	An open space with natural vegetation and landscaping; may include recreational facilities owned by the public.	Private Parks: One (1) for each two (2) individual members. OR Stadium, sports arena or similar places of outdoor assembly: One (1) for each three (3) seats or sixty (60) inches of benches.	repair of any vehicles or equipment used on the site except that owned by the proprietor. E. Permitted accessory uses which are generally of a commercial nature, shall be housed in a single building. Minor accessory uses which are strictly related to the operation of the recreation use itself, such as a maintenance garage, may be located in separate buildings. F. All offstreet parking shall be screened from view of an adjoining residential district or use by an obscuring fence and/or a greenbelt, as approved by the Planning Commission. G. Campgrounds shall be developed only in accordance with 1978 PA 368 P.A. 171 of 1970 as amended, and its administrative rules and regulations, as amended. H. Campgrounds shall be provided with at least one (1) public telephone, and water and sewage facilities approved by the St. Clair County Health Department. [TR-55]
Swimming Pools, Community Centers, And Similar Recreation and Resident Services Uses	A meeting place where people living in the same community may carry on cultural, recreational, or social activities, and possessing outdoor recreational facilities, such as swimming pool, tennis courts, or playground area.	One (1) space per 250 sq. ft. of gross floor area, or one (1) space per (4) four patrons to the maximum capacity, plus one (1) space per employee on the largest shift.	N/A
Motion Picture Theaters and Outdoor Theaters, Except Adult Motion Picture Theaters	A structure or building that contains audience seating, one or more screens and auditoriums, and can include a lobby and refreshment stand.	One (1) for each three (3) seats plus one (1) for each two (2) employees. If no seats, one for each fifty (50) SF of floor area.	A. Points of ingress and egress shall be available to the theater from abutting major arterials and shall not be available from any residential street. B. All vehicles waiting or standing to enter the facility shall be provided off street waiting space. No vehicle shall be permitted to wait or to stand within a dedicated right of way. C. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted only when the site in question is surrounded by a non Residential District. D. Outdoor theaters shall be laid out so as to prevent the movie screen from being viewed from residential areas or adjacent major arterials. All lighting used to illuminate the area shall be so installed so as to be confined within, and directed onto the premises of the outdoor theater site.
Industrial Uses Warehousing and Wholesale Establishments, And Storage Buildings and Mini Warehouses.	Mini-Warehouse: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares. Warehousing: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials. The function of the facility is to compound, process, package, or treatment of products that include, but are not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and	One (1) for each employee on the largest shift or one (1) for each seventeen hundred (1,700) square feet, whichever is greater.	N/A
The Compounding, Processing, Packaging, Manufacturing, or Treatment Of Semi-Finished And Finished Products		Five (5) spaces plus one (1) for everyone and one-half (1 ½) employees in the largest working shift	N/A

Table 3-3. Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
All Commercial Radio, Television, And Other Transmitting Or Relay Antenna Towers	<p>machine shops, welding shops, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi precious metals or stones, soil, shell, textiles, tobacco, wax, wire, wood or yarns, pottery, music instruments, toys, electronic appliances</p> <p>A specific device, the surface of which is used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas for commercial purposes.</p>	Two (2) parking spaces.	<p>A. Shall compliance with applicable federal, state, and Township Ordinances.</p> <p>B. The minimum setbacks for such towers from all abutting streets or adjacent property shall be a distance equal to the height of such tower, with no zoning Ordinance restrictions on tower height.</p> <p>C. The structure plans must be approved by the Building Inspector.</p>
Lumber and Building Material Dealers.	<p>A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners.</p>	One space per each 800 sq.ft. of floor area	<p>A. All storage of building materials shall be within enclosed buildings, or storage sheds, except that outdoor storage may be permitted when within an area enclosed by an obscuring fence or wall not less than six (6) feet nor more than eight (8) feet in height. Screening slats placed in a chain link fence shall not be accepted as a suitable screening device.</p>
Concrete and Asphalt Plants	<p>A plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.</p>	Five (5) spaces plus one (1) for every one and one-half (1 1/2) employees in the largest working shift	<p>A. The application shall demonstrate that the plant location is the closest possible to the source of sand and aggregate materials for the plant.</p> <p>B. The application shall clearly demonstrate strict compliance with all requirements for air, ground water, and surface water quality, in particular, the Performance Standards of this Ordinance shall be strictly adhered to.</p> <p>C. A Community Impact Study shall accompany the application, according to a format provided by the Township.</p> <p>D. A Market Study, which demonstrates the need for the specific facilities proposed to serve the surrounding area, shall accompany the application.</p> <p>E. The stated life of the plant, in years, shall be specific and tied to the operator's anticipated local reserves of the sand and aggregate materials for the plant.</p> <p>F. The site shall have direct access to a paved thoroughfare.</p> <p>G. The plant equipment shall maintain a minimum separation of 1,300 feet from a residential zoning district or use.</p> <p>H. The plant itself should be screened from view from any adjoining residential zoning district or public street by a 20-foot wide greenbelt planted with vegetation at a sufficient height and opacity to screen at least 90 percent of the facility during the summer months and 70 percent during the winter months. At the discretion of the Planning Commission, an obscuring wall of poured concrete with a brick-like texture, brick, or decorative, pressure-treated wood may be constructed in place of a greenbelt.</p> <p>I. The permit for a concrete or asphalt plant shall be renewed every 2 years. At least thirty (30) days prior to transferring a permit for a concrete or an asphalt plant, the operator shall notify the purchaser of all conditions of the permit and shall notify the Township of the name, address and phone number of the new owner/operator.</p>
Gas or Electrical Transmission Lines And Gas Or Electrical Transmission Lines	<p>A person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under the federal, state, or municipal regulations to the public: gas, steam, electricity, . . . (Art 2)</p>	Two (2) parking spaces.	N/A
High-Volume Water Well or Well System	<p>A well or series of wells capable of producing over 100 gallons per minute peak capacity and intended to serve a use other than one single family home</p>	Two (2) parking spaces.	See Section 3.7B.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Junkyards, Auto Salvage or Wrecking Yards, Waste or Scrap Recycling Operations, and Refuse Transfer Stations	An open space where junk, waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A "Junk Yard" includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for the storage, keeping or abandonment of junk but does not include uses established entirely within enclosed buildings.	Five (5) spaces for every one and a half (1.5) employees on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use or stored on the premises	A. These uses may only be located upon a site where abutting lands are zoned for non-residential purposes on all sides. B. Any required front yard setback shall not be used for providing off-street parking. C. All sides of the development shall be screened with an un-pierced fence or wall at least eight (8) feet in height and not less than the height of the materials on the lot on which a stated use is located.
Laboratories Experimental, Film, Testing, or Medical.	A laboratory is a place devoted to experimental, routine study or basic study such as testing and analytical operations and in which manufacturing of product or products, except prototypes, is not performed.	One (1) for every five hundred (500) GFA	N/A
Local Utility Facilities	A person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under the federal, state, or municipal regulations to the public: telephone exchanges, gas regulator stations, electric transformers, sewer and water pump stations.	One (1) space for each employee on the maximum work shift.	A. There is no public business office, except in General Business districts, nor any storage yard or storage building operated in connection therewith, except in the General Industrial districts. B. All equipment pads, cabinets, and the like shall be set back at least thirty (30) feet from a side or rear property line.
Mining and Soil Removal Operations	The commercial removal of soil, sand, gravel, stone and other earth materials with more than 1,000 cubic yards are removed per calendar year.	One (1) space for each employee on the maximum work shift.	See Section 3.7C.
Open Storage	Any industrial or commercial equipment, vehicles, and all materials including waste that are not located inside the building but is intended to stay onsite as part of the operation.	N/A	A. The open storage of any industrial or commercial equipment, vehicles, and all materials, including wastes, except new vehicles for sale and/or display, shall be screened from public view, from a public street, and from adjoining properties by an obscuring wall or fence not less than six feet (6') nor more than eight feet (8') high. B. The required height of the wall shall be determined by the Planning Commission so as to properly screen all materials, vehicles and wastes. C. Vehicles and equipment over eight (8) feet high must be properly screened but need not be completely screened above eight (8) feet. Stacked material or products shall not be stacked or exceed above the eight (8) feet. D. Whenever such open storage is adjacent to any residential zone, the required obscuring wall or fence shall be at least six (6) feet in height E. Materials must be completely screened if they are stored within twenty (20) feet of the screen wall or fence. All wastes must be completely obscured from view. F. In no instance shall any open storage of equipment, vehicles and/or materials be permitted within a required front yard in any zoning district. [16-24 & 16.25]
Personal Use Airfields	Any location, either on land or water, which shall be used for the landing or take off of aircraft with safety, solely for the use of the owner of the property, and which is not equipped with commercial facilities for the shelter, supply or repair of aircraft.	N/A	A. Said airport is subject to all rules and regulations of the Federal Aviation Administration and the Michigan Aeronautics Commission, which agencies shall approve the preliminary plans submitted to the Township. All airports shall contain a certificate of approval with the Michigan Aeronautics Commission and shall be registered annually by said Commission. B. Site, Yard and Placement Requirements: 1. No building or structure or part thereof shall be erected closer than one hundred (100) feet to any property line. 2. Those buildings to be used for servicing or maintenance shall not be located on the outer perimeter of the site where abutting property is zoned Agricultural or Residential.

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Public Use Airports	Any location, either on land or water, which is used for the landing or take off of aircraft, which provides facilities for the shelter, supply or care of aircraft, or for receiving or discharging passengers or cargo, and all appurtenant areas, used or suitable for airport buildings or other airport facilities, and all appurtenant rights of way, whether heretofore or hereafter established. Airports may include commercial activities or operations such as the sale of gasoline or oil, the soliciting or engaging in charter flying or student instruction, the provision of shelter or the tie down of an aircraft, the overhaul or repair of an aircraft or engines, or otherwise offering aeronautic facilities or services to the public. A public use airport shall be distinguished from personal use landing fields.	One (1) parking space shall be required for every three (3) airplanes stored on the site.	<p>3. Airports must be located on a contiguous parcel of land of not less than one hundred sixty (160) acres.</p> <p>4. No part of the site shall abut either directly or across a street any Residential District.</p> <p>C. All layout and design and construction of runway and other facilities shall meet or exceed the standards set by the Michigan Aeronautics Commission for Class C airports.</p> <p>D. Performance Requirements. All lights used for landing strips and other lighting facilities shall be so arranged as not to reflect towards adjoining non airport uses.</p> <p>E. Prohibited Uses. The open storage of junked or wrecked motor vehicles or aircraft shall not be permitted, except that wrecked aircraft may be stored in the open for not more than thirty (30) days from the date of the accident.</p> <p>A. Said airport is subject to all rules and regulations of the Federal Aviation Administration and the Michigan Aeronautics Commission, which agencies shall approve the preliminary plans submitted to the Township. All airports shall contain a certificate of approval with the Michigan Aeronautics Commission and shall be registered annually by said Commission.</p> <p>B. Site, Yard and Placement Requirements:</p> <ol style="list-style-type: none"> 1. No building or structure or part thereof shall be erected closer than one hundred (100) feet to any property line. 2. Those buildings to be used for servicing or maintenance shall not be located on the outer perimeter of the site where abutting property is zoned Agricultural or Residential. 3. Airports must be located on a contiguous parcel of land of not less than one hundred sixty (160) acres. 4. No part of the site shall abut either directly or across a street any Residential District. <p>C. All layout and design and construction of runway and other facilities shall meet or exceed the standards set by the Michigan Aeronautics Commission for Class C airports.</p> <p>D. Performance Requirements. All lights used for landing strips and other lighting facilities shall be so arranged as not to reflect towards adjoining non airport uses.</p> <p>E. Prohibited Uses. The open storage of junked or wrecked motor vehicles or aircraft shall not be permitted, except that wrecked aircraft may be stored in the open for not more than thirty (30) days from the date of the accident.</p>
Publicly Owned Buildings, Public Utility Buildings with Service Yards; Public Water And Sewage Pumping Stations.	A building owned by a governmental agency which may include accessory uses such as a service yard and public water and sewage pumping stations.	One (1) space per employee on the largest shift plus five (5) parking spaces.	N/A
Wireless Communications Facilities	A wireless communications facility that: (1) consists of a microcell, and (2) is roof- or structure-mounted and is less than 10 feet in height and does not exceed the maximum height permitted in the zoning district in which the facility is located.	Two (2) parking spaces.	<p>A. No wireless communications tower in excess of one hundred (100) feet in height shall be located closer than 2,000 feet to any other such tower.</p> <p>B. All wireless communications towers not subject to the regulations of the Federal Aviation Administration shall be painted with a color designed to cause the tower to blend in with the surrounding landscape.</p> <p>C. No new wireless communications tower shall be constructed where there exists another tower that could reasonably be used to carry the transmission or receiving equipment proposed. The purpose of this Section is to require the sharing of tower space (collocation) by more than one company where broadcast and receiving frequencies do not prohibit such sharing of tower space.</p>

Table 3-3: Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Wind Energy Conversion System	Any device which converts wind energy to mechanical or electrical energy. [16-16]	N/A	D. All new wireless communications towers shall be designed to permit collocation of additional antennas. The application materials shall clearly demonstrate that the height and structural strength of the tower can accommodate up to two additional antenna sets. E. The entire area of the tower, equipment building(s) and parking area for service personnel shall be surrounded by a 20 foot wide, landscaped greenbelt approved by the Planning Commission. F. Innovative collocation proposals that disguise the communications antennas are encouraged, such as the use of stadium lighting towers, church steeples, billboard signs, and similar techniques. See Section 3.7E.
Institutional Uses Cemeteries	Property, including crematories, mausoleums, and/or columbiums, used or intended to be used solely for the perpetual interment of deceased human beings or customary household pets.	One space per full-time employee, plus two (2) parking spaces	All access shall be provided from a public road.
Crematoriums and Funeral Homes	Building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. A funeral home, as defined for purposes of this code, includes a funeral chapel.	One space per full-time employee, plus two (2) parking spaces	All sides of the cemetery shall be screened from any residential view by providing a continuous and completely obscuring wall, fence, or buffer strip planting as described in Section 10.3.
Religious Institutions	A church or place of worship or religious assembly with related facilities such as the following in any combination: meeting hall, offices for administration of the institution, and playground.	One (1) for each three (3) seats in the main unit of worship.	A. The site is so located as to have at least one (1) property line abutting a public arterial, and all ingress and egress to the site shall be directly onto said public arterial, provided however that no site shall be accessed from a local residential street within a recorded plat. B. In order to ensure that there is sufficient land to accommodate future expansion, and accessory facilities, the subject property shall be a minimum of 5 acres. C. The site shall not be used for dwelling purposes except that residential dwelling facilities may be provided for up to two (2) regular employees of the church and their families. Any such dwelling units or quarters shall comply with the minimum requirements for dwellings in the district in which located.
Hospitals	A building, structure, or institution in which sick or injured persons are given medical or surgical treatment and operating under license by the State of Michigan, and is used primarily for in patient services, and including related facilities such as laboratories, out patient departments, central service facilities, and staff offices.	One (1) for each 500 SF of gross floor area, plus one (1) for every 1.5 employees during the largest working shift.	A. The proposed site shall have at least one property line abutting a paved major arterial and vehicular ingress and egress to the site shall be directly onto said arterial. B. The site plan shall show that a proper relationship exists between the major arterial and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety, and all development features including the principal building and any accessory buildings, open spaces, and service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property. C. All such hospitals shall be developed on sites consisting of at least ten (10) acres in area for the first one hundred (100) beds or less plus one (1) acre for each additional ten (10) beds.
Public and Parochial Elementary, Intermediate and Secondary Schools	A public, parochial, or private institution that provides educational instruction to students.	Elementary and Junior High School: One (1) for each one (1) teacher, employee and administrator, in addition to the requirements of the auditorium. Senior High School: One (1) for each one (1) teacher, employee, & administrator, plus	N/A

Table 3-3. Table of Use Requirements

USE	DEFINITION	PARKING	DESIGN STANDARD
Public and Private Colleges and Universities	An institution for post-secondary education, public or private, offering courses in general, technical or religious education. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities, and sororities.	one (1) for each ten (10) students in addition to the requirement of the auditorium. One (1) for each one (1) teacher, employee, & administrator, plus one (1) for each ten (10) students in addition to the requirement of the auditorium.	A. All ingress and egress shall be directly to a paved public road B. The minimum site size shall be twenty (20) acres. C. Those buildings to be used for servicing or maintenance, such as heating plants, garages, storage structures, and the like, shall not be located on the outer perimeter of the site where abutting property is zoned for residential purposes.
Other Uses			
Accessory Building	A building or structure customarily incidental and subordinate to the principal structure and located on the same lot as the principal building. Not to be used for human habitation.	N/A	See Section 3.7A.
Accessory Use	An "accessory use" is a use which is clearly incidental to, customarily found in connection with and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related.	Determined based on the proposed use.	Review most equivalent use included in the Table of Use Requirements.
Sanitary Landfill	A tract of land developed, designed, and operated for the disposal of solid waste in a manner consistent with the following: A. Criteria established by Act 641 of the Michigan Public Acts of 1978, as amended, and any rules or regulations established based on this Act. B. St. Clair County's adopted Solid Waste Management Plan. C. Applicable Township Ordinances.	N/A	As required by St. Clair County Soil Waste Management Plan.
Temporary Use of Building	A use that exists during periods of construction of the main building or use, or for special events for no more than a period of six (6) months.	N/A	Not to exceed six (6) months with the granting of six (6) month extensions being permissible
Temporary Buildings Pursuant to The Establishment of A Permanent Building and Permitted Use. Temporary Use: Garage Sales, Yard Sales, or Similar Types of Sales	A structure without any foundation or footing and removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. A temporary use to sell products at a single family residents.	N/A N/A N/A	A. All such temporary buildings shall be immediately removed upon expiration of the time limit established as a condition of their construction. B. More than 200 sq. ft. gross floor area. A. No residence shall be permitted more than three (3) such sales per year. B. Shall take place for a period of more than seven (7) continuous days and maximum of 16 days.
Temporary Outdoor Sales	Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation. The temporary outdoor sales, except those conducted by charitable organizations as defined, must be secondary to or incidental to the principal permitted use or structure existing on the property, and not incompatible with the intent of the district. not part of an otherwise approved open air business, provided such display	One (1) per three hundred (300) gross floor area of sales.	A sale is for a period of not more than sixty (60) days per year.
Shipping Containers and Pre-Fabricated Metal Containers [TR-90]	Shipping containers, truck trailers, or similar pre-fabricated primarily metal structures.	N/A	A. The exterior material shall match the character of the surrounding area or earth-tone in coloring. B. Shall be treated as an accessory building and meeting all of those requirements. C. Must be placed on a foundation. D. The wheels of a tractor trailer shall be covered or removed.

Section 3.7 Supplemental Use Requirements**A. Accessory Buildings**

1. Where the accessory building is structurally attached to the main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to main buildings.
2. Except in the Open Space Overlay Districts, no accessory building shall be erected in any required front or side yard. A detached accessory building shall be located only in the rear yard and may occupy not more than thirty percent (30%) of the required rear yard. In no instance shall a detached accessory building be closer than twenty-five (25) feet to a rear or side lot line. [TR-84]
3. No accessory building shall be erected prior to the construction of the main building, except as provided in Section 16.2C above. By definition an accessory building is clearly incidental to the principal building housing the main use; therefore, the Zoning Administrator shall not issue a Zoning Permit for an accessory structure prior to the issuance of a building permit for the main or principle building, and no rough framing of an accessory building shall begin until the rough framing of the principal building has been completed. [TR-84]
4. Accessory buildings in Agricultural (AG) zoning districts shall comply with the following:
 - a. All exposed walls shall have a finished appearance by the application of face brick, wood, aluminum or composition siding, or similar materials approved by the Zoning Administrator where an accessory building is erected or placed within two hundred (200) feet of the front property line of any parcel of land fronting upon a public road. [TR-84]
 - b. All buildings accessory to the operation of a farm, other than those usually incidental to the dwelling, shall be located not less than one hundred (100) feet from any dwelling and not less than twenty-five (25) feet from any lot line or property boundary, with the exception that the main farm barn building shall not less than one hundred and fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, which are located closer to the road and which existed prior to the adoption of this Ordinance, if approved by the Zoning Board of Appeals.
5. Buildings accessory to residential buildings in Residential (R), Open Space (OS), Avoca Residential (AR) Multiple Family Residential (RM), Mobile Home Park (MH) and districts shall comply with the following: [TR-84]
 - a. No residential accessory building shall have exposed or uncovered cement block walls, tarpaper, plywood sheathing, or similar materials. All exposed walls shall have a finished appearance by the application of face brick, wood, aluminum or composition siding, or similar materials approved by the Zoning Administrator. [TR-84]

- b. In order to maintain the appearance of a residential accessory building, overhead or similar doors over nine (9) feet high, and similar equipment and features shall not be permitted on the side of the accessory building facing the front lot line.
 - c. Accessory buildings shall not involve any business, trade or occupation, unless specifically approved as part of a special land use permit under Article 14. No residential accessory building shall exceed a height of sixteen (16) feet.
6. Accessory Buildings in Commercial and Industrial districts shall comply with the following:
- a. The exterior walls shall be finished in the same materials as the principal building.
 - b. The accessory building(s) shall comply with all setback requirements of the principal building.
 - c. Accessory structures shall not exceed one story or fourteen (14) feet in height (from church design req. Sec 14.22) [TR-84]
7. Vehicles and Containers Prohibited as Accessory Buildings
- a. Over-the-road truck trailers, shipping containers, other enclosed trailers, and similar vehicles and containers shall not be permitted as permanent accessory buildings in any zoning district.
 - b. The Building Inspector may permit the use of trailers, shipping containers, and similar enclosed vehicles for temporary storage at new building construction sites for periods not to exceed 6 months and may grant not more than one 6 month extension. A valid building permit shall be in place during the entire time the temporary storage unit is in use. A cash performance guarantee, in the amount established by resolution of the Township Board, shall be deposited with the Building Department Clerk to guarantee removal of the temporary storage unit upon expiration of the building permit and/or as a condition for issuance of a Certification of Occupancy.
- B. High Volume Water Well or Well System
- 1. There must be a demonstrated need for the proposed High Volume Water Well or System.
 - 2. All such uses shall be completely enclosed and without storage yards.
 - 3. No structure shall exceed the height limit of the district and all storage tanks shall be set back from all property lines a distance equal to at least the height of the tank.
 - 4. In order to protect surrounding property values, all buildings shall be designed to be compatible in style and materials with other uses and structures permitted in the district.

5. No building shall be located closer than one hundred (100) feet to any property line abutting land zoned for residential use. No High Volume Well or Well System shall be located closer than 200 feet to any property line.
6. Adequate off-street parking, screened from public view, shall be provided for any service personnel and all drives and parking areas shall be built in accordance with Township requirements.
7. The applicant shall submit a site plan and hydrogeologic study prepared by a registered engineer, qualified by training and experience to prepare hydrogeological studies, showing the extent of the well cone of influence, the number and location of wells, and the anticipated average and peak water flow on a daily and peak basis. In addition, the study shall document the location and depth of existing wells within the maximum proposed cone of influence area or 2,000 feet, whichever is greater, and describe the anticipated impact on these wells. Furthermore, the study shall include a plan that provides, at a minimum, for the connection of any and all existing wells within the cone of influence to the proposed well or system free of charge in the event that the wells fail after the proposed well(s) is constructed. As an alternative, the plan may provide for the drilling of new or deeper wells for individuals. The plan shall also provide, at a minimum, for the future connection to the well or system (or drilling of new individual wells) to those properties within the cone of influence that are currently undeveloped or underdeveloped. In no way shall the construction and operation of a water well structure restrict or eliminate the availability of potable water to those residents, businesses, and property owners within the cone of influence of the well(s).
8. The applicant shall submit an application to the Planning Commission for approval to drill a test water well for the purpose of collecting data needed to complete a full application and to determine the feasibility of establishing a permanent well or well system. The drilling of a test well may be permitted as a temporary use not requiring special land use approval. The application shall include the following information:
 - a. Name, address, municipality, zip code and phone number of applicant
 - b. Location of proposed test well
 - c. Purpose of proposed test well
 - d. Anticipated depth and peak volume of well
 - e. A scale drawing showing the location of potential contaminants, industrial uses and industrial zoning districts within 2,000 feet of the proposed well
 - f. Proposed end users of the well or well system and location of end users
 - g. Number of days anticipated to complete drilling and number of days anticipated to complete testing
 - h. Signature of applicant
9. An application for a permanent High Volume Water Well or Well System shall include an application for special land use approval, and all other similar

information as may be necessary to confirm compliance with the provisions of the Kenockee Township Zoning Ordinance.

10. In order to protect the public health, safety and welfare and protect the public supply of drinking water, No High Volume Water Well or Well System shall be constructed within 2,000 feet of any known source of contamination (e.g., waste disposal site, land application of sanitary waste water or sludge, sanitary landfills, chemical or waste chemical storage or disposal facilities, etc.), existing industrial uses, or property zoned for industrial uses. The applicant shall provide a map, prepared by a registered engineer, land surveyor, architect, landscape architect or planner showing the existing uses and zoning within a minimum 2,000 foot radius of the site which shall include an inventory of all hazardous materials users, underground fuel tanks, and similar potential sources of groundwater contamination. This radius may be increased by the Township Board depending on the results of the hydrogeologic study. If other potential sources of contamination other than those listed above are identified within a minimum 2,000 foot radius of the proposed High Volume Water Well or Well System, the Planning Commission may deny the application or, if appropriate, require appropriate conditions to protect the public health, safety and welfare.
11. In addition to the above, the applicant shall address other potential negative impacts that may be caused by the construction and operation of a high volume water well system, and provide and establish a plan for mitigation of these negative impacts.
12. Because the supply of clean, safe drinking water is an important natural community resource, no High Volume Water Well or Well System may supply water to any property outside the limits of Kenockee Township unless an agreement is reached between the Kenockee Township Board and the Legislative Body of the other municipality.
13. An annual permit shall be required for all High Volume Water Wells or Well System. Prior to December 31 of each year, the owner-operator shall submit an application and appropriate application fee to the Township Clerk for renewal of the annual permit. The application shall include well log data including peak and average flow data on a monthly basis and water quality testing results.
14. A performance bond in an amount to be set by the Township Board shall be provided by the Applicant to ensure protection of adjacent property owners' water supply.
15. Well location, construction and operation shall be in conformance with the State of Michigan Public Health Standards and the standards in this Ordinance. In the event of a conflict between the two, the standard(s) which is more restrictive shall apply.

C. Mining and Soil Removal Operation

1. An application for a mining and soil removal special land use shall include the following detailed information and plan drawings:
 - a. Name of the owner, or owners, of land from which removal is to be made.

- b. Name and address of applicant making a request for such permit.
 - c. Name and address of the person, firm, or corporation that will be conducting the actual removal operation.
 - d. Location, size, and description of the area from which the removal is to be made.
 - e. Location of the processing plant.
 - f. Type of materials or resources to be removed.
 - g. Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.
 - h. General description of equipment to be used.
 - i. The estimated number of years to complete operations.
 - j. A statement that a performance guarantee satisfactory to the Township Board will be furnished. Upon submission of a topographical survey by a Michigan Registered Civil Engineer or Registered Land Surveyor showing completion of the reclaimed areas, the bond or security shall be released, in accordance with the amount of security per acre.
 - k. As part of the application, the applicant shall submit a topographic survey of the existing parcel(s) drawn to scale and prepared by a Michigan Registered Civil Engineer or Registered Land Surveyor with minimum five (5) foot contour intervals based upon U.S.G.S. datum. The drawing shall also clearly show the area to be mined, areas for stockpiling, processing plant locations, maintenance areas, and similar use areas. The applicant shall also prepare a Reclamation Plan which depicts the final elevations referenced to U.S.G.S. datum and prepared by a Michigan Registered Civil Engineer or Registered Land Surveyor. The applicant will propose a certain plan of operation and will be expected to comply with such a plan during the full term of the permit.
 - l. The application shall be accompanied by a processing fee, to be paid by the applicant, in an amount to be established from time to time by resolution of the Township Board.
2. Standards for Mining Operations:
- a. All buildings and stationary equipment shall be located no closer than one hundred fifty (150') feet to the nearest abutting property line.
 - b. No excavation or mining shall take place within fifty (50') feet of the nearest abutting property line, nor within seventy-five (75') feet of the right-of-way of an existing or a platted street. If the circumstances of the site indicate that either or both of these setback requirements would not be adequate to protect abutting property, the Planning Commission shall require a greater distance and may also require provision of a greenbelt and/or earthen berm within a portion of the setback area. A reduction in the setback from a street right-of-way may be granted by the Planning Commission only in those instances

where it is necessary to reduce the final elevation so that it conforms with the elevation of the street.

- c. All active excavation shall be screened from view of an adjoining residential district by one of the following:
- d. Construction of a raised earth berm, along the boundaries of the property, at least six (6') feet in height at its center above the actual elevation of the property along the property lines. The berm shall be planted with grass, trees, and similar vegetation.
- e. Plantings of coniferous trees having a minimum height of eight (8') feet along the boundaries of the property with sufficient staggered rows and of a depth that will guarantee effective screening.
- f. All equipment and facilities used in the production, processing or transportation of sand, gravel, stone, or other earth materials shall be constructed, maintained, and operated, in such manner as to comply with the Performance Guarantees (Section 16.7) of this Ordinance.
- g. Any paved public road used as a haul route to and from the mining site shall be swept, salted, or otherwise maintained as required by the St. Clair County Road Commission, to keep the road in a safe and passable condition. All gravel public roads providing access to the mining site shall be kept dust-free at all times during mining operations by spraying with chloride or other means and shall otherwise be maintained as required by the St. Clair County Road Commission, to keep the road in a safe and passable condition. Any private site drive(s), paved or unpaved, shall likewise be maintained as required by the Township.
- h. The applicant shall acquire approval as to haul routes, bonding requirements, weight limits, speed limits, and other matters within the jurisdiction of the agencies responsible for the public roads.
- i. The haul route shall be chosen so as to cause the least amount of disturbance to residential uses and other non-mining uses in the area. The applicant shall clearly post or otherwise inform all drivers of the approved haul route.
- j. Adequate corner clearance (Section 7.6) for road and drive intersections shall be maintained.
- k. Upon termination of any excavation and/or mining operation either by the applicant (or his agent(s)), the Township through this Ordinance, and/or through judicial means, the land shall be reclaimed according to the standards for rehabilitation
- l. Sand, gravel, and other mining operations shall not leave or bury equipment (obsolete or otherwise), debris, waste, or any other foreign material on the mining site. Violation of this provision shall be grounds for revocation or suspension of the special land use permit for the site. Referral shall be made to the Michigan Department of Environmental Quality for possible violation of state environmental law.

- m. In order to protect the water supplies in the surrounding area, dewatering is prohibited, unless included in the original special land use application (or amendment) and approved by the Planning Commission after first consulting with appropriate state and County agencies and the Township Engineer. The Planning Commission may require that the operator provide at their expense, additional study (ies) and/or measures to ensure that potable water supply (ies) of surrounding area properties are preserved or replaced in a timely manner. Such measures may require transporting of potable water by tanker as needed.
 - n. All trucks shall be prohibited from standing and parking on the public right of way outside the entrance to all mining operation sites.
 - o. If the site is altered for any reason, which is not consistent with the original site plan with details as approved by the Planning Commission, then the Township may require the applicant to apply for a special land use amendment. The Township may, after written notice, suspend the original special land use permit to preserve the health, safety, and welfare of the Township and its residents until such amendment is applied for and finally approved. In addition, as with any special land use permit, the Township retains the right to take appropriate enforcement action against any violation(s).
3. Standards for Rehabilitation of Mined Areas:
- a. All excavations shall be made either to a water-producing depth of at least 8 feet below the low-water mark for at least 80 percent of the water area, or shall be graded or backfilled with earthen materials, to insure:
 - i. That the excavated area shall not collect and permit to remain therein, stagnant water; or
 - ii. That the surface of such area which is not permanently submerged is graded or backfilled as necessary so as to reduce the peaks and depressions thereof, and so as to produce a level or gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land in the immediate area.
 - b. The banks of all sand and gravel excavations shall be sloped to the water line in a water-producing excavation, and to the pit floor in a dry operation, at a slope which shall not be less than three (3') feet horizontal to one (1') foot vertical, and said banks shall be restored with vegetation in a manner set forth hereunder.
 - c. Where a permanent body of water will result from the mining operations, the slopes on all sides of the pit, beginning at the high water mark, shall not exceed four (4') feet horizontal to one (f') foot vertical until the water reaches a depth of five (5') feet at the low water mark.
 - d. Vegetation shall be restored by the use of sufficient overburden for grading and leveling and depth of top soil and by appropriate seeding of grasses and planting of shrubs or trees in all parts of the mining area where such area is not to be submerged under water, as provided above.

- e. Upon cessation of mining operations by completion, abandonment or otherwise, the operator, within a reasonable period of time, not exceeding twelve (12) months thereafter, shall remove all processing plant structures, buildings, stockpiles, and equipment unless such structures, buildings, stockpiles, or equipment can be lawfully used for an approved permitted use or special approval use in the zoning district in which they are located.

D. Single Family Dwelling Standards

All single family dwellings, whether site-built or factory built, shall comply with the following:

1. All such dwelling units must meet the current construction standards of the State of Michigan and Kenockee Township prior to being brought into the Township and prior issuance of a building permit. The minimum acceptable standard for factory-built homes shall be the Department of Housing and Urban Development "Mobile Home Construction and Safety Standards" being 24 CFR 3280, and as from time to time such standards may be amended.
2. All such dwelling units must meet the minimum floor area requirements of this Ordinance: 960 square feet. Any addition to a factory-built home must be designed and constructed by the original manufacturer or an architectural plan for a compatible addition may be submitted to the Planning Commission for approval. All additions shall be constructed with similar quality workmanship as the original structure, shall be permanently attached to the principal structure, and permanently supported by and anchored to an approved foundation.
3. All such dwelling units shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code in affect in the Township and shall have a wall of the same perimeter dimensions as the dwelling, and constructed of such materials and type as required in the building code for single family dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a perimeter wall as required above.
4. All wheels, axles, and towing apparatus must be removed from a mobile home prior to issuance of a certificate of occupancy. No dwelling shall have any exposed towing mechanism, undercarriage, or chassis. [G-1]
5. All such dwellings shall be connected to a public sewer and water system or private facilities approved by the St. Clair County Health Department.
6. All such dwellings shall be compatible in appearance with other site-built homes in the Township. To this end, a roof with a minimum pitch of 4/12 shall be required with overhangs or eaves of at least twelve (12) inches. There shall not be less than two (2) exterior doors, on different sides of the dwelling, with access to both doors by means of exterior steps or porches, where a difference in elevation requires the same. All such dwelling units shall have a minimum width on all sides of at least twenty-four (24) feet.

7. The compatibility of design and appearance shall be determined in the first instance by the Township Zoning Administrator upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party of the Zoning Board of Appeals within a period of thirty (30) days from the receipt of notice of said Zoning Administrator's decision. Any determination of compatibility shall be based upon the standards set forth in this Section as well as the character, design, and appearance of one or more residential dwellings located outside of mobile home parks within two thousand (2,000) feet of the subject dwelling where such area is developed with dwellings to the extent of not less than twenty (20 percent of the lots situated within said area; or, where said area is not so developed, by the character, design, and appearance of one or more residential dwellings located outside of mobile home parks throughout the Township. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home. [G-1]
8. All such dwellings shall contain a storage capability area in a basement under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10 percent of the square footage of the dwelling or 100 square feet, whichever shall be less. [G-1]
9. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park, except to the extent required by state law or federal law or otherwise required by this Ordinance pertaining to mobile home parks.
10. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable Township Building Code provisions and requirements and no factory built dwelling shall be brought into the Township until a Building Permit has been issued by the Building Inspector.

E. Wind Energy Conversion System (WECS)

1. Applicability of Ordinance. The standards which follow shall apply to systems intended for the provision of the electrical or mechanical power needs of the owner/operator of the system; also, such a system shall be for one main building and its accessory buildings only. For systems intended for uses other than the above, Planning Commission approval shall be required. Said approval shall cover the location of the system (shown on a survey of the property) on the site, the noise generated by the system, assurances as to the safety features of the system, and compliance with all applicable state and federal statutes and regulations. Planning Commission approval shall specifically be required for arrays of more than one wind energy conversion system and for systems wherein one wind energy conversion system is intended to provide the electric power for more than one main building.

2. Standards for and Regulation of WECS

- a. Construction: Tower construction shall be in accordance with the latest edition of the Township Building Code, and any future amendments and/or revisions to same.
- b. Electro Magnetic Interference (EMI): Wind energy conversion system generators and alternators shall be filtered and/or shielded so as to prevent the emission of radio frequency and/or television broadcasting or reception, and shall comply with the provisions of Title 47, Chapter 1, Part 15 of the Federal Code of Regulations and subsequent revisions governing said emissions.
- c. Setbacks: The structural design shall be signed and sealed by a professional engineer, registered in the State of Michigan, certifying that the structural design complies with all of the standards set forth for safety and stability in all applicable codes then in effect in the State of Michigan and all Sections referred to herein above. The minimum setbacks for such towers from all abutting streets or adjacent property shall be a distance equal to the height of such tower. The WECS shall be located a sufficient distance from any overhead utility lines, excluding service drops, such that a structural failure of any portion of the WECS or its supporting structure will not cause any portion of it to fall within five feet (5') of utility lines.
- d. Maximum height: the maximum height permitted (without variance from the Zoning Board of Appeals) shall be fifty feet (50') unless otherwise prohibited by any state or federal statutes or regulations.
- e. Minimum Blade Height: The minimum distance between the ground and any protruding blades utilized on a WECS shall be fifteen feet (15'), as measured at the lowest point of the arc of the blades.
- f. Labeling Requirements: A minimum of one sign shall be posted near ground level on the tower structure warning of high voltage. In addition, the following information shall be posted on a label or labels on the generator or alternator of the WECS.
 - i. The maximum power output of the system and the wind speed at which it is achieved.
 - ii. Nominal voltage and maximum current.
 - iii. Manufacturer's name and address, serial number and model number.
 - iv. Maximum survival wind speed and the emergency and normal shut down procedures.
- g. Maximum survival wind speed and the emergency and normal shut down procedures.
- h. Utility Company Notification: The Detroit Edison Company shall be notified in writing of any proposed interface with that company's grid prior to installing such interface and shall conform to any legislated requirements governing installations of WECS so as to comply with the Utility Tariff specifications.

- i. Safety: The WECS's manufacturers shall document that the WECS model has been tested and certified by Underwriter's Laboratory, or other such applicable independent accrediting agency, and that when installed in accordance with recommended specifications shall have a maximum survival wind speed of not less than eight (80) miles per hour.
- j. Noise: The maximum level of noise to be generated by a WECS shall be fifty (50) decibels, as measured on the dBA scale, measured at the property line.

3. Miscellaneous

- a. All electric line/utility wires shall be buried under ground except in Agricultural Districts.
- b. Any mechanical equipment associated with and necessary for operation, including a building for batteries and storage cells shall be enclosed within a six foot (6') fence. The supporting tower shall also be enclosed within a six foot (6') fence unless the base of the tower is not climbable for a distance of twelve (12') feet.
- c. When a building is necessary for storage of cells or related mechanical equipment, the building may not exceed one hundred forty (140) square feet in area nor eight (8') feet in height, and must be located at least the number of feet equal to the height of the tower from any property line.
- d. The tower and generating unit shall be kept in good repair and sound condition. Upon abandonment of use, the tower and related structure shall be dismantled and re-moved from the property within sixty (60) days.
- e. Every WECS shall be insured with minimum liability insurance of one hundred thousand dollars (\$100,000) for each occurrence. Proof of insurance shall be furnished to the Township.