



GROVELAND TOWNSHIP

ZONING ORDINANCE

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ARTICLE 1: TITLE & PURPOSE

1.1 TITLE

This Ordinance shall be known as the "Groveland Township Zoning Ordinance" and will be referred to herein as "this Ordinance".

1.2 AREA OF JURISDICTION

The provisions of this Ordinance shall apply to all development, public and private, throughout the incorporated areas of the Groveland Township, Oakland County, Michigan, to the extent permitted by law.

1.3 PURPOSE

The purpose of this Ordinance is to promote the public health, safety, and general welfare of the residents of Groveland Township. The Township desires to provide for the orderly development of the Township, which is essential to the wellbeing of the community, and which will place no undue burden upon developers, industry, commerce, or residents. The Township further desires:

- A. To encourage the use of lands in the Township in accordance with their character, adaptability, and suitability for particular purposes.
- B. To lessen congestion on the public streets and highways.
- C. To minimize potential negative impacts land uses may have on abutting properties and the Township as a whole, while mitigating potential nuisances.
- D. To facilitate the adequate provision of streets and highways, sewage disposal, and water supply systems.
- E. To ensure compatibility between land uses by establishing standards for physical development and ensuring that uses shall be situated in appropriate locations and relationships.
- F. To conserve natural resources and energy.
- G. To make reasonable consideration of the character of each district and the conservation of property values.

1.4 RELATIONSHIP TO THE MASTER PLAN

This Ordinance is a tool used by the community to effectuate the recommendations of the Groveland Township Master Plan and other planning documents, which serve as a guide to the long-term physical development of the Township.

1.5 AUTHORITY

This Ordinance is ordained and enacted into law pursuant to the provisions and in accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

ARTICLE 2: GENERAL PROVISIONS

2.1 APPLICABILITY

Unless otherwise specifically stated, the provisions of this Article shall apply to all lands within the Township and within all zoning districts. As an aid to users, this Ordinance cross-references sections that are or might be applicable to other sections. An incorrect or lack of cross-reference does not relieve a person from complying with all applicable requirements of this Ordinance. The Ordinance must be read and applied "as a whole."

2.2 CONFLICTING REGULATIONS

In the interpretation, application, and enforcement of this Ordinance, whenever any of the provisions or limitations imposed or required by this Ordinance are more stringent than any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than is imposed or required by this Ordinance, then the provisions of such other law or ordinance shall govern.

The graphics, tables, and text used throughout this Ordinance are regulatory. In case of a conflict, text shall control over tables or graphics; tables shall control over graphics. Photographs and illustrations marked "example" or "for illustrative purposes only" are not regulatory and are provided for illustrative support only.

2.3 BARRIER FREE MODIFICATION

Nothing in this Ordinance shall prevent the unlimited modification of a building only as may be necessary to comply with barrier-free requirements and the Americans with Disabilities Act.

2.4 RESTORATION OF UNSAFE BUILDINGS

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Zoning Administrator, Building Official, or Public Health Inspector.

2.5 RELOCATION OF BUILDINGS

The relocation of a building to a different location in the Township shall be the same as erection of a new building, and all applicable provisions, regulations, and required permitting shall be followed and obtained.

2.6 DEMOLITION OF BUILDINGS

No structure shall be demolished until a zoning permit for demolition has been issued by the Zoning Administrator. The demolition shall be completed within such reasonable time period as shall be prescribed by the Township and under conditions that may be specified as necessary to protect the public health, safety and welfare. The demolition of structures within the Township shall comply with the following:

- A. The demolition of structures shall not damage any public property. If any damage is done to public property, the applicant is responsible for making all of the repairs required to remediate the damage in a timely manner.
- B. The demolition of a principal structure that will leave an accessory structure on the property shall not be allowed unless the accessory structure is also demolished, or if the applicant has immediate plans to construct a new principal structure.
- C. If an event considered an act of God demolishes the principal structure, then the property owner has up to one (1) year to obtain a zoning permit to rebuild the principal structure.
- D. Following demolition of the structure and the removal of all required materials, the site shall be backfilled with clean fill and the site graded to meet existing grades at the property lines and prevent drainage of surface water onto abutting properties. All non-paved areas on the site shall be top dressed with a minimum two (2) inches of topsoil and seeded with an appropriate grass seed.

2.7 TEMPORARY BUILDINGS

Temporary buildings or structures may be utilized during construction for the storage of construction materials and for construction offices during a construction period of an approved project. Temporary buildings shall first receive a temporary use permit and shall be removed prior to issuance of a Certificate of Occupancy. No temporary building or structure shall be used as a dwelling unit.

The following conditions apply:

- A. Capital Improvements. A temporary use of a building or structure shall not require the erection of any capital improvement of a structural nature. In classifying a use as not requiring capital improvement, the Zoning Administrator shall determine that the temporary use either consists of a demountable structure or structures related to the permitted use of land, or recreational uses, and are structures which do not require foundations, heating systems, or sanitary connections.
- B. Uses. The granting of a temporary use permit shall in no way constitute a change in the basic uses permitted in the district or on the property wherein the temporary use will be located. The use shall be in harmony with the general character of the district in which it is located.
- C. Surety. The granting of a temporary use permit shall be given in writing and shall stipulate all conditions as to timeframe, the nature of the use permitted, and the arrangements for removing the use at the termination of a temporary use permit. The Building Official or Zoning Administrator may require the submittal of surety in an amount equal to the cost of removing the use once a temporary permit has expired, plus ten percent.
- D. Cost Estimate. A cost estimate for removing the use and undertaking any site restoration deemed necessary by the Township, shall be prepared by the owner, and submitted to the Township for review and approval of the cost estimate, and verification of the authenticity of the surety.
- E. Site Standards. All setbacks, off-street parking, lighting, and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience, and the general welfare of the inhabitants of the Township, including land coverage limitations, shall comply with the applicable requirements of this Ordinance.

- F. Penalties. Penalties for complying with this Section is subject to Article 12.

2.8 VOTING PLACE

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

2.9 YARD PROJECTIONS

Nothing shall encroach into any setback, unless specified elsewhere in the Ordinance.

2.10 HEIGHT EXCEPTIONS

Architectural, mechanical, and structural features may exceed the height limitations as follows:

- A. Parapet walls may extend above the maximum height specified in the respective district by up to five (5) feet. Roof-mounted mechanical equipment may extend above the maximum height specified in the respective district if completely screened by said parapet wall.
- B. Freestanding telecommunications towers may exceed the maximum height specified in the respective district.
- C. Architectural features associated with religious institutions shall be exempt from district height limits.
- D. Chimneys attached to residential dwellings may extend above the maximum height specified in the respective district only to the extent required to meet fire and state construction codes.

2.11 ACCESSORY BUILDINGS, STRUCTURES, & USES

- A. Accessory to Permitted Residential Use in Residential Districts: No accessory building, structure, or use may be placed on a lot without an associated permitted principal use.
- B. When Attached to a Principal Building or Structure: Unless specifically provided for, accessory buildings or structures structurally attached to a principal building or structure shall be subject to all the regulations of this Ordinance applicable to principal buildings, structures, and uses and shall match the overall quality of the construction, use of exterior materials, and style on the principal building. An attached accessory structure shall not exceed 900 square feet.
- C. When Detached from a Principal Building or Structure: Unless specifically provided for, detached accessory buildings or structures shall be subject to all the regulations of this Ordinance applicable to principal buildings, structures, and uses for that zone. All detached accessory buildings and structures shall be located a minimum of ten (10) feet from any other building or structure, unless otherwise provided for in this Ordinance. Detached accessory structures in the residential zoning districts shall use visually comparable materials as the principal building or structure if located in the front yard.

- D. No detached accessory building shall be located within an easement or within a dedicated right-of-way.
- E. Detached accessory farm buildings containing poultry or animal livestock shall be located at least 100 feet from any residential dwelling on the property, 50 feet from a potable well, and at least 100 feet from any property line.
- F. In all zoning districts, a detached accessory building shall be used for only those intended uses specified in the applicable zoning district.
- G. When a rear yard line abuts a street right-of-way line, the detached accessory building shall set back a distance at least equal to the minimum front yard setback requirement of the district.
- H. It is prohibited for detached accessory structures to be used as living quarters.
- I. Prohibited Accessory Buildings, Structures, and Uses: Transient (shipping) containers are not permitted as an accessory structure or building. No mobile home, tank, junk object, salvage materials, trailer, vehicle, or similar item shall be utilized as an accessory building or storage structure; provided, however, the above requirements shall not be applicable to:
 - 1. Temporary offices, tool sheds, or similar temporary storage structures used as part of a permitted construction project and as regulated in this Article.
 - 2. Storage/shipping containers, such as PODS (Portable on Demand Storage units), shall be allowed as a temporary use within the Township for a period not to exceed fourteen (14) days. Such containers shall only be for the use of the person utilizing the storage/shipping container for moving of goods and materials. At no time shall any container be placed as a permanent structure within any zoning district. Only one (1) container may be placed at any residentially zoned property or use at a time.
- J. Flagpoles. They may be erected in any yard, including any required yard, provided they shall be set back from any property line a distance equal to the height of the flagpole.
- K. Swimming Pools.
 - 1. Shall be an accessory use to residential uses.
 - 2. All fences shall adhere to the requirements in the International Swimming Pool and Spa Guide.
 - 3. Every gate or other opening in the fence shall be designed, maintained, and locked to prevent children and individuals from entering when the pool is not in use.
 - 4. Pools shall not occupy more than 40% of the side or rear yard. All other accessory structures shall be excluded from this calculation.
 - 5. Shall meet all applicable standards in the Building Code.

2.12 RENEWABLE ENERGY

Personal on-site solar installations shall be permitted as an accessory use and structure where the primary purpose is to provide energy for on-site consumptions. Personal on-site solar installations shall be subject to the following standards:

2.12.1 Roof-Mounted Solar Installations

- A. Height: The height of the roof-mounted solar installation shall not exceed the maximum allowed height for the structure it is mounted on in any zoning district, except, in those instances where the applicant submits documented evidence that location of a solar energy panel flat against the surface of the roof will unduly restrict the effectiveness of the panel, they may extend upwards from the roof not more than four feet.
- B. Setback: Roof-mounted solar installations shall be considered part of the building and meet all applicable building setbacks.
- C. Placement: Roof-mounted solar installations may be permitted on principal or accessory buildings. The color of the solar collector is not required to be consistent with other roofing materials.
- D. Coverage: Roof-mounted solar installations shall be allowed to cover the entire roof upon which they are mounted.
- E. Visibility and Glare: Roof-mounted solar installations shall be mounted or oriented so that concentrated solar glare will not be directed toward or onto nearby properties or rights-of-way at any time of the day. Support structures shall be of a single, non-reflective matte finish that is consistent throughout the project.
- F. Energy Sales: Excess energy generated by roof-mounted solar installations may be sold to utility company and returned to the grid.

2.12.2 Ground-Mounted Solar Installations

- A. Height: The maximum height of a ground-mounted solar installation shall be sixteen (16) feet above grade at maximum tilt.
- B. Setbacks: Ground-mounted solar installations shall comply with all district required setbacks.
- C. Placement: Ground-mounted solar installations shall only be allowed in the rear yard on a property with an established permitted principal use.
- D. Visibility and Glare: Ground-mounted solar installations shall be mounted or oriented so that concentrated solar glare will not be directed toward or onto nearby properties or rights-of-way at any time of the day. Systems designed to track the maximum sun angle throughout the day shall be programed to prevent positioning at any point that would

result in glare directed toward nearby properties or rights-of-way. Support structures shall be of a single, non-reflective matte finish that is consistent throughout the project.

- E. Energy Sales: Excess energy generated by ground-mounted solar installations may be sold to utility company and returned to the grid.

2.12.3 Personal Use Wind Energy

- A. Personal Use Wind Energy systems shall be located in the rear yard only.
- B. Personal Use Wind Energy systems shall be located on the premises so that the distance from the generator to any property line shall be at least equal to the height of the generator, measured from the ground at the base of the generator to the top (apogee) of the generator blades.
- C. All electrical wires on the premises extending to or from the generator shall be placed underground.
- D. Personal Use Wind Energy systems shall comply with all applicable building, structural, and electrical codes.

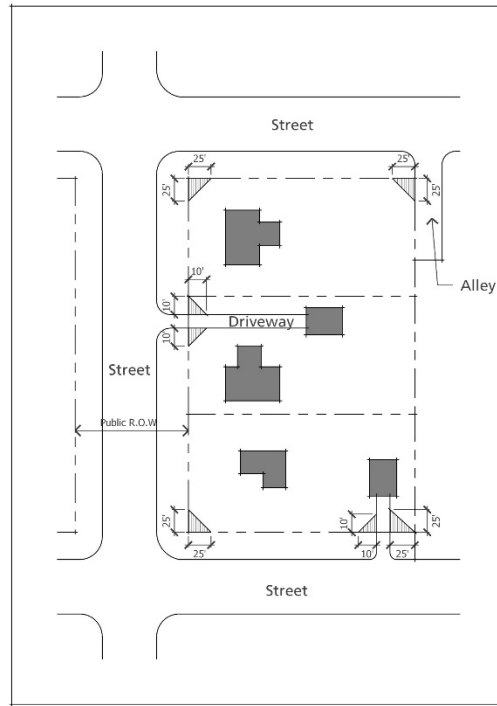
2.13 PUBLIC USES: CRITICAL, ESSENTIAL & SUPPORTING

Critical, essential, and supporting public uses shall be allowed in any zoning district by right. All applicable laws or other ordinances of the Township shall apply. All structures associated with a public use shall be subject to applicable setbacks for the district in which they are located. Site plan approval and a zoning permit shall be required.

2.14 CLEAR VISION AREAS

- A. All streets, multiuse paths, right-of-way easements, alleys, or driveways that intersect a street shall establish a clear vision area in which no plantings, signs, fences, or structures shall be installed or maintained above 30 inches in height from the established street grade.
- B. The clear vision area shall be a triangular area formed at the intersection with any street by a straight line drawn between right-of-way or easement lines at the following distances:
 - 1. Street: 25 feet
 - 2. Multiuse Path: 10 feet

3. Driveway: 10 feet



Clear Vision Areas

2.15 FENCES

All fences shall:

- A. Be no taller than the maximum height allowed by district, except decorative finials placed on top of a fence post may exceed the maximum permitted fence height by up to one (1) foot.
- B. Architectural wood or masonry retaining walls in any yard when such walls are made necessary due to the topography of the property is permitted; provided such walls are designed and intended to permit access or to prevent erosion and are not designed or intended to enclose property.
- C. Height shall be measured from the average finished grade between two (2) fence posts and the top of the fence between said posts.
- D. Shall be wholly on the property they are intended to serve.
- E. Have the finished side of the fence facing outward away from the property.
- F. Be made of safe, durable materials. Fences shall not be made of or include barbed wire, razor wire, electrified materials, or any other dangerous material. Such material may be allowed in the RE/F and industrial districts upon approval by the Planning Commission. The use of pallets, slabwood, chicken wire, or other material not intended property fencing shall be prohibited.
- G. Fences shall comply with "Clear vision areas," Section 2.14.

- H. Fences for screening shall comply with Article 5, the landscaping section.
- I. Fences shall obtain a zoning permit prior to construction.

2.16 REFUSE RECEPTACLES

All trash and refuse stored outdoors shall be placed in a designated container and shall meet the following standards:

- A. Dumpsters shall only be used for residential structures serving more than four (4) dwelling units on a single lot and for non-residential uses. Exception shall be made for temporary dumpsters used for construction projects that have been approved through a zoning permit or building permit, but shall be removed within seven (7) days after the work has been completed.
- B. Dumpsters shall be placed on a concrete pad and shall have a deep strength concrete approach large enough to accommodate a truck used for emptying the dumpster(s).
- C. All dumpsters shall be screened on all sides with a masonry wall or of materials that match the front facade of the principal structure and shall include an opaque gate. The screening shall be a minimum of six (6) feet high, but tall enough to completely screen the refuse container. The Planning Commission shall have final determination in approving the screening material.
- D. No refuse receptacle shall be stored in any front yard, setback, or required landscape areas.

2.17 RECREATIONAL VEHICLES & EQUIPMENT

No travel trailer, recreational vehicle, camper, or other recreation-oriented vehicle shall be parked or stored, except in accordance with the following conditions:

- A. Shall not be parked for longer than 72 consecutive hours in any zone.
- B. Shall be used for the express purpose of loading and unloading and shall not be used as a dwelling.
- C. Shall be parked in the front yard only for the express purpose of loading and unloading.
- D. Recreational vehicles and equipment may be stored in the rear or interior side yard, including any minimum required rear or interior side yard setback; provided, they shall observe the setback requirements of a detached accessory building.
- E. Recreational vehicles shall be registered and display a currently valid state license plate. The outdoor storage of any recreational vehicle or equipment on any residential property shall be limited to only that recreational vehicle or equipment owned by and licensed or registered to, the occupant of the residential lot or premises on which the recreational vehicle or equipment is to be stored. Not more than two additional recreational vehicles or equipment not owned by the property owner or resident, may be stored on the property with the express permission of the property owner or resident.

- F. No such vehicles or equipment so parked or stored shall be connected to any sanitary facilities nor shall it be occupied.
- G. Recreational vehicles shall not be used for storing materials of any kind other than the furnishings and personal items common to a recreational vehicle unless the recreational vehicle is specifically designed for storage purposes.
- H. Wheels and tires are not to be removed at any time while located on the property, except for the purposes of repair. Recreational vehicles shall remain in good condition.
- I. Recreational vehicles shall not be elevated, blocked, or stabilized in any manner other than with the jacks designed for that purpose.
- J. In the case of a multiple-family dwelling building or complex of multiple-family dwellings, the Township shall require a fenced and screened area to be provided in the rear yard, in addition to any required off-street parking areas, for the storing of the resident's recreational vehicles and equipment.

2.18 PERFORMANCE STANDARDS

All activities, in any zoning district, shall be conducted so as not to create or permit trespass or spillage of dust, glare, sounds, noise, vibrations, fumes, odors, or light onto neighboring properties, adjacent streets or public right of ways.

2.19 POWER GENERATORS

Back-up power generators may be permitted as an accessory structure and shall be subject to the following standards:

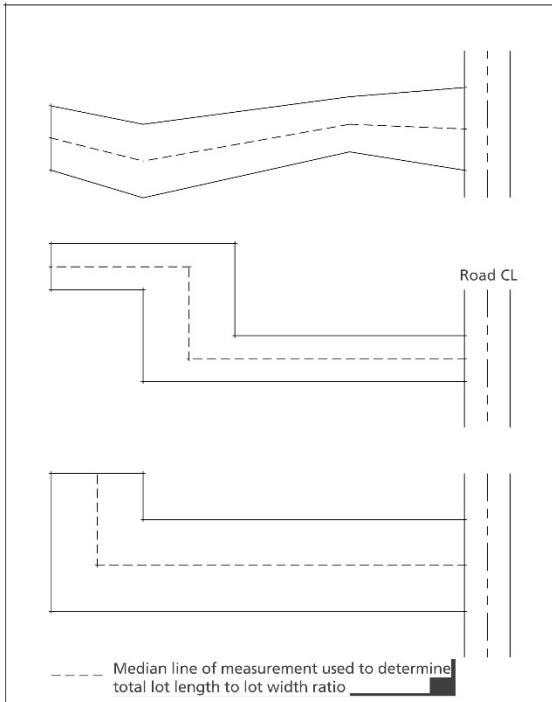
- A. Shall serve as a back-up power generation system only to be operated under emergency situations when power supply is disrupted and for routine maintenance and system checks.
- B. Shall meet required setbacks and are not allowed in the front yard.
- C. Shall not be visible from the public right-of-way without adequate screening that exceeds the height of the generator by at least one (1) foot.
- D. Shall be subject to all applicable Township ordinances, including but not limited to those governing noise.

2.20 RESIDENTIAL ENTRANCEWAYS

In residential districts, entranceway structures, including, but not limited to, walls, columns, and gates, marking entrances to one-family subdivisions or multiple housing projects may be permitted and may be located in any required yard, except as provided in Section 2.14, pertaining to clear vision areas. Residential entranceway structures shall comply with all codes and ordinances of the Township and be approved by the Zoning Administrator and issued a permit.

2.21 LENGTH-TO-WIDTH RATIOS

The overall length of a lot or parcel shall not exceed four times its width measured from the front property line, which shall also be the corresponding road right-of-way line.



Lot Length to Width Measurement

2.22 PRIVATE STREETS

All local streets shall comply with the following standards:

- A. Except where otherwise permitted, all proposed divisions of land that necessitate construction of a local street to satisfy frontage requirements, shall front on a public street, built to County Road Commission (RCOC) standards and dedicated to the RCOC for public use.
- B. Under clearly unique circumstances, the Planning Commission may permit construction of a private street within a designated private easement when the commission shall find at least one of the following characteristics clearly exists on the land:
 - 1. The topography of the site, such as excessively steep slopes which extend throughout the site, precludes extending any street, safely engineered to RCOC specifications, to any interior border of the site;
 - 2. Conditions such as soils, topography, wetlands, woodlands, etc., on lands surrounding the site, precludes any opportunity to extend a public street safely engineered to RCOC specifications, to any interior border of the site; and
 - 3. The extension of a street to an interior border of the site would in the opinion of the Planning Commission, unduly diminish or destroy a significant natural resource such as

woodlands, wetlands, or where natural assets of environmental importance which should be preserved.

- C. When the Planning Commission shall find that one or more of these conditions exist on the land, it may permit the construction of a private road in place of a public street; provided further, that when a private road shall be permitted, the following conditions shall apply:
 - 1. No private street shall be permitted within any development that shall require platting the land under the Township and the State Subdivision Control Act (Public Act No. 288 of 1967 (MCL 560.101 et seq.));
 - 2. All private road easements shall be a minimum of 60 feet in width and shall be shown on the land division drawing as a perpetual easement for roadway purposes; and
 - 3. Written notice shall be given to each new owner of record of the divided parcel containing a legal description of any and all private roads abutting, traversing, and/or adjacent to the original parcel prior to division. The notice shall be attached to each transmitting instrument of interest in each successive division, and said legal description of the private road shall be recorded with the county register of deeds at the time of land division.

2.23 COMMERCIAL RATED MOTOR VEHICLES

The off-street parking or storing of a commercial-rated motor vehicle shall be subject to the following regulations:

- A. Except as otherwise permitted in this Ordinance, no person shall store a commercial-rated motor vehicle on any off-street parking lot in any zoning district, nor shall the registered owner of a commercial-rated motor vehicle permit to be parked or stored any commercial-rated vehicle on any residential-zoned property for any purpose or for any length of time, except for the expeditious loading, delivery, pickup, or unloading of materials, goods, or merchandise, or when the parking or storage of such motor vehicle is a recognized and necessary function of a principal permitted use on the property.
- B. The owner and occupant of a residential-zoned property may keep a commercial-rated vehicle that is a dump truck, stake truck, flatbed truck, or semitrailer tractor which is owned or registered to the owner and occupant of the residential-zoned property, and which the occupant must consistently use in an occupation which is that resident's principal means of employment and income, so long as any such vehicle is kept in a fully enclosed building on the property.
- C. In any proceeding of a violation of this section, where the owner of a motor vehicle alleged to be in violation of this section possesses a commercial vehicle registration for the vehicle, or the vehicle displays commercial license registration, either or both shall constitute prima facie presumption that it is a commercial vehicle at the time of any alleged violation.

2.24 GROUND MOUNTED PRIVATE COMMUNICATION ANTENNAS

- A. Shall be restricted to a location in the rear yard; except, when the applicant submits documented evidence that restricting the antenna to a location in the rear yard will sufficiently diminish its ability to effectively send or receive a signal, the antenna may be located in a side yard.
- B. Shall maintain setbacks as required for a detached accessory building.
- C. Shall not exceed the height limitations of the district in which the antenna is located and shall be placed so that a horizontal distance at least equal to the vertical height of the antenna, measured from the ground at the base of the antenna to the top of the antenna, shall be provided to any property line. When attached to a building, the required distance to the nearest property line may be equal in distance to the height of the tower measured from the highest point of its attachment to the building to the top of the antenna.
- D. Shall have all electrical wiring linking the antenna to the applicant's receiving or sending device placed underground to a depth of at least four inches.
- E. Shall not exceed a horizontal dimension of 14 feet by 14 feet or a vertical diameter of 14 feet.

ARTICLE 3: ZONING DISTRICTS & MAP

3.1 ZONING MAP

The boundaries of the zoning districts established by the Ordinance are shown on a map or series of maps designated the "Official Zoning Map." The Official Zoning Map including all notations, references, data, and other information shown therein, is adopted and made a part of this Ordinance as fully as if it were contained within the pages of this Ordinance.

3.1.1 Location

The Official Zoning Map is filed in the office of the Township Clerk.

3.1.2 Updates

The Board of Trustees may adopt amendments to the district boundaries designated on the Official Zoning Map upon review and recommendation by the Groveland Township Planning Commission.

3.1.3 Zoning Districts Established

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

Residential Districts

RE/F: Rural Estate/Farm District
SFR: Single-Family Residential District
MFR: Multiple-Family Residential District
MHR: Mobile Home Residential

Non-Residential Districts

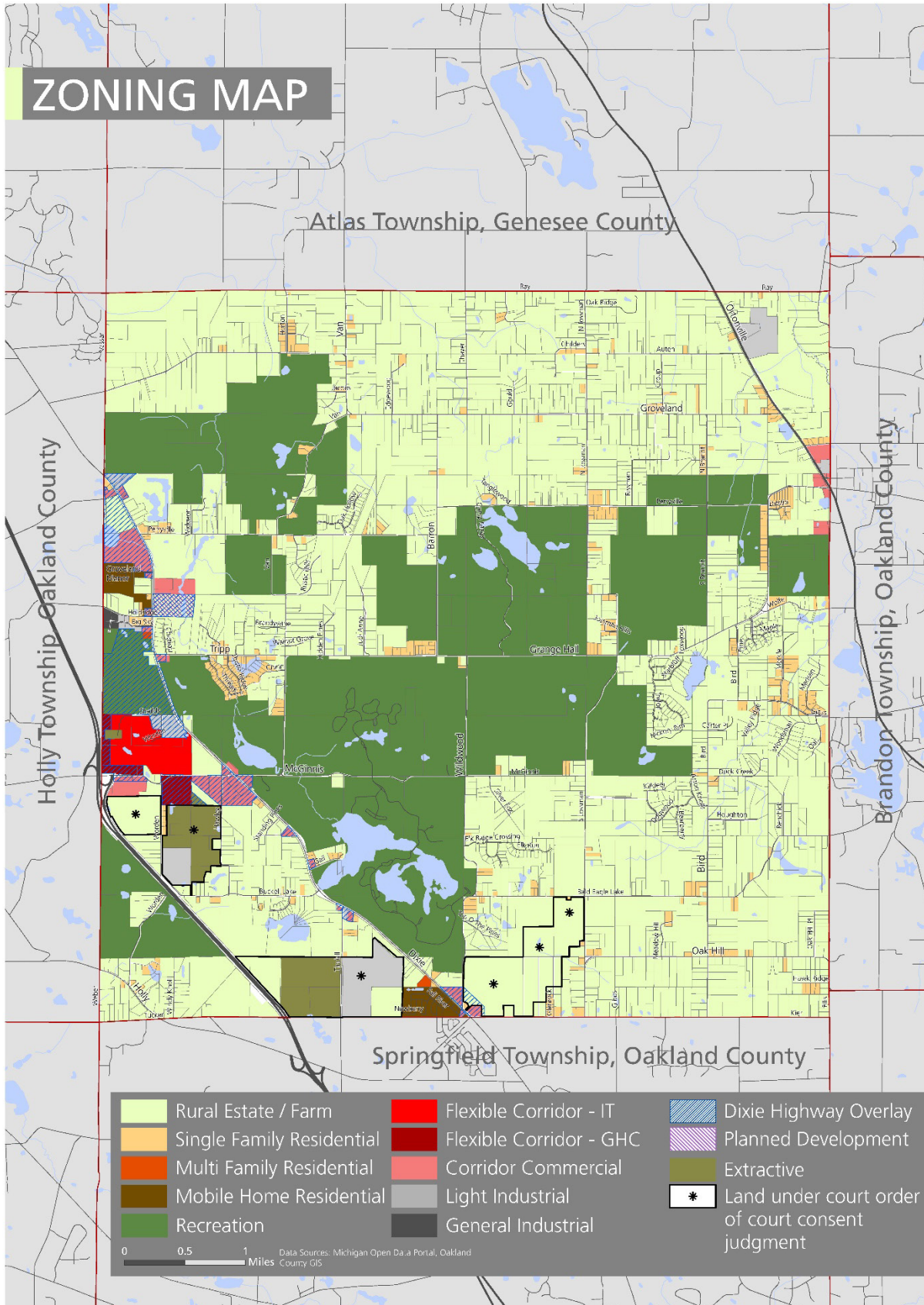
CC: Commercial Corridor District
GHC: Grange Hall Corridor
FC: Flexible Corridor
IT: Innovation/Technology
LI: Light Industrial District
GI: General Industrial District
E: Extractive
REC: Recreation

3.1.4 Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of the various districts, the following rules shall apply:

- A. The district boundaries are public rights-of-way including either streets, places, or alleys unless otherwise shown; where the districts designated on the Official Zoning Map are approximately bounded by street, road, place, or alley lines, the same shall be construed to be the boundary of the district.

- B. Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines; where districts designated on the Official Zoning Map are approximately bounded by lot lines, the same shall be construed to be the boundary of the districts, unless otherwise indicated on the Official Zoning Map.
- C. Whenever any street, road, alley, place, or other public way is officially vacated by the Township or Oakland County Road Commission, the district adjoining each side thereof shall be automatically extended to the center of such vacation and all area included in the vacation shall thereafter be subject to all appropriate regulations of the extended districts.
- D. Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- E. Where physical or natural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by rules "A" through "D" above, the Zoning Board of Appeals shall provide an interpretation of the boundaries.
- F. Any dispute in the opinion of the zoning district boundaries from the Zoning Administrator shall be heard by the Zoning Board of Appeals for a final determination.



3.2 ZONING DISTRICT REGULATIONS

3.2.1 Overview

The following sections regulate the uses, dimensional standards, principal building form, landscaping, screening, and off-street parking design. Additional standards related to these items exist throughout the Ordinance and are in effect as applicable.

3.2.2 Determinations of Use

If a proposed use is not clearly listed or identified in the Regulated Uses Tables, the Zoning Administrator shall make a determination as to whether or not the proposed use is similar enough to fit within the definition of an existing listed use and should be accommodated. The determination of the Zoning Administrator regarding unclassified uses may be appealed to the Zoning Board of Appeals for a final determination. If a proposed use is found not be similar enough to an existing listed use to be accommodated, a request to add the proposed use through an amendment may be requested subject to the procedures and standards in Article 13.

3.2.3 Interpreting District Regulations

- A. The standards provided in the following sections are to be interpreted as the minimal requirements, unless explicitly stated as a maximum.
- B. Regulated uses listed as "By Right" approval type shall require site plan review, where applicable. Regulated uses listed as "Special" approval type shall require a special land use permit, in addition to site plan review.
- C. Regulated uses that have additional supplemental use standards are indicated with the section number where the supplemental use standards can be found. Lack of noted section number or incorrect reference does not waive the requirements of the supplemental standards.
- D. Additional standards applicable to the items regulated for each zoning district, including but not limited to landscaping, fencing, parking, and loading zones, exist within this Ordinance.
- E. Nothing in this Article shall exempt a land use or development from satisfying any additional, applicable standards, or design requirements contained within this Ordinance.
- F. When a parcel is subdivided, it shall follow the regulations in the Township Ordinances regarding Subdivisions and Other Divisions of Land.

3.3 RE/F: RURAL ESTATE/FARM DISTRICT

3.3.1 Intent & Purpose

The purpose of the rural estate / farm district is to provide open land area for orderly residential growth, continued agricultural use, and residential activities of a rural character that are presently

without public water and sewer facilities and are likely to remain without such services into the foreseeable future. It is further the intent of this district to protect low-density residences, and to maintain and to preserve the rural character of the Township wherever possible.

3.3.2 Regulated Uses

RE/F: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Residential / Agricultural Uses			
Agricultural Operations	By Right	<u>Section 6.2</u>	---
Chicken-Keeping	By Right	<u>Section 6.8</u>	---
Forestry Operations	By Right	<u>Section 6.16</u>	---
Horse Stables	By Right	<u>Section 6.21</u>	---
Livery Stables	By Right	<u>Section 6.27</u>	---
Adult Foster Care Family Homes	By Right		0.5 / bed
Family Child Care Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<u>Section 6.20</u>	---
Single-Family Detached Dwellings	By Right	<u>Section 6.41</u>	---
Public / Semi-Public Uses			
Clubhouse Facilities	By Right	<u>Section 6.9</u>	1 / 3 occupancy
Educational Institutions	By Right	<u>Section 6.14</u>	0.5 / occupancy
Golf Courses	Special	<u>Section 6.18</u>	5 / hole + 1 / employee
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Religious Institutions	By Right		0.25 / occupancy
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Industrial Uses			
Extractive Industries	Special	<u>Section 6.15</u>	1 / employee
Other			
Accessory Buildings/Structures	By Right		---
Cemeteries	Special	<u>Section 6.7</u>	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

3.3.3 Dimensional Standards

RE/F: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	165 feet
Minimum Lot Area	2.5 acres
Maximum Density	1 dwelling unit / lot
Maximum Lot Coverage	10%
Maximum Impervious Coverage	15%
Principal Structure	
Front Setback	50 feet
Side Setback	40 feet
Rear Setback	50 feet
Maximum Height	25 feet

RE/F: DIMENSIONAL STANDARDS	
Minimum Dwelling Size	1,400
Accessory Structures	
Permitted Locations	Residential Use: Front, side, and rear yards; only one (1) permitted within front yard. Nonresidential Use: Side or rear yard only
Setbacks	Front: Same as principal structure Side & Rear: 50% of principal structure requirements Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage
Maximum Ground Floor Area*	Less than 2 acres: 1,800 sq. ft. Between 2 acres and 5 acres: 3,200 sq ft. Greater than 5 acres: 4,000 sq. ft. *If accessory building is located in the front yard, it may only be 50% the square footage of the principal building.
Material	If located in front yard, shall consist of visually comparable material as principal structure
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.3.4 Landscaping & Fencing

RE/F: FENCING STANDARDS	
Item	Maximum Height
Front Yard Fences	4 feet
Rear & Side Yard Fences	8 feet
<i>NOTES: Additional fencing standards located in Article 2.</i>	

3.3.5 Off-Street Parking & Loading

RE/F: OFF-STREET PARKING & LOADING STANDARDS			
Item		Residential Uses	All Other Uses
Off-Street Parking Lots	Location	Front, side, or rear yard	Side or rear yard only
	Front Setback	5 feet	5 feet from front façade
	Side Setback	3 feet	5 feet
	Rear Setback	5 feet	10 feet
	Screening	---	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	---	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	---	Side or rear yard only
	Screening	---	Screened from all residential zoning districts or uses and rights-of-ways

	Loading Spaces	---	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in Article 5.</i>			

3.3.6 Signs

RE/F: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

3.4 SFR: SINGLE-FAMILY RESIDENTIAL DISTRICT

3.4.1 Intent & Purpose

The Single-Family Residential (SFR) District is intended to provide an environment of predominately low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

3.4.2 Regulated Uses

SFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Residential Uses			
Adult Foster Care Family Homes	By Right		0.5/bed
Family Child Care Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<u>Section 6.20</u>	---
Single-Family Detached Dwellings	By Right	<u>Section 6.41</u>	---
Public / Semi-Public Uses			
Clubhouse Facilities	By Right	<u>Section 6.9</u>	1 / 3 occupancy
Golf Courses	Special	<u>Section 6.19</u>	5/hole + 1/employee
Educational Institutions	Special	<u>Section 6.14</u>	0.5/occupancy

SFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Religious Institutions	By Right		0.5/occupancy
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Industrial Uses			
Extractive Industries	Special	<u>Section 6.15</u>	1/employee
Other			
Accessory Buildings/Structures	By Right		--
Cemeteries	Special	<u>Section 6.7</u>	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in Article 5.</i>			

3.4.3 Dimensional Standards

SFR: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	130 feet
Minimum Lot Area	30,000 square feet
Maximum Lot Coverage	30%
Maximum Impervious Coverage	40%
Principal Structure	
Front Setback	50 feet
Side Setback	20 feet
Rear Setback	40 feet
Maximum Height	25 feet
Minimum Ground Floor Area	1,100 square feet
Accessory Structures	
Permitted Locations	Residential Use: Side and rear yards only. Nonresidential Use: Side or rear yard only
Setbacks	Front: Same as principal structure Side & Rear: 50% of principal structure requirements Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage
Maximum Ground Floor Area	Less than 2 acres: 1,800 sq. ft. Between 2 acres and 5 acres: 3,200 sq. ft. Greater than 5 acres: 4,000 sq. ft.
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.4.4 Landscaping & Fencing

SFR: FENCING STANDARDS	
Item	Maximum Height
Front Yard Fences	4 feet
Rear & Side Yard Fences	8 feet

NOTES: Additional fencing standards located in Article 2.

3.4.5 Off-Street Parking & Loading

SFR: OFF-STREET PARKING & LOADING STANDARDS			
Item		Residential Uses	All Other Uses
Off-Street Parking Lots	Location	Front, side, or rear yard	Side or rear yard only
	Front Setback	5 feet	5 feet from front façade
	Side Setback	3 feet	5 feet
	Rear Setback	5 feet	10 feet
	Screening	---	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	---	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	---	Side or rear yard only
	Screening	---	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	---	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups

NOTES: Additional parking standards located in Article 5.

3.4.6 Signs

SFR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Direction Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

NOTES: Additional sign standards located in Article 5.

3.5 MFR: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

3.5.1 Intent & Purpose

The Multiple-Family Residential (MFR) district is designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and lower-density one-family districts.

3.5.2 Regulated Uses

MFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Residential Uses			
Adult Foster Care Large Homes	By Right		0.5 / bed
Adult Foster Care Small Homes	By Right		0.5 / bed
Adult Foster Congregate Care Facilities	By Right		1.5 / employee
Group Childcare Homes	By Right		1 / employee + 1 / 5 children
Multiple-Family Dwellings	By Right	Section 6.32	1.5 / dwelling unit
Nursing Homes	By Right	Section 6.33	0.5 / bed
Senior Living Facilities	By Right	Section 6.39	0.5 / bed
Public / Semi-Public Uses			
Hospitals	By Right	Section 6.22	---
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	Section 6.42	---
Commercial Uses			
Bed & Breakfast Establishments	Special	Section 6.6	1 / room
Seasonal Outdoor Festivals	Special	Section 6.37	**
Industrial Uses			
Extractive Industries	Special	Section 6.15	1 / employee
Other			
Accessory Buildings/Structures	By Right		
Cemeteries	Special	Section 6.7	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in Article 5.</i>			

3.5.3 Dimensional Standards

MFR: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	150 feet
Minimum Lot Area	3 acres
Maximum Lot Coverage	50%
Maximum Impervious Coverage	60%
Principal Structure	
Front Setback	50 feet
Side Setback	20 feet
Rear Setback	30 feet
Maximum Height	25 feet

MFR: DIMENSIONAL STANDARDS	
Minimum Dwelling Size	500 square feet
Accessory Structures	
Permitted Locations	Residential Use: Rear yard only Nonresidential use: Side or rear yard only
Setbacks	Same as the principal structure Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage.
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.5.4 Landscaping & Fencing

MFR: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-way Landscaping	1 tree and 6 shrubs per 30 lineal feet of ROW
Buffering & Screening	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berms, or combination thereof at a minimum height of 6 feet
Front Yard Fences	Maximum height of 4 feet
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards in Article 5.</i>	

3.5.5 Off-Street Parking & Loading

MFR: OFF-STREET PARKING & LOADING STANDARDS		
	Item	All Uses
Off-Street Parking Lots	Location	Side or rear yard only
	Front Setback	5 feet from front façade
	Side Setback	5 feet
	Rear Setback	10 feet
	Screening	--
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in Article 5.</i>		

3.5.6 Signs

MFR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development, Multi-family residential	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

NOTES: Additional sign standards located in Article 5.

3.6 MHR: MOBILE HOME RESIDENTIAL

3.6.1 Intent & Purpose

The MHR residential manufactured housing districts are intended to provide a suitable environment for the placement of manufactured one-family detached homes with adequate space for each dwelling unit and with proper supporting facilities. All manufactured home developments shall comply with the regulations set forth in the Mobile Home Commission Act, Public Act 96 of 1987, as amended.

3.6.2 Regulated Uses

MHR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Residential Uses			
Adult Foster Care Family Homes	By Right		0.5 / bed
Family Childcare Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<u>Section 6.20</u>	---
Manufactured One-Family Detached Homes	By Right	<u>Section 6.28</u>	---
Public / Semi-Public Uses			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---

MHR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Commercial Uses			
Assembly Facilities	By Right		0.5 / occupancy
Manufactured Housing/Mobile Home Sales	By Right	<u>Section 6.29</u>	
Office	By Right		1.5 / employee
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	**
Industrial Uses			
Extractive Industries	Special	<u>Section 6.15</u>	1 / employee
Other			
Accessory Buildings/Structures	By Right		
<i>NOTES: Additional parking standards located in Article 5.</i>			

3.6.3 Signs

MHR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development, Multi-family residential	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

3.7 CC: CORRIDOR COMMERCIAL DISTRICT

3.7.1 Intent & Purpose

The intent of the Corridor Commercial (CC) District is to provide for intensive commercial development offering a broad range of goods and services, marketed to the community and residents in surrounding communities. The development pattern is more auto-centric than other districts that allow commercial uses. Accordingly, developments should be compatible in design with adjacent development, buffered or located away from residential areas, focused on site layout, building design and circulation patterns, and accessed off a major thoroughfare or through a cross access easement from a development served by a major thoroughfare.

3.7.2 Regulated Uses

CC: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public / Semi-Public Uses			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Commercial Uses			
Assembly Facilities	By Right		0.5 / 1 occupancy
Automobile Sales and Rentals	By Right	<u>Section 6.4</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Automobile Service Stations	Special	<u>Section 6.5</u>	2 / pump + 1 / stall
Bed & Breakfast Establishments	Special	<u>Section 6.6</u>	1 / room
Bars and Lounges	By Right		1 / 3 occupancy
Commercial Kennels	By Right	<u>Section 6.10</u>	0.5 / 1 occupancy
Drive in or Drive Through Services	Special	<u>Section 6.13</u>	2 / window
For-Profit Educational Institutions	By Right	<u>Section 6.14</u>	1 / student + 1 / employee
Funeral Homes	Special	<u>Section 6.17</u>	1 / 3 occupancy
Golf Driving Range and Miniature Golf Courses	By Right	<u>Section 6.19</u>	1 / 1,000 square feet outdoor recreation area
Manufactured Housing/Mobile Home Sales	By Right	<u>Section 6.29</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Motels	By Right		1 / guest room
Motor Vehicle Repair Facilities – Major	Special	<u>Section 6.31</u>	3 / stall
Motor Vehicle Repair Facilities – Minor	Special	<u>Section 6.30</u>	3 / stall
Office	By Right		4 / 1,000 square feet
Outdoor Sales and Displays	By Right	<u>Section 6.35</u>	1 / 1,000 square feet
Personal Services	By Right		1 / 150 square feet
Professional Services	By Right		2.5 / employee
Recreational Facilities	By Right		1 / 3 occupancy
Restaurants	By Right		1 / 3 occupancy
Retail Sales Establishments	By Right		3 / 1,000 square feet
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	**
Transportation & Utility Uses			
Off-Site Public or Private Parking Facilities	Special		---
Bus Transit Stations	By Right		1.5 / employee
Industrial Uses			
Extractive Industries	Special	<u>Section 6.15</u>	1 / employee
Other			
Accessory Buildings/Structures	By Right		--
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

3.7.3 Dimensional Standards

CC: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	85%
Principal Structure	
Front Setback	25 feet
Side Setback	Adjacent to commercial zone: 10 feet Adjacent to residential zone: 20 feet
Rear Setback	Adjacent to CC zoning district: 10 feet Adjacent to all other zoning districts: 20 feet
Maximum Height	2 stories and/or 30 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as principal structure Minimum 10 feet from principal structure
Maximum Height	30 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.7.4 Landscaping & Fencing

CC: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-Way Landscaping	1 tree and 6 shrubs per 30 lineal feet of ROW
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	Not permitted
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

3.7.5 Off-Street Parking & Loading

CC: OFF-STREET PARKING & LOADING STANDARDS		
Item		All Uses
Off-Street	Location	Side or rear yard only
	Front Setback	5 feet from front façade
	Side Setback	5 feet
	Rear Setback	5 feet

CC: OFF-STREET PARKING & LOADING STANDARDS		
Item	All Uses	
	Screening	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
	Bicycle Parking	2 spaces per use + 1 per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups

NOTES: Additional parking standards located in Article 5.

3.7.6 Signs

CC: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100 or less than 10% of the total area of wall to which it is to be attached including all openings, whichever is the lesser.	-	1 / wall with customer entry	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
Awnings and canopies	Any Non-residential	50% of awning area	1 st floor	--	Prohibited	No

NOTES: Additional sign standards located in Article 5.

3.8 FC: FLEXIBLE CORRIDOR

3.8.1 Intent & Purpose

The intent of this district is to allow a greater degree of flexibility in order to accommodate the rapidly changing range of new land uses that can locate and thrive in Groveland Township. A higher of level of flexibility in dimensional, land use, and design standards is not meant to conflict with the greater planning and development goals or the Township’s charge to protect its residents’ health, safety, and welfare. Instead, this zone’s design standards and coordinated uses aim to ensure that development is attractive along the highly visible corridors and productive on the zone’s interior land.

3.8.2 Subzones

The Township’s property lends itself to two district zones: Grange Hall Commercial (GHC) a customer-serving commercial area along Grange Hall Road and Innovation/Tech (IT) the interior of the property to be dedicated to industrial uses to remain compatible with the adjacent extractive uses.

3.8.3 Grange Hall Commercial Regulated Uses

Uses allowed in the GHC subzone shall be the same as permitted in the CC district and shall follow the same approval process. Due to the unique characteristics of this district, uses that are similar in look and function to uses listed in the CC district shall be allowed with special land use approval on a case-by-case basis.

3.8.4 Grange Hall Commercial Dimensional Standards

GHC: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	150 ft
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	75%*
Principal Structure	
Front Setback	25 feet
Side Setback	--
Rear Setback	--
Maximum Height	35 feet
Minimum Floor Area/Unit	--
Accessory Structures	
Permitted Locations	Rear yard
Setbacks	Same as the principal structure At least 10 feet from the principal structure
Maximum Height	35 feet
Maximum Number	No limit, but must meet the impervious surface requirement
Maximum Ground Floor Area	Less than or equal to 50% of principal building

Building Materials	The design of the accessory building shall have comparable construction, design, and exterior finish as the principal structure, including the roof
<i>*All parking areas, regardless of surface materials, are to be used in this calculation</i>	

3.8.5 Grange Hall Commercial Design Standards

The parcels in the Grange Hall Commercial subzone shall comply with the design standards in the Dixie Highway Overlay.

3.8.6 Innovation Tech Regulated Uses

Uses allowed in the IT subzone shall be the same as permitted in the LI and GI districts and shall follow the same approval process. Due to the unique characteristics of this district, uses that are similar in look and function to uses listed in the LI and GI districts shall be allowed with special land use approval on a case-by-case basis. The following exceptions apply:

Permitted in Addition to Industrial Uses	Prohibited
Vehicle Test Facility*	Salvage yard
	Landfills
	Refuse and garbage incinerators
<i>*This use shall not be open for public or private events.</i>	

3.8.7 Innovation Tech Dimensional Standards

IT: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	75%
Principal Structure	
Front Setback	100 feet
Side Setback	50 feet
Rear Setback	50 feet
Maximum Height	40 feet
Minimum Floor Area/Unit	--
Accessory Structures	
Permitted Locations	Rear yard
Setbacks	Same as the principal structure Minimum 10 feet from the principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	Less than or equal to 50% of principal building
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.8.8 Innovation Tech Landscaping & Fencing

IT: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	Not permitted
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

3.8.9 Innovation Tech Design Standards

- A. Facade: A minimum of twenty five percent (25%) of building materials shall be natural products, conveying permanence, such as brick, decorative masonry block, stone, or beveled wood siding. Seventy-five (75%) of the building facades may contain the following materials: reflective glass, exterior insulation finish systems (EIFS); vinyl, aluminum, pre-cast concrete, or plain masonry block. Natural colors shall be used for the main portions of the building facades and roof forms.
- B. Roofs: Roofing materials may include asphalt, wood shingles, or metal.
- C. Windows: To ensure adequate natural lighting in the building, at least 25% of the front façade shall be dedicated to window space.
- D. The Planning Commission shall have discretion to modify the above-listed design standards if deemed necessary or if a practical difficulty has been presented.

3.8.10 Signs (Grange Hall Commercial & Innovation Tech)

GH & IT: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100 or less than 10% of the total area of wall to which it is to be attached including all openings, whichever is the lesser.	--	1 / wall with customer entry	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	No

GH & IT: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
Awnings and canopies	Any Non-residential	50% of awning area	1 st floor	--	Prohibited	No

NOTES: Additional sign standards located in Article 5.

3.9 LI: LIGHT INDUSTRIAL

3.9.1 Intent & Purpose

The industrial district is intended to accommodate certain industrial activities whose external effects are minimal and in no way detrimental to surrounding districts. All uses permitted in the district are intended to be compatible with one another. Since limited industrial-zoned land is available for industrial use in the Township, it is the Township's intent to carefully conserve the land for manufacturing, those uses directly related to manufacturing, and for only certain limited commercial service uses designed to serve the needs of persons working in the light industrial districts.

All uses permitted in this section shall comply with the strict performance standards of this section; therefore, all uses permitted in the district shall be so designed and operated as to produce no discernible glare, heat, odor, vibration, or toxic fumes including acute concentrations of radioactive or nuclear materials of any kind beyond the walls of the building or buildings on the property or, in the case of any outdoor operations permitted in this section, beyond the property lines of the premises on which the operation is located. Any sound generated by any use permitted in the district shall not exceed the recorded ambient pressure level of sound generated by land use on surrounding properties. It is further the intent of the industrial district that any form of manufacturing, compounding, processing, packaging, assembly, or treatment involve only finished or semi-finished products from previously prepared materials. The manufacture, compounding, assembly, or treatment of any product that requires the processing of raw materials for shipment in bulk form for use in an industrial operation at another location is therefore specifically prohibited.

3.9.2 Regulated Uses

LI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public / Semi-Public Uses			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---

LI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Commercial Uses			
Automobile Sales and Rentals	By Right	<u>Section 6.4</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Building and construction materials wholesalers and contractors	By Right		4 / 1,000 square feet
Commercial Kennels	Special	<u>Section 6.10</u>	1 / 2 occupancy
Motor Vehicle Repair Facilities - Major	Special	<u>Section 6.31</u>	3 / stall
Indoor Recreational Facilities	Special	<u>Section 6.24</u>	1 / 3 occupancy
Printing, Publishing, or Allied Facilities	By Right		1.25 / employee
Sexually Oriented Business	Special	<u>Section 6.40</u>	3 / 1,000 square feet
Industrial Uses			
Central Dry Cleaning Plants	By Right		1 /employee
Contractor Storage Yard	Special	<u>Section 6.12</u>	0.5 / 1,000 square feet
Extractive Industries	Special		1 / employee
Licensed Marihuana Facility	Special	<u>Section 6.26</u>	1.5 / employee
Manufacturing – Food	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
Outdoor Storage	By Right	<u>Section 6.35</u>	0.5 / 1,000 square feet
Research and Development Facilities	By Right		5 / 1,000 square feet
Warehouse and Wholesale Establishments	By Right		1.25 / employee
Water Supply and Disposal Plants	By Right		1.5 / employee
Other			
Accessory Buildings/Structures	By Right		--
<i>NOTES: Additional parking standards located in Article 5.</i>			

3.9.3 Dimensional Standards

LI: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	80%
Maximum Impervious Coverage	90%
Principal Structure	
Front Setback	20 feet, or even with existing buildings
Side Setback	10 feet
Rear Setback	Adjacent to residential zoning districts: 100 feet Adjacent to all other zoning districts: 30 feet
Maximum Height	40 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	--

LI: DIMENSIONAL STANDARDS	
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

3.9.4 Landscaping & Fencing

LI: LANDSCAPING & FENCING STANDARDS	
Item	Residential Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

3.9.5 Signs

LI: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100	--	1 on wall with principal entrance	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	Any	300	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

3.10 GI: GENERAL INDUSTRIAL

3.10.1 Intent & Purpose

The general industrial districts are intended to provide land for larger scale and more intense industrial land use which includes manufacturing, fabricating and assembling operations. While such uses may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless, every possible effort shall be made to minimize such effects.

3.10.2 Regulated Uses

GI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public / Semi-Public Uses			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	Section 6.42	---
Commercial Uses			
Automobile Sales and Rentals	By Right	Section 6.4	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Building and construction materials wholesalers and contractors	By Right		4 / 1,000 square feet
Commercial Kennels	Special	Section 6.10	1 / 2 occupancy
Motor Vehicle Repair Facilities - Major	Special	Section 6.31	3 / stall
Indoor Recreational Facilities	Special		1 / 3 occupancy
Printing, Publishing, or Allied Facilities	By Right		1.25 / employee
Sexually Oriented Business	Special	Section 6.40	3 / 1,000 square feet
Industrial Uses			
Asphalt and concrete batch plants	Special	Section 6.3	1.25 / employee
Central Dry Cleaning Plants	By Right		1 /employee
Contractor Storage Yard	Special	Section 6.12	0.5 / 1,000 square feet
Extractive Industries	Special		1 / employee
Household equivalent refuse and garbage incinerators	Special	Section 6.23	1.25 / employee
Junkyard and Salvage Yard	Special	Section 6.25	1 / 1000 square feet
Landfill	Special		1.25 / employee
Licensed Marihuana Facility	Special	Section 6.26	1.5 / employee
Manufacturing – Food	By Right		1.5 / employee
Manufacturing – Heavy	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
Outdoor Storage	By Right	Section 6.34	0.5 / 1,000 square feet
Recycling Facilities	Special	Section 6.36	1.5 / employee
Research and Development Facilities	By Right		5 / 1,000 square feet
Warehouse and Wholesale Establishments	By Right		1.25 / employee
Water Supply and Disposal Plants	By Right		1.5 / employee
Other			
Accessory Buildings/Structures	By Right		--

GI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Community Correctional Facility	Special	<u>Section 6.11</u>	1.5 / employee
Truck Terminals	Special	<u>Section 6.43</u>	1.5 / employee
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

3.10.3 Dimensional Standards

GI: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	80%
Maximum Impervious Coverage	90%
Principal Structure	
Front Setback	20 feet, or even with existing buildings
Side Setback	10 feet
Rear Setback	Adjacent to residential zoning districts: 100 feet Adjacent to all other zoning districts: 30 feet
Maximum Height	40 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <u>Article 2</u>.</i>	

3.10.4 Landscaping & Fencing

GI: LANDSCAPING & FENCING STANDARDS	
Item	Residential Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in <u>Article 2</u>. Additional landscaping standards located in <u>Article 5</u>.</i>	

3.10.5 Signs

GI: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100	--	1 on wall with principal entrance	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	300	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

NOTES: Additional sign standards located in Article 5.

3.11 E: EXTRACTIVE

3.11.1 Intent & Purpose

This district is established as a district in which the principal use of land is for the excavation and removal of sand and gravel deposits. Specifically, this district is designed and intended to allow the removal of valuable mineral deposits, to protect land surrounding excavation projects from the inherent nuisance effects of mineral mining operations, such as dirt, dust, noise, vibration and traffic, and to ensure that once the excavation operation is completed or otherwise abandoned, the land will be rehabilitated and restored in such a manner that it will not result in dangerous or unsightly conditions which could be detrimental to the general health, safety and welfare of residents and property owners in the Township. Since the extractive district is tailored exclusively to mineral mining operations and those functions directly related to extractive operations, this district is considered a finite district which will someday be replaced by a more permanent zoning classification of the land.

3.11.2 Regulated Uses

E: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public / Semi-Public Uses			

E: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
Commercial Uses			
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	<u>Section 6.37</u>
Industrial Uses			
Extractive Industries	B Right		1 / employee
Manufacturing – Heavy	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
Other			
Accessory Buildings/Structures	By Right		
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

3.11.3 Dimensional Standards

E: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	40 acres
Maximum Lot Coverage	--
Maximum Impervious Coverage	--
Principal Structure	
Front Setback	250 feet
Side Setback	250 feet
Rear Setback	250 feet
Maximum Height	40 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	20 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <u>Article 2</u>.</i>	

3.11.4 Landscaping & Fencing

E: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Screening & Buffering	Vegetated screen, obscuring wall/fence, berm, or combination thereof shall completely screen the view of extractive operations on all sides of the property
Front Yard Fences	Minimum of 8 feet
Rear & Side Yard Fences	
<i>NOTES: Additional fencing standards located in <u>Article 2</u>. Additional landscaping standards located in <u>Article 5</u>.</i>	

3.11.5 Signs

E: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	8	--	1 on wall with principal entrance	External illumination permitted	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

NOTES: Additional sign standards located in Article 5.

3.12 REC: RECREATION

3.12.1 Intent & Purpose

The intent of this district is to protect the space dedicated to recreation in Groveland Township. While most of it is owned and operated by higher levels of government, the Township would like to ensure that land near the parks is used to complement recreational activities. The concentration of recreational uses will make it more convenient for residents and visitors to enjoy them.

3.12.2 Regulated Uses

REC: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public / Semi-Public Uses			
Cultural Institutions	By Right		0.25 / occupancy
Higher Educational Institutions	By Right		0.5 / occupancy
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	Section 6.42	---
Commercial Uses			

REC: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Recreational Facilities	By Right		1 / 3 occupancy
Retail Related to Recreational Activity no greater than 10,000 sq. ft.	By Right		1 / 3 occupancy
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	<u>Section 6.37</u>
Industrial Uses			
Extractive Industries	By Right		1 / employee
Other			
Accessory Buildings/Structures	By Right		
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

3.12.3 Dimensional Standards

REC: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	---
Minimum Lot Area	---
Maximum Lot Coverage	50%
Maximum Impervious Coverage	65%
Principal Structure	
Front Setback	25 feet
Side Setback	20 feet
Rear Setback	20 feet
Maximum Height	2 stories / 30 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as principal building Minimum 10 feet from principal structure
Maximum Height	20 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <u>Article 2</u>.</i>	

3.12.4 Landscaping & Fencing

REC: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-Way Landscaping	1 tree and 6 shrubs per 30 lineal feet or ROW
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in <u>Article 2</u>. Additional landscaping standards located in <u>Article 5</u>.</i>	

3.12.5 Off-Street Parking & Loading

REC: OFF-STREET PARKING & LOADING STANDARDS		
	Item	All Uses
Off-Street Parking Lots	Location	Side or rear yard only
	Front Setback	25 feet from front façade
	Side Setback	10 feet
	Corner Lot Side Setback	25 feet from side façade
	Rear Setback	10 feet
	Screening	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
	Bicycle Parking	1 per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups

NOTES: Additional parking standards located in Article 5.

3.12.6 Signs

REC: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	32	6	1 / public entrance	External illumination permitted	No
Accessory sign– Wall	Any	8	--	1	Prohibited	No
Directional Sign	Any	12	6	--	Prohibited	No
Temporary Sign – Small	Any	24	6	--	Prohibited	No

NOTES: Additional sign standards located in Article 5.

ARTICLE 4: OVERLAY DISTRICTS

4.1 INTENT & PURPOSE

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, allows for the creation of special land development regulations to address problems, and needs in specific areas through overlay districts. The overlay districts established under this Article have been created in order to implement the goals and objectives of the Groveland Township Master Plan or other planning documents, and to further protect the health, safety, and welfare of the community. In addition to the standards of the base zoning districts applicable to a particular site, the standards of the established special district shall also apply. To the extent there is a conflict between the standards with the applicable base zoning district, the standards of the overlay district shall apply.

4.2 DIXIE HIGHWAY OVERLAY

Any development within the Dixie Highway Overlay shall follow the design requirements in the Dixie Highway Overlay Design Standards. In the event that there are conflicting regulations, the Dixie Highway Overlay Standards shall apply.

ARTICLE 5: SITE DEVELOPMENT STANDARDS

5.1 INTENT & PURPOSE

The purpose of the regulations contained in this Article is to:

- A. Protect the public health, safety, and general welfare.
- B. Promote harmonious and orderly development.
- C. Poster civic beauty by improving the appearance, character, and economic value of civic, commercial, and industrial development.
- D. Encourage sustainable developments and practices.

5.2 LANDSCAPING

5.2.1 Intent & Purpose

The intent and purpose of the provisions in this section are to:

- A. Establish minimum standards for the development, installation, and maintenance of landscaped pervious areas for commercial and multiple family uses.
- B. Recognize that the proper management and use of trees, plants and other types of vegetation will improve the appearance, value, character and quality of the living environment in the Township.
- C. Improve the visual image of the Township and properties abutting public rights-of-way, thereby reducing conditions which lead to community blight.
- D. Require buffering between conflicting land uses and zoning districts.
- E. Promote public health, safety, and general welfare.
- F. Promote resourceful site planning and creative design.

5.2.2 Applicability

- A. Landscape Plan Required:
 - 1. All new uses requiring a site plan review.
 - 2. Additions to existing non-residential or multi-family structures that increase the floor area by more than twenty (25%) percent.

3. Expansions or contractions of nonconforming sites that do not meet the landscape requirements of this section.

B. Exceptions:

1. The reconstruction of an existing structure of which fifty (50%) percent or less of the floor area was destroyed or ruined by flooding, fire, wind, storm, or act of nature, and where the reconstruction will not result in an increase in size of the structure, parking facilities, or paved areas.
2. Interior remodeling or façade improvements that do not result in an increase in size of the structure, parking facilities, or paved areas.
3. Any use, building, or structure for which only a change of use is requested, and which requires no exterior structural modifications that increase its volume or scale.

C. Application: All applicable projects shall submit a landscape plan as part of the site plan review process that contains the following:

1. Minimum scale of one (1) inch equals 30 feet, or same scale as the site plan and a north arrow.
2. Existing and proposed topography with contour intervals not to exceed two (2) feet.
3. Location and general type of all existing vegetation and wetlands.
4. Location, size, spacing, and description of all proposed plant materials.
5. Location, size, spacing, and root type (bare root, balled in burlap, balled and potted, or container-grown) of all plant materials
6. Zoning district classification of adjacent properties.
7. Planting list for all proposed landscape materials indicating botanical and common names, sizes, root condition, and quantities;
8. Vegetation inventory of all trees with a caliper of twelve (12) inches or greater, measured at four and a half (4.5) feet above grade, including their location and species type.
9. Significant construction details, where applicable, to reflect specific site conditions; e.g., tree wells to preserve existing trees, culverts to maintain natural drainage patterns, etc.
10. Existing tree cover that is to be used in conjunction with, or in place of, the screen planting requirements of this article, including types of trees and overall tree height.

11. Where earth berms are used in conjunction with a planting screen, the planting plan shall provide typical cross sections depicting the slope, height and width of the berms, and the type of ground cover intended to be placed on them.
12. Where masonry walls are used in conjunction with earth berms, the height of the wall and the type of materials to be used in the construction of the wall, as well as the type of materials to be used in the wall footings, shall also be shown in cross section format.

D. Landscape plan review: The landscape plan shall be reviewed for conformance with the following guidelines:

1. The proper types, spacing, height, placement, and location of plant materials relative to the length and width of the screen to ensure that the required horizontal and vertical obscuring of the land use the screen is intended to obscure will be achieved.
2. The choice and selection of plant materials to ensure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners.
3. The choice and selection of plant materials to ensure that the type of planting materials selected will be of a type that will thrive in the area in which they are to be located.
4. The proper relationship between deciduous and evergreen plant materials exists to ensure that the desired obscuring effect will be accomplished.
5. The size of plant material (both starting and ultimate) to ensure adequate maturity and optimum screening effect of proposed plant materials.
6. Compliance with the applicable landscape design principles set forth in this division.

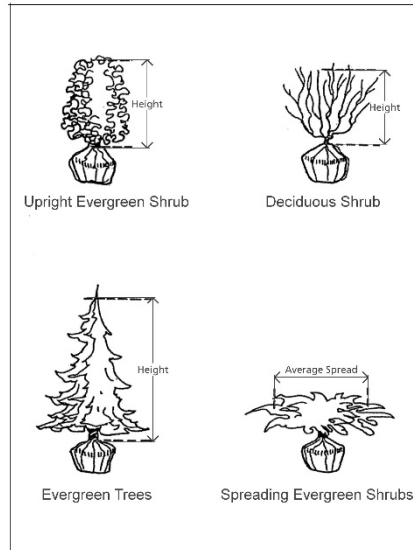
5.2.3 Standards and Criteria

A. Planting Materials:

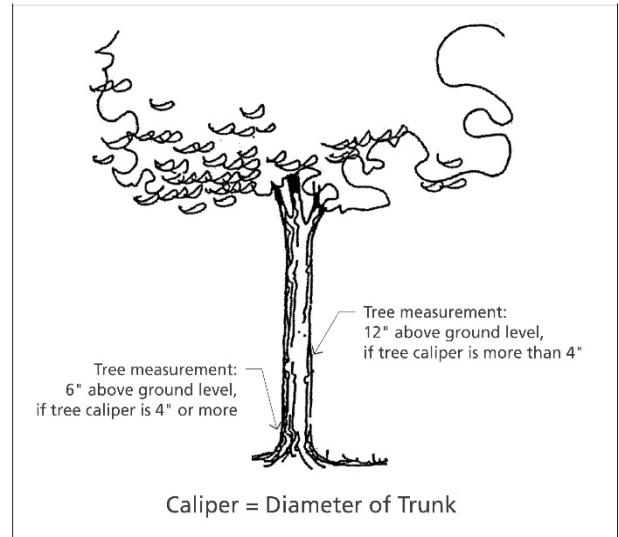
1. Plant material shall be healthy, free of insects, diseases, and physical damage.
2. Unless otherwise specified, the minimum size for plant materials installed shall be as follows:

PLANTING SIZE STANDARDS	
Plant Material	Minimum Size
Deciduous (canopy) Trees	2.5" caliper
Coniferous (evergreen) Trees	6' height
Coniferous (evergreen) Trees, Narrow	5' height

PLANTING SIZE STANDARDS		
Plant Material		Minimum Size
Ornamental Trees	Single Trunk	2" caliper
	Multiple Trunks	6' height
Large Shrubs		2.5' height
Small Shrubs		1.5' height
Spreading Small Shrubs		18" spread



Planting Size



Tree Caliper Measurement

- Caliper of trunk shall be the diameter measured six inches above for small trees (4-inch caliper) and at 12 inches above ground level for larger trees (greater than 4-inch caliper)

B. Planting Material Distances:

The minimum and maximum distances between individual plants a various types shall be as follows:

Plant Material Types	Evergreen Trees	Narrow Evergreen Trees	Large Deciduous Trees	Small Deciduous Trees	Large Shrubs	Small Shrubs
Evergreen Trees	Min. 10' Max. 20'	Min. 12'	Min. 20'	Min. 12'	Min. 6'	Min. 5'
Narrow Evergreen Trees	Min. 12'	Min. 5' Max. 10'	Min. 15'	Min. 10'	Min. 5'	Min. 4'
Large Deciduous Trees	Min. 20'	Min. 15'	Min. 20' Max. 30'	Min. 5'	Min. 15'	Min. 3'
Small Deciduous Trees	Min. 12'	Min. 10'	Min. 15'	Min. 8' Max. 15'	Min. 6'	Min. 3'

Large Shrubs	Min. 6'	Min. 5'	Min. 5'	Min. 6'	Min. 4' Max. 6'	Min. 5'
Small Shrubs	Min. 5'	Min. 4'	Min. 3'	Min. 3'	Min. 5'	Min. 3'

1. Plant materials, except creeping vine-type planting materials, shall not be located within four feet of the property line.
 2. Where plant materials are placed in two or more rows, they shall be staggered in rows.
 3. Trees of a species whose roots are known to cause damage to public roadways or other public utilities shall not be planted closer than 12 feet to such roadway or public utility unless the tree root system is completely contained within a barrier, for which the minimum interior containing dimensions shall be five feet square and five feet deep, and for which the construction requirements shall be four-inch-thick concrete reinforced with No. 6 road mesh (six inches by six inches by six inches, or equivalent).
- C. Fractional Requirements: Where any calculation of required plant materials in this Ordinance results in a fractional requirement, such requirement shall be rounded up to the next highest whole number.
- D. Species:
1. The Township encourages use of regionally native species, and adapted species suitable for projected climate change resilience. Adapted species include native and non-native, non-invasive plants with increased low-temperature survivability, increased average annual temperature tolerance, increased drought resistance, low water-use, and other climate forecast adaptable attributes.
 2. Use of invasive species as defined by the Michigan Natural Resources Inventory is prohibited. Removal of existing on-site invasive species and restoration with native species is encouraged.
- E. Ground Cover: All open ground areas on any site, including pervious surfaces used in the calculation of lot coverage requirements, yard areas, open ground areas disturbed by construction, and other similar areas where such landscaping is appropriate and feasible, shall be provided with coverage of grass, ground cover, shrubs, or other approved landscaping material. Materials that prevent or inhibit, to an unreasonable extent, the percolation of water into the soil shall be considered unacceptable materials for the treatment of these areas.
1. Ground cover may include:
 - a. Maintained permanent lawn area; grass may be sodded or seeded and mulched, and shall be protected from erosion until the coverage is permanently established.

- b. Non-invasive wildflowers, vines, grasses, rushes sedges, or ferns.
 - c. Wood chips, mulch, or rock provided this type of material does not exceed twenty (20%) percent of the total of any individual landscaped area.
 2. Ground covers used in lieu of grass shall be planted in such a manner that they will not exceed spacing of 18 inches, so as to provide reasonably complete coverage.
 3. The trunks or main stems of trees and shrubs shall be provided with a minimum thickness of at least two inches of mulch no less than at least 24 inches beyond the trunks or stems of all newly planted trees and shrubs. Such mulch shall be provided at the time of planting and shall be maintained and resupplied as needed thereafter.
- F. Plant Substitutions: The Zoning Administrator may approve minor revisions to the landscape plans due to seasonal planting problems and/or lack of plant availability. Minor revisions may be approved only when there is no reduction in the quality of plant material, no significant change in size or location of plant material, the new plant material is compatible with the area, and the new plant material is of the same general category (i.e., deciduous or evergreen trees) as the material being replaced.
- G. Site Design: Landscape areas must be protected from vehicular traffic through the use of concrete curbs, vehicle stops, or other permanent barriers. Protecting significant trees requires locating buildings, roads, and sidewalks in areas of the site which will minimize tree destruction, as well as establishing Protected Root Zones (i.e. tree root buffer zones) to protect vegetation during road widening, sidewalk construction, and cut-and-fill activities.
- H. Landscaping on Corner Lots: Whenever any cosmetic planting areas or required planting screens approach a street or driveway intersection, the clear corner requirements of section 2.14 shall be observed; however, in all cases, care shall be taken relative to plant material, height and location so as not to create a traffic hazard.
- I. Utilities: Where overhead and underground utilities are present, consideration shall be given to the location and mature height of species. Adjustments to the location of required planting areas may be approved by the Planning Commission to avoid conflict with such utilities provided the intent of the planting or screening requirements are maintained.
- J. Irrigation:
 1. All landscaped areas shall be provided with an acceptable irrigation system or available water supply with at least one hose connection within 50 feet of all plant material to be maintained.
 2. Individual planters and isolated planting areas shall have appropriate irrigation sources provided within each separate planting area. All irrigation systems shall be maintained in an operable condition capable of providing adequate irrigation to landscaped areas as required.

3. All inoperable irrigation systems and components shall be promptly repaired or replaced so that adequate coverage of landscaped areas is restored and maintained.
4. The Planning Commission may waive the irrigation requirements if no additional planting is required, or if a reliable source of water is reasonably available, so as long as the suitable alternative is presented that will ensure the health of the landscaping.

K. Maintenance:

1. All planting shall be maintained in an attractive and presentable condition, free of weeds, refuse and debris, and shall be continuously maintained in a sound, healthy, and vigorous growing condition, free of plant diseases and insect pests.
2. Top pruning or other severe pruning or maintenance practices of landscaping materials that results in stunted, abnormal, or other unreasonable deviation from the normal healthy growth of trees, shrubs, and other required landscaping components shall be considered as the destruction of these materials, and replacement shall be required as described in this division.
3. Failure of the owner of the property to maintain the premises in good condition, as set forth in this section, shall make him liable for the penalties set forth by this Ordinance.
4. No landscaped area may be abandoned, paved, encroached upon by vehicular traffic, or otherwise used without submission of a site plan and approval by the Township pursuant to the procedures set forth in this division.

L. Alternatives: Where it can be shown that physical constraints on the land, such as shallow or narrow parcel size, adverse soil conditions, substantial changes in topography, or a similarly adverse physical condition, exist in the area of the screen, and which would make compliance with the conventional landscape screening requirements of this division, or erection of a masonry wall or earth berm, impractical or ineffective with respect to adequate visual screening, the following alternate planting screens may be permitted after review of site conditions by the Planning Commission:

1. The use of creeping-type deciduous or evergreen planting material, such as Boston ivy, big leaf winter creeper, Virginia creeper, etc. Wherever such planting material shall be permitted, it shall be extensively planted along a fence. When this type of planting screen is used, it shall be augmented by informal groupings of evergreen planting materials and with deciduous tree or shrub planting materials. Evergreen planting clusters or groupings shall be planted in accordance with the guidelines set forth in this division for such planting clusters.
2. The Planning Commission may permit a four-foot, six-inch-high screening wall between off-street parking spaces in a front or exterior side yard, in lieu of the landscaped area when it determines that the parcel size and configuration restrict

the development of the site. Such screening walls shall be common face brick or of an architectural masonry or concrete material which is compatible with that of the principal building on the site.

3. The Planning Commission may require any of the screening alternatives singularly or in combination with the conventional screening requirements of this Ordinance.

M. Time Period:

1. All planting screens and landscape planting materials shall be planted in accordance with an approved planting plan and planted to completion prior to issuance of a certificate of occupancy by the Township.
2. If a use is ready for occupancy between April 1 and September 30, a certificate of occupancy may be issued.
3. If a use is ready for occupancy between October 1 and March 31, a temporary certificate of occupancy may be issued; however, all required planting materials shall be placed to completion within 60 days after March 31.
4. Failure to have such required planting material placed to completion within 60 days after March 31 shall be grounds for termination or revocation of a temporary certificate of occupancy.
5. No additional certificate of occupancy, either temporary or final, shall be issued thereafter until all required landscape planting materials are placed to completion.
6. A period of establishment shall start at the completion of all planting and shall continue through the succeeding summer growing season of June, July and August as set forth in this division.

- N. Replacement: When trees or shrubs planted in accordance with the requirements of this section die or are removed for any reason, they must be replaced during the next suitable planting season in a manner, quantity and size approved by the Zoning Administrator.

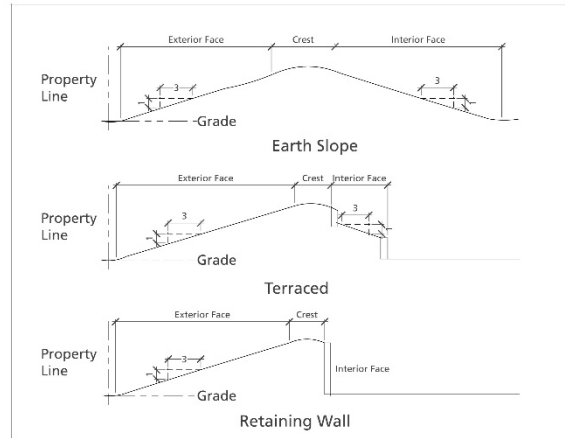
5.2.4 Landscape Buffers & Screening

The requirements of landscape buffers and screening is determined by the zone as defined in Article 3.

- A. Location: Required screen walls and earth berms shall be located on the property line, except where underground utilities interfere and except in those instances where this Ordinance requires conformance with front yard setback lines in abutting residential districts. Any request or necessity for locating a screen wall or earth berm other than along a property line shall require review and approval of an alternate location by the Planning Commission. The Planning Commission, in making its review of alternate screen wall or earth berm locations, shall consider the following:

1. Ability of the screen wall to maintain continuity beyond the property line;
 2. Effectiveness of the screen wall or earth berm to screen effectively in an alternate location; and
 3. Impact an alternate location may have on site drainage, overall site appearance and the functional well-being of the development proposed for the property.
- B. Screening Methods: Effective screening shall be provided as required by Article 3 by zone.
1. Obscuring Walls or Fences:
 - a. Obscuring walls or fences shall be constructed of architectural masonry materials other than standard concrete masonry units (CMU).
 - b. Architectural masonry materials may include decorative concrete panel walls, poured-in-place concrete walls scored to appear like brick or stone, brick as defined in this zoning code, stone (real or cultured), or reinforced concrete or treated heavy plank wood when the wall shall also serve as a retaining wall; No masonry screen wall shall be painted.
 - c. Screen wall materials may be stained in earth tone colors or made colorfast by mixing the color into the material being prepared for use in the construction of the wall.
 - d. A masonry screen wall structure shall include a masonry cap, which shall extend along the full length of the wall top; the cap shall be triangular shaped in the form of an inverted V, or shall be rounded, and shall project outward on both sides of the wall at least one inch.
 - e. No attachments shall be made to the top of the cap on any screen wall structure that will contain or consist of sharp or pointed materials, including any kind of spikes, or sharp wire, or wire with barbs, or wire with an electric charge.
 2. Berms:

- a. Berms shall be constructed with slopes no greater than one (1) foot of vertical rise for every three (3) feet of horizontal run with undulating top and side slopes and with at least a two (2) feet flat surface on top and sodded to provide adequate protection against erosion.



Berm Transition Details

- b. Berms shall be landscaped with one (1) deciduous or evergreen tree, and six (6) shrubs for every forty (40) lineal feet. Clustering of trees and shrubs is allowed upon approval of the Planning Commission.
- c. Berms should include adequately designed drainage swale on the property line side of the berm to accommodate stormwater runoff. The drainage swale shall be subject to review and approval by the Township Engineer and the County Drain Commission.
- d. The Township, in making its review of the landscape plan for the earth berm, may require installation of an automated irrigation system.

3. Vegetated Screens: Vegetated screens shall consist of evergreen trees at a height required of the screen and spaced at an interval that achieves an effective screen at the time of planting. Deciduous trees may be incorporated for plant diversity provided the effectiveness of the screen is achieved.

C. Design: Screen walls and earth berms shall have no openings for vehicular traffic or for any other purpose, except as otherwise provided for in this Ordinance and except in the instance of providing for public safety, when recommended by the Township Building Official.

D. Planning Commission Approval: The Planning Commission shall make the final determination on the required screening method based on site conditions and the specific land use. The Planning Commission shall have final approval of all buffer and screening methods separately or in combination. The Planning Commission may also waive the screening requirements of this section, provided it finds at least one of the following conditions to exist on the property:

- 1. The abutting residential district for which a screening device is required is determined to be an area in land use transition, which is likely to become a nonresidential district in the future. The Planning Commission shall rely on the land

use recommendations of the Township Master Plan map when evaluating the future use of the land abutting the subject property.

2. Changes in topographic conditions between the nonresidential and residential lands that are to be screened is such that a screen wall or alternative screening device, as set forth in this section, would not screen effectively and therefore would serve no useful purpose.
3. Sufficient natural vegetation exists along the common property line between the nonresidential district and the affected residential district to serve as an equally effective or better screen than the required screen wall or other permitted screening device would provide. The Planning Commission, in determining this alternative, shall:
 - a. Find the existing foliage to be extensive enough to create an effective year-round screen; and
 - b. Require documentation in writing from the landowner that the natural screen will be preserved and maintained as a natural screen for as long as a screening device shall be required for the property by the Township. The Planning Commission, in reviewing the effectiveness of a natural screen, may require the placement of additional planting materials to augment the screening capability of the natural screen.
4. A building wall of an existing or proposed building may serve as a screen, or partial element of a screen wall, when the wall shall generally parallel the parcel line or district line for which a screen is required by this section; provided, the building wall shall be at least six feet in height along its entire length, shall consist of architectural masonry materials other than cinderblock, shall have no openings, and shall have no other accessory buildings, uses or functions located between the building wall and the property/zoning district line. This yard area shall consist of a landscaped lawn area that shall be maintained in a healthy growing condition, neat and orderly in appearance.

5.2.5 Right-of-Way Landscaping

Where required by a district or use, right-of-way (ROW) landscaping shall be provided along the street frontage that meets the following standards:

- A. A landscape buffer shall be established along the right-of-way frontage at a minimum width of ten (10) feet and shall be the location of all required right-of-way plantings.
- B. Required trees shall be evenly spaced but required shrubs may be clustered.

5.2.6 Lot Landscaping

See zoning district regulations in [Article 3](#) for specific requirements based on district and use.

5.2.7 Existing Vegetation

- A. Credit: Existing vegetation may be credited as detailed below for the purpose of calculating landscaping compliance provided that the plants are in healthy growing condition, are at least the minimum size, and are the appropriate species. Caliper of trunk shall be the diameter measured at breast height (dbh) equal to four and a half (4.5) feet above grade.

EXISTING LANDSCAPING CREDIT RATIO		
Vegetation Type	Maturation	Landscaping Credit
Deciduous Tree	3" or less caliper	1:1
Deciduous Tree	4" – 6" caliper	1:2
Deciduous Tree	7" – 9" caliper	1:3
Deciduous Tree	10" – 12" caliper	1:4
Deciduous Tree	Greater than 12" caliper	1:5
Evergreen or Ornamental Tree	6' or less height	1:1
Evergreen or Ornamental Tree	7' – 12' height	1:2
Evergreen or Ornamental Tree	13' – 16' height	1:3
Evergreen or Ornamental Tree	Greater than 16' height	1:4
Shrub	Any size	1:1

B. Protection of Vegetation:

1. Preserved trees shall be protected with high visibility barriers around the protected root zone. The protected root zone shall be a radius one and a half (1 ½) feet from the trunk for every one (1) inch of the tree caliper.
2. Barriers shall not be supported by the trees.
3. No grading, demolition, trenching, operation or storage of equipment, or other activity shall occur in the protected root zone.
4. Where the Zoning Administrator determines that irreparable damage has occurred to a tree credited for preservation, the tree shall be removed and replaced in size and quantity as required in this section and having been given credit for.

5.3 OFF-STREET PARKING

5.3.1 Intent and Purpose

The purpose of this section is to regulate the parking, loading, and access of automotive vehicles in all zoning districts.

5.3.2 General Requirements

The following standards shall apply to all off-street parking areas except those for one- and two-family residential uses unless noted below:

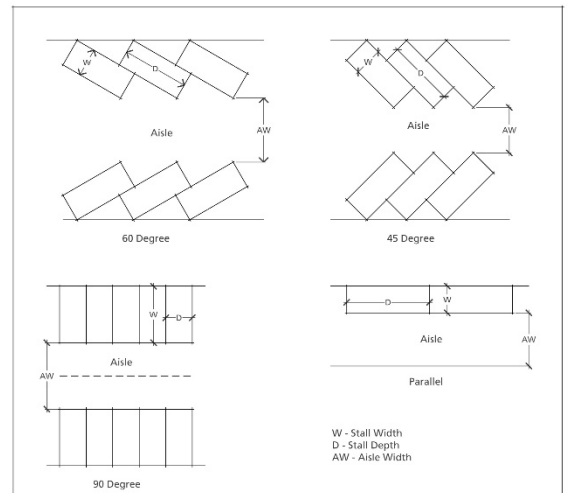
- A. Use: Off-street parking, loading, or stacking areas shall only be used for their intended purpose. All other uses are prohibited. Off-street parking shall not be permitted as the sole or principal permitted use in any zoning district.
- B. Location:
1. Off-street parking for other than residential use shall either be on the same lot as the principal use or off-site, but within 300 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.
 2. No off-street parking intended for a use in a nonresidential district shall be permitted in a residential district.
 3. For nonresidential uses permitted in residential districts, no off-street parking and accompanying maneuvering lanes shall be permitted in any front yard or exterior side yard. Off-street parking may be permitted in a rear yard or within an interior side yard.
 4. In the MFR district and nonresidential districts, no off-street parking and accompanying maneuvering lanes shall be permitted in a front yard or exterior side yard. Off-street parking and accompanying maneuvering lanes shall be permitted in any rear yard or interior side yard.
 5. No parking lot shall be constructed or an existing parking lot improved, unless and until a permit is first issued by an authorized Township official. Applications for a permit shall be submitted to the Township in such form as may be determined by the Township.
- C. Design:
1. Required off-street parking for one-family or two-family dwellings may be provided in a stacking configuration in a driveway or garage, or combination thereof.
 2. Required off-street parking for all other uses shall consist of an unencumbered parking stall or strip, parking bay, vehicle maneuvering space or driveway, garage, or combination thereof.
 3. Any area once designated as required off-street parking shall not be changed to any other use, unless or until at least an equal number of off-street parking spaces are provided elsewhere.
- D. Screening and Landscaping: All off-street parking areas shall be screened as required by the district standards in Article 3.
- E. Treed Islands: Treed islands shall be installed when required by the district standards in Article 3 and shall meet the following requirements:

1. Single-loaded aisles shall have one (1) treed island containing one (1) canopy tree at both ends of each row. The minimum dimensions for each island shall be nine (9) feet by eighteen (18) feet, but can be modified depending on the tree species.
 2. Double-loaded aisles shall have one (1) treed island containing two (2) canopy trees at both ends of each row. The minimum dimensions for each island shall be twelve (12) feet by thirty-six (36) feet.
 3. Treed islands shall be surrounded by a concrete curb at a height of six (6) inches. In addition to the required canopy tree(s), the interior of the islands shall be vegetated with turf and may be used for stormwater management, however, snow storage is prohibited.
- F. Defined Area: Off-street parking areas and loading zones shall include painted lines, vehicle stops, or other delineating features to clearly define parking and loading spaces. All parking spaces shall be clearly striped with lines at least four inches in width.
- G. Layout and Dimensions:

1. Off-street parking areas shall be designed to the following minimum standards:

DIMENSIONAL STANDARDS FOR PARKING SPACES			
Parking Angle	Stall Width	Stall Depth	Min. – Max. Aisle Width
Parallel	8 feet	23 feet	12 – 16 feet
45 degrees	8.5 feet	20 feet	12 – 16 feet
60 degrees	8.5 feet	20 feet	15 – 20 feet
90 degrees	9 feet	19 feet	22 – 26 feet
90 degrees – compact	8 feet	17 feet	20 – 24 feet

Maneuvering lanes serving angle parking shall permit one-way traffic movements only. Lanes serving right-angle parking shall permit two-way movement. The mixing of one-way and two-way movements within a lot shall be permitted only in exceptional instances and with the approval of the Planning Commission.



Parking Layout

- H. Curb cuts: Adequate ingress and egress to the parking lot shall be provided and shall be designed in accordance with county road commission guidelines. The Planning Commission may require the joining of parking lots in order to reduce the number of curb cuts into a public street and to facilitate movement between sites.

- I. Surfacing: All required parking spaces, drives and aisles shall be hard-surfaced with concrete or asphalt, except for seasonal and transient uses such as public or private parks, golf courses, carnivals, stadiums and sports arenas, and like uses, where grass, gravel, or other similar surface is permitted.
- J. Drainage: Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage onto adjacent property or toward buildings.
- K. Curbs and Vehicle Stops: All off-street parking areas shall include curbs or vehicle stops to prevent vehicles from overhanging into or over public rights-of-way, sidewalks, adjacent areas, or landscape areas, except for seasonal and transient uses such as public or private parks, golf courses, carnivals, stadiums and sports arenas, and like uses, where grass, gravel, or other similar surface is permitted.
- L. Barrier-Free Parking: Off-street parking areas shall provide barrier-free spaces in compliance with the State Building Code and the Americans with Disabilities Act (ADA), as applicable.
- M. Exterior Lighting: Exterior lighting for new or redeveloped off-street parking, stacking, and loading areas shall comply with the standards of this Article.
- N. Storage. Unless otherwise permitted only the following vehicles, machinery or implements may be stored outdoors on the same lot or parcel as the principal use:
 - 1. Any farm related motor vehicle, farm machinery, and implements that are maintained in running or working order and which are customarily used in a bona fide farming or agricultural operation.
 - 2. Motor vehicles and motorized or nonmotorized machinery, including towed machinery or implements and walk behind implements which are used exclusively for the general maintenance of the property.
 - 3. Any number of motorized and nonmotorized vehicles, as well as machinery and implements regardless of their running order may be stored in a garage attached to the principal use, or in an accessory building that is located on the same parcel or property as the principal use.
 - 4. All motor vehicles so kept shall be owned or leased by the property owner or occupant of the premises.
 - 5. Except as otherwise permitted in this subsection mechanical service, repair or body work of any kind shall be undertaken outdoors on the premises and only one vehicle shall be serviced outdoors on the property at a time.
- O. Maintenance: All parking areas shall be maintained in good condition and kept free of debris and garbage.

- P. Completion: All off-street parking, stacking, and loading areas indicated on a site plan shall be fully completed before the issuance of certificate of occupancy. In the case of phased developments, only the off-street parking, stacking, and loading areas associated with a given phase of development shall be required to be completed.
- Q. Access Through Yards: Access drives may be placed in the required front or side yards to provide access to rear yards or accessory or attached structures. These drives shall not be considered as structural violations in front or side yards. Any walk, terrace, or like surface area not in excess of nine inches above the grade upon which placed shall not be considered to be a structure and shall be permitted in any required yard.

5.3.3 Parking Requirements

- A. Fractional Requirements: When units of measurement result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- B. Maximum Residential Parking: In addition to parking requirements detailed in Article 3, excluding visitor parking, up to a maximum of two additional motor vehicles per resident of driving age may be parked on residential zoned property provided they:
1. Are owned by a resident living in the dwelling unit;
 2. Are maintained in running order; and
 3. Display a current license tag or plate.
- C. Maximum Parking: To minimize excessive areas of pavement which detracts from the aesthetics of the Township and contributes to high rates of stormwater runoff, this Ordinance establishes a maximum number of parking spaces for each use. There are no minimum parking requirements. The Planning Commission may grant an increase of up to twenty-five (25%) percent of the maximum number of parking spaces if:
1. The applicant can demonstrate to the Planning Commission's satisfaction the additional parking is necessary based on documented evidence of actual use or anticipated demand.
 2. The increase in parking will have no undue burden on neighboring property owners and/or natural features.
 3. In granting a request to exceed the maximum number of parking spaces, the additional spaces shall be constructed of pervious pavement, pavers, or similar pervious material acceptable to the Planning Commission.
- D. Calculating Maximum Parking Spaces: The following rules shall be applied when calculating the maximum number parking spaces:

1. Measurements based on square feet shall be calculated by Usable Floor Area as defined in this Ordinance.
 2. The number of employees shall be based on the maximum number needed for the largest shift.
 3. Requirements based on the number of seats shall use a measurement of twenty-four (24) inches of bench or pew space or 25 square feet of floor as one seat.
 4. Occupancy shall mean legal occupancy as determined by the fire department or other authorized agency.
- E. Use Not Specified: For a use not specifically assigned a numerical off-street parking requirement, the numerical off-street parking requirements for that use shall be in accord with a use which is considered to be similar in type.
- F. Shared Parking: Joint use of an off-street parking area may be permitted for two (2) or more uses located on the same, adjacent, or nearby lots provided that the number of parking spaces does not exceed the sum of the maximum number of spaces allowed for each use sharing the off-street parking area. The owners of all lots used for or making use of shared parking areas shall record a commitment that is binding on future owners of the property(s) and shall be recorded with the Oakland County Register of Deeds. In the instance of dual function of off-street parking spaces, where operating hours of buildings do not overlap, the Planning Commission may grant an exception.
- G. Bicycle Parking: Bicycle parking shall be established for developments based on the standards for each zoning district in Article 3.
- H. Existing Parking: Off-street parking existing as of September 11, 2023, serving an existing building or use shall not be reduced to an amount less than the minimum number of off-street parking spaces required for any new building or use.
- I. Electric Vehicle Parking: The Township encourages the use of electric vehicles to expedite the distribution of convenient charging stations.
1. Electric charging stations are permitted in any zone, when accessory to the primary permitted use. Such stations located at one-family, multiple-family, and mobile home park dwellings shall be designated as private restricted use only.
 2. An electric charging station may be included in the calculation for parking requirements. It is recommended that one electric charging station is provided per 20 parking spaces.
 3. Installation shall be subject to permit approval administered by the Township Engineering and/or the Building Department.
 4. The property owner is not restricted from collecting a service fee for the use of an electric vehicle charging station made available to visitors of the property.

5. Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
6. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.

5.3.4 Access

- A. All off-street parking, loading, and stacking areas shall be arranged for convenient access and safety of pedestrians, bicyclists, and vehicles.
- B. Adequate ingress and egress shall be provided by clearly defined driveways. Backing into public street rights-of-way shall be prohibited.
- C. Access to off-street parking areas shall be limited to one (1) curb cut or driveway per lot.
- D. Where a parking area abuts an improved alley, access shall be obtained from the alley. The Planning Commission may waive this requirement if a practical difficulty has been presented that prevents the requirement from being satisfied.
- E. Where a parking area has no access to an alley, or the alley has not been maintained or improved for access, but has access two or more streets, access shall be from the street with the lower traffic volume. The Planning Commission may waive this requirement if a practical difficulty has been presented that prevents the requirement from being satisfied.
- F. Access to off-street parking areas for non-residential uses shall not be permitted across lots that are residential in use or in a residential zoning district.
- G. Except for one-family dwellings and their accessory uses, all parking spaces shall have access from a maneuvering aisle on the site.
- H. Vehicle access to a parking lot shall not be across any zoning district that does not permit the principal use.
- I. Cross Access Management:
 1. All off-street parking areas not accessed by an alley shall be designed to allow internal vehicle circulation between adjacent lots by providing a location for cross access on the site plan.
 2. A cross access agreement shall be recorded with the Oakland County Register of Deeds prior to the issuance of a zoning permit.
 3. The Planning Commission may waive this requirement if deemed impractical during site plan review due to topography, natural features, or vehicular safety factors if

appropriate bicycle and pedestrian connections are provided between adjacent developments and uses.

5.3.5 Loading Zones

- A. In all zoning districts, every building or portion thereof that is occupied by a use requiring the receipt and distribution of materials or merchandise by vehicles shall provide and maintain adequate off-street loading zones.
- B. Location:
 - 1. On-site loading zones shall only be in permitted yards based on the district standards in Article 3.
 - 2. Access to a loading space shall be provided directly from a public street or service drive and shall be arranged to provide sufficient off-street maneuvering space, as well as adequate ingress to and from a street or service drive.
 - 3. Loading zones shall not interfere with the normal movement of pedestrians and vehicles in the public street rights-of-way, internal drives, and off-street parking areas.
 - 4. Loading zones shall be designed for the largest vehicle intended to serve the use, with adequate turning radii, maneuverability, and loading space.
 - 5. Developments with rear alley access may use the alley as a loading zone.
- C. Design: Loading space shall be distinct from, and shall not interfere with, parking aisles or spaces; loading spaces may be enclosed.
- D. Dimensions: All spaces shall be laid out in the dimensions of at least 10 x 50 feet, with a clearance of at least 14 feet.
- E. Surfacing: Loading dock approaches shall be provided with a pavement having an asphaltic or cement binder so as to provide a permanent durable and dustless surface.
- F. Administrative Waiver: The Zoning Administrator may approve a modification to the loading zone location or space requirements where it has been determined that another measure or location would be more appropriate due to site constraints, or the number or type of deliveries experienced by a particular use.

5.4 EXTERIOR LIGHTING

5.4.1 Intent & Purpose

The provisions of this section are intended to control the use of outdoor, artificial illuminating devices emitting rays into the night sky by:

- A. Encourage good lighting practices such that lighting systems are designed to save energy and money.
- B. Minimize glare and maximize pedestrian and vehicular safety.
- C. Protect the use and enjoyment of surrounding property.
- D. Increase nighttime safety, utility, security, and productivity.

5.4.2 Applicability

A photometric plan prepared by a lighting professional shall be required for all developments that require site plan approval. In instances of new technology, the Zoning Administrator may approve deviations from the material, light source, or method of installation standards in this section in consideration of any new state-of-the-art technology, so long as the proposed lighting still meets all other applicable standards of this section.

5.4.3 Exemptions

The following uses and activities shall be exempt from the standards of this section, provided they do not create glare perceptible to persons operating motor vehicles in the public right-of-way:

- A. Residential Lighting: Low intensity residential decorative lighting, such as porch lights or low-level façade and landscape lighting, provided any such lights are directed toward the residential building or land.
- B. Holiday Decorations: Provided the decorative exterior lighting shall not include searchlights, floodlights, or stroboscopic lights.
- C. Neon Lights: Displayed in windows or part of an approved sign.
- D. Flag Lighting: Luminaires used for the illumination of the flag of the United States of America.
- E. Temporary Lighting: Only if associated with an approved temporary event permitted by this Ordinance.
- F. Statutory Authority: Circumstances where federal or state laws, rules, or regulations take precedence over the provisions of this section, or where fire, police, emergency, or repair personnel need light for temporary or emergency situations, or lighting that is only activated at the time of power outages.

5.4.4 Exterior Lighting Site Standards

- A. Illumination Standards:

1. In order to achieve uniform illumination levels, the ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed 4:1.
2. The following illumination levels shall act as minimum standards for all exterior lighting, while maximum illumination levels shall be governed by the 4:1 ratio of average-to-minimum light level:

MINIMUM ILLUMINATION LEVELS	
Use	Minimum Illumination (foot-candles)
Parking areas	0.2
Loading/unloading areas	0.4
Designated walkways	0.2
Building entrances - frequent use	1.0
Building entrances - infrequent use	0.2

3. Where a site abuts a residential zoning district or residential use, maximum illumination at the property line shall not exceed 0.5 foot-candle.
4. Where a site abuts a nonresidential zoning district, maximum illumination at the property line shall not exceed 1.0 foot-candle.

B. Exterior site lighting in multiple-family residential districts:

1. Exterior lighting may consist of a low wattage incandescent, LED, or compact fluorescent luminary contained in a decorative light fixture attached to the wall next to the door of each exterior entry to a dwelling unit.
2. Exterior lighting may also consist of a low wattage incandescent, LED, or compact fluorescent luminary contained in a decorative light fixture attached to the top of a low profile yard type of light pole. All wiring to pole fixtures shall be underground and shall comply with all applicable electric codes and ordinances.
3. Carports in a multiple dwelling complex may be lighted so long as all such lighting is limited to the underside of the carport roof. The fixtures shall be placed no closer to the front of the underside roof structure than half the distance from the rear roofline to the front roofline.
4. Luminary shall be limited to not more than the illumination equivalent of a 100-watt incandescent lamp and shall be housed in fixtures.

C. Architectural exterior lighting: Designed to enhance the architectural appearance of a building or to highlight an architectural feature of a building shall consist of:

1. A low wattage luminary designed to cast only a soft light on the subject; and

2. A luminary that when directly visible from a fixture, shall not be an irritant to pedestrians, or vehicle traffic on adjacent streets, or to residents in any adjacent residential zoning district.

D. Freestanding fixtures:

1. All freestanding fixtures and their vertical support structures (i.e., light poles) shall be constructed of metal, concrete, wood laminates, or composite materials and shall be of an architectural nature.
2. Fixtures for a nonresidential use in or adjacent to a residential zoning district, or adjacent to a residential use, shall not exceed 25 feet in height.
3. Fixtures for a nonresidential use in a nonresidential zoning district not adjacent to a residential zoning district or residential use may extend to a maximum height of 25 feet or the maximum allowable building height for that zoning district, whichever is greater.
4. Fixture height shall be measured from the surface (ground or pavement) at the base of the structure, including any supporting pedestal, to the base of the fixture.
5. At the discretion of the Planning Commission, decorative elements such as caps or goosenecks that extend above the fixture may or may not be included in the height of the fixture.
6. Fixtures and their support structures, including protective bollards, shall meet the minimum building setback requirements of the zoning district.
7. All light fixtures shall be full-cutoff as described by the International Illuminating Engineering Society of North America (IES-NA).
8. Fixture lamps contained within a permitted canopy structure, including the canopy for a fueling station, shall not extend beyond the ceiling surface of the canopy, and shall be either recessed within or flush with the ceiling surface of the canopy. No fixture lens shall extend more than one inch beyond the ceiling surface of the canopy.

E. Wall-mounted exterior light fixtures:

1. Wall-mounted exterior light fixtures shall be full-cutoff as defined by Illuminating Engineering Society unshielded "wall packs" shall not be permitted.
2. The light emitted by wall-mounted exterior light fixtures is subject to the illumination requirements of this article with respect to intensity and uniformity and shall be accounted for in the required photometric plan.
3. No wall-mounted exterior light fixture shall extend beyond the parapet or eave line of a roof.

4. Wall-mounted exterior light fixtures shall comply with the minimum building setback requirements of the zoning district.
 5. Where deemed appropriate, the requirements of this article may be waived at the discretion of the Planning Commission for wall-mounted exterior light fixtures for the purposes of decorative lighting, accent lighting, and/or uplighting.
- F. Wiring requirements: All electrical service to any exterior light source shall be placed underground and within the interior of any canopy structure and shall meet all applicable electric codes and ordinances.
- G. Hours of Operation: All exterior lighting shall be equipped with automatic timing devices and shall be shut off if no customers or staff are present between the hours of 10:00 pm and sunrise, except for lighting necessary for security purposes or for uses that continue after 10:00 pm.
- H. Prohibitions: The following light sources and fixtures shall be prohibited:
1. Unshielded luminous tube (neon), fluorescent or LED lighting used as accent lighting on facades
 2. Mercury vapor
 3. High pressure sodium
 4. Animated, flashing, or moving lights
 5. Laser sources of light
 6. Search lights

5.4.5 Shielding & Filtration

- A. All nonexempt exterior lighting shall be hooded and/or louvered to prevent light from spilling over onto neighboring properties and rights-of-way.

- B. All exterior fixture lamps shall be oriented so that their light is cast directly downward and only onto the property they are intended to light.
- C. Exterior fixture lamps shall be of a true color rendering type such as metal halide. High- and low-pressure sodium lamps shall only be permitted at the discretion of the Planning Commission.
- D. Exterior fixture lamps shall be designed and oriented to minimize glare.
- E. All lighting fixtures shall have one hundred (100%) percent cut-off shielding that prevents light from being emitted above a horizontal plane the lowest direct light emitting part of the luminaire.
- F. Light sources shall be located as to minimize the hazards of glare, and all poles or standards used to support outdoor light fixtures shall be coated with a material that minimizes glare for the light source.

Examples of Acceptable / Unacceptable Lighting Fixtures



5.5 SIGNS

5.5.1 Intent & Purpose

The intent of this section is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize their harmful effects on the public health, safety, welfare, and traffic safety. While this section recognizes that signs and outdoor advertising are necessary to promote commerce and public information, it also recognizes that the failure to regulate them may lead to poor identification of individual business, deterioration, and blight of the business and residential areas of the Township, conflict between different types of land use, and reduction in traffic safety to pedestrians and motorists. To achieve its intended purpose, this section has the following objectives:

- A. To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent businesses.
- B. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products.

- C. To keep signs within a reasonable scale with respect to the buildings they identify
- D. To reduce visual distractions and obstructions to motorists traveling along, entering, or leaving streets.
- E. To promote a quality manner of display which enhances the character of the Township.
- F. To prevent the proliferation of temporary signs which might promote visual blight.
- G. Promote economic development by allowing a fair opportunity for each property owner to attractively display their message in a clean and clear way.

5.5.2 General Requirements

All signs shall conform to all ordinances of the Township and, where required, shall be approved by the Zoning Administrator and a permit shall be issued.

- A. Right of Way: No sign, except those established and maintained by the Township, county, state, or federal governments, shall be located in, project into, or overhang a public right-of-way, dedicated public easement, or deed strip.
- B. Clear Vision Area: No freestanding sign shall extend into or be otherwise located in the restricted clear corner vision triangle, as set forth in Section 2.14.
- C. Permit Required: Prior to the erection or structural alteration of sign, a zoning permit shall be secured from the Zoning Administrator, unless otherwise stated in this section.
- D. Traffic Interference: No sign shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such manner as to interfere with, mislead, confuse, or create a visual impediment or safety hazard to pedestrian or vehicular traffic.
- E. Maintenance:
 1. All signs shall be kept in a proper, safe, and workable order.
 2. All plastic faces shall be maintained intact and all metal on the sign shall be kept free of rust and painted with a rustproof paint.
- F. The standards in this section shall not be applicable to any sign not visible from a public right-of-way.

5.5.3 Exception

All street signs, all traffic control devices, all flags, and all other public signs deemed necessary by the local, county, state, or federal government shall be exempt from the standards of this section.

5.5.4 Prohibited Signs

The following signs shall be prohibited in the Township:

- A. No sign or banner shall be placed across any public right-of-way except by permission of the Township.
- B. Signs incorporating any manner of flashing, strobe, or moving lights.
- C. Animated Signs: Animated signs, except for changeable signs as allowed by this ordinance, include the following types:
 - 1. Environmentally Activated: Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, feather flags, and/or other devices or displays that respond to naturally occurring external motivation.
 - 2. Mechanically Activated: Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
 - 3. Flashing: Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds one (1) hour.
- D. Signs on park-type benches, trees, or utility poles.
- E. Abandoned signs.
- F. Inflatable signs.
- G. Roof signs.
- H. Pole- or pylon-mounted signs, except associated with the installation of an approved billboard sign.
- I. Portable and vehicle signs parked primarily for the purpose of attracting attention to the message contained within.
- J. Any sign unlawfully installed, erected, or maintained.
- K. Signs that completely block the view of other signs.
- L. Any additional signage for a business that has an existing nonconforming sign.

- M. Signs displayed on umbrellas or table coverings used in association with outdoor dining areas.

5.5.5 Additional Regulations

In addition to compliance with the applicable requirements of this article, the following provisions shall apply:

A. Accessory Signs:

1. Freestanding Signs:

- a. Except as otherwise permitted in this division, all freestanding signs shall be permanent signs affixed securely to a structure affixed securely to the ground; movable or portable signs are not permitted.
- b. Except where prohibited in this article, a freestanding accessory sign may be located in any yard, including a required front yard.
- c. On a corner property, a freestanding accessory sign may be located in the required exterior side yard, provided the existing exterior side yard setback is equal to the front yard setback; otherwise, the sign shall be restricted to a location in the front yard.
- d. A sign used for advertising land or buildings for sale, lease, or rent shall be permitted when the sign pertains to the premises upon which it is located.
- e. Two freestanding signs on the same side of the road shall be at least 500 feet apart in the REC district.
- f. A gasoline service station may add 20 square feet of illuminated display area per sign side, for the display of gasoline prices only.

2. Wall Signs:

- a. All wall signs shall be attached directly to a building wall and shall not extend above the height of the wall or beyond the width of the wall to which it is attached.
- b. The exposed face of a wall sign shall be parallel to the building wall to which it is attached and shall not project out more than 18 inches beyond the vertical surface of the wall to which it is attached.
- c. A wall sign may include a sign mounted flat against the building fascia and which does not project beyond the fascia.
- d. The display area of a wall sign may be increased by one square foot for every three feet, or fraction thereof, that the specific wall to which the sign

is to be attached sets back behind the minimum setback requirement of the district, up to a maximum of 250 square feet of display area, or up to a maximum display equal to ten percent of the area of the specific wall to which the sign is to be attached, including all openings, whichever is the lesser amount.

- e. In the business districts, one illuminated sign for a single building or group of buildings containing store bays attached by means of common party walls, not exceeding 100 square feet in display area is permitted; each independent use within a store bay may have one illuminated sign not exceeding 32 square feet in display area for each wall containing a door designed and intended for customer entry.

B. Non-Accessory Freestanding Signs:

1. Non-accessory signs shall be limited to freestanding signs only; non-accessory wall signs are not permitted in the Township.
2. A freestanding non-accessory sign is permitted in the districts noted in 5.5.5 on property frontage along I-75 and shall face the same direction.
3. Along Interstate Highway 75 (I-75), any freestanding non-accessory sign shall be limited to within 100 feet of the existing right-of-way of I-75 and shall be set back a minimum of 15 feet from all property lines.
4. Two non-accessory signs shall be separated by minimum of 1,000 feet along the same side of the roadway, and 500 feet from any other non-accessory sign along the opposite side of the roadway.
5. The permitted maximum total height may be increased to 60 feet by the Zoning Administrator if it can be shown that excessive grades, buildings, bridges, or other similar conditions would obstruct the view of the sign.
6. All non-accessory signs shall be constructed with noncombustible material. No wood products or other combustible materials shall be permitted for such signs.
7. All non-accessory sign drawings, prints, or attachment details shall be signed and sealed by a licensed professional engineer.

C. Directional Signs:

1. All directional signs required for the purpose of orientation, when established by the Township, county, state, or federal government, shall be permitted in all use districts.
2. Directional signs designed and intended to direct traffic on private property shall be permitted in all districts, provided the sign:

- a. Contains a directional symbol, such as an arrow or similar indicator of direction and/or words, such as entrance, exit, drive-through.
- b. Is not located in or does not project in any way into a public right-of-way.

D. Temporary Signs – Small:

1. A small temporary sign shall not reduce the unobstructed width of any sidewalk or pedestrian path by less than 4 feet.
2. Temporary signage shall be permitted for a period of 30 days upon submittal of an application and upon receiving a permit and payment of temporary sign fee from the Township as currently established or as hereafter adopted by resolution of the Township Board from time to time.
3. Temporary signage shall not be redisplayed on the same premises in the district until an interim period of 90 continuous days has expired.

E. Temporary Signs – Large:

1. Temporary signage shall only include pennants, flags, banners, or bunting.
2. Temporary signage shall not include balloons or similar objects filled with, or using air pressure, or flashing and/or intermittent illuminated, freestanding wall signs.
3. Temporary signage shall be permitted for a period of 30 days upon submittal of an application and upon receiving a permit and payment of temporary sign fee from the Township as currently established or as hereafter adopted by resolution of the Township Board from time to time.
4. Temporary signage shall not be redisplayed on the same premises in the district until an interim period of 90 continuous days has expired.
5. The Township shall determine the location of the temporary sign after an inspection of the subject premises.

F. Changeable Signs:

1. Changeable copy signs may only be permitted as part of a freestanding sign.
2. Changeable copy signs are permitted in districts noted in Section 5.5.5 having property frontage along I-75, Dixie, M-15, or Grange Hall Road west of Dixie Highway.
3. The image or message on the electronic bulletin board shall not change more frequently than once every ten seconds.

4. The sign does not contain moving images (i.e., television type screens).
5. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or other similar movements.
6. All electronic signs within 150 feet of a residential zone district, shall discontinue the display between the hours of 11:00 p.m. and 8:00 a.m.
7. The LED of the electronic message board is not illuminated beyond the default settings of the sign manufacturer's brightness/dimming controls which shall be submitted to the Township as part of the permit.
8. Emergency public service information:
 - a. The owner of an electronic message board shall allow the Township to use the electronic message board to communicate emergency public service information approved by the Township Supervisor relating to a disaster or emergency.
 - b. The operational restrictions on electronic message boards set forth above shall not apply during any time that the electronic message board is used to communicate authorized emergency public service information for the Township.
 - c. The owner agrees to update an approved emergency public service information communication, or discontinue the emergency public service message, as soon as possible after receiving a request from the Township Supervisor.
 - d. The owner shall file and keep current at all times, with the Township supervisor's office, the name, e-mail address, phone number, cell phone number, pager, and other available emergency contact information of the employee or representative of the owner who has been authorized and designated by the owner to communicate the approved emergency public service message using the electronic message board.

G. Awnings and canopies:

1. Retractable awnings, as well as permanent awnings and canopies, may project into any minimum required building setback requirement, but not into any public right-of-way or into any public utility easement or deed strip.
2. An awning or canopy that is attached to a building wall and extends along the building wall shall for the purpose of this division, be considered a wall sign. Similarly, an awning or canopy which extends out perpendicular to the wall of a

building and which contains a sign of any kind shall, for the purpose of this division, be considered a freestanding sign.

5.5.6 Illumination

Internal and external illumination of signs shall be permitted for all signs, except where limited or prohibited in this Ordinance, subject to the following:

- A. All illumination shall be concentrated on the area of the sign or landscape feature and directed or shielded so as to not interfere with the vision of persons on the adjacent streets or adjacent property.
- B. Internally illuminated signs shall have a dark background and light lettering.
- C. No sign shall include reflective materials.

5.5.7 Nonconforming Signs

A legal nonconforming sign may be continued and shall be maintained in good condition, including replacement faces, but it shall not be:

- A. Expanded, altered, or changed so as to increase the degree of nonconformity of the sign.
- B. Re-established after its discontinuance for two hundred and ninety (290) days.
- C. Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty (50%) percent of the appraised replacement cost, as determined by the Zoning Administrator.

5.5.8 Removal Of Unsafe, Unlawful, or Abandoned Signs

- A. Unsafe or Unlawful Signs: Upon written notice by Zoning Administrator, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is determined by Zoning Administrator to be a nuisance, or it is deemed unsafe by Zoning Administrator, or it is unlawfully erected in violation of any of the provisions of this Ordinance. The Township may remove or cause to be removed the sign at the expense of the owner and/ or lessee in the event of the owner of the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.
- B. Abandoned Signs:
 1. The Township Building Department shall make periodic inspections of all signs and, if any sign is found to be in a deteriorating or unsafe condition, the Township shall so notify the owner in writing.

2. The notation shall state the particular condition or conditions of the sign that need attention, and that the owner has 30 days from the date of receipt of the notice to make the necessary corrections.

5.5.9 Permit Application & Approval Process

Licenses, insurance, and all necessary permits applicable to the erection and maintenance of signs regulated in this article shall be required and shall be obtained from the Township prior to erection or maintenance of any such signs. When mandated by law, all signs shall bear the seal or emblem of a nationally recognized testing laboratory.

- A. Application and Approval: Application forms for a zoning permit to erect, alter, or move a sign shall contain or have attached to it the following information at a minimum:
 1. Name, address, and telephone number of the applicant.
 2. Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.
 3. If proposed to be attached to a building, its proposed location on the building.
 4. A plot plan with dimensions of the sign, location on the lot, illumination source and method of construction and attachment to the building or placement in the ground.
 5. Name of person, firm, or corporation erecting the sign.
 6. Written consent of the owner of the building, structure, or lot to which or upon which the sign is to be erected.
 7. Other information as the Zoning Administrator shall require establishing compliance with this section.
 8. For temporary signs, the specific dates that the sign is to be displayed.
- B. It shall be the duty of the Zoning Administrator, upon the filing of an application for a sign permit, to examine the plans and specifications and other data and the premises upon which it is proposed to erect the sign. If the proposed sign meets all ordinance requirements, the Zoning Administrator shall issue the sign permit within fifteen (15) days of receipt of a fully completed application.
- C. Administrative decisions made by the Zoning Administrator, which relate to signs, may be appealed to the Zoning Board of Appeals in accordance with the procedures of Article 11 of this Ordinance.
- D. Revocation and Extensions of Sign Permits:

1. Any sign or other advertising structure regulated by this Ordinance, which is unsafe or insecure, or is a menace to the public, or has been constructed or erected, or is otherwise not in compliance with this Ordinance shall be a violation of this Ordinance.
2. If the work associated with a sign authorized under a zoning permit is not completed within one (1) year after the date of issuance, the permit shall become null and void. However, the Zoning Administrator may grant a three (3) month extension without payment of an additional fee if the extension is requested prior to the original sign permit becoming null and void.

5.6 STORMWATER MANAGEMENT

5.6.1 Intent & Purpose

The purpose of this section is to provide adequate measures for the retention, detention, and distribution of stormwater in a manner that minimizes the possibility of adverse impacts on both water quantity and water quality during development.

5.6.2 Applicability

No development requiring a site plan review in this Ordinance shall take place except in conformity with an approved stormwater management plan.

5.6.3 Stormwater Management Facilities

All developments requiring stormwater management shall adhere to requirements detailed in the Oakland County Storm Water Standards and any other relevant Township stormwater management ordinances.

ARTICLE 6: SUPPLEMENTAL USE STANDARDS

6.1 INTENT & PURPOSE

Those uses permitted by right and uses allowed by special land use permit enumerated in any zoning district, if included below, shall be subject to the following conditions and requirements. The uses listed in this Article are only allowed where listed in Article 3.

6.2 AGRICULTURAL OPERATIONS

- A. Operations shall occur on land containing at least ten contiguous acres under single ownership.
- B. Agricultural buildings and structures shall also be regarded as principal permitted uses, provided they directly relate to and are actively used in the bona fide agricultural enterprise being conducted on the property.
- C. All such agricultural activity shall be limited to the raising of crops and/or animals grown and/or raised on the premises and shall conform to generally accepted agricultural and management practices (GAAMPs) as adopted by the state department of agriculture and rural development (or equivalent successor standards).
- D. When agricultural property contains any animals, including, but not limited to, livestock, a horse or horses, a residential dwelling shall be located on the premises and shall be permanently occupied by the owner farmer, farm manager, or tenant.
- E. No agricultural operation shall be operated as a feed lot or for the disposal of garbage, rubbish, offal, or rendering plants or for the slaughtering of animals except such animals raised on the premises for the use and consumption by those persons residing on the premises.

6.3 ASPHALT AND CONCRETE BATCH PLANTS

- A. Any such use shall be located on a site containing at least 40 contiguous acres of land.
- B. Requirements in Section 14-79 et seq., pertaining to mineral and asphalt plant licensing, shall be met.

6.4 AUTOMOBILE SALES AND RENTALS

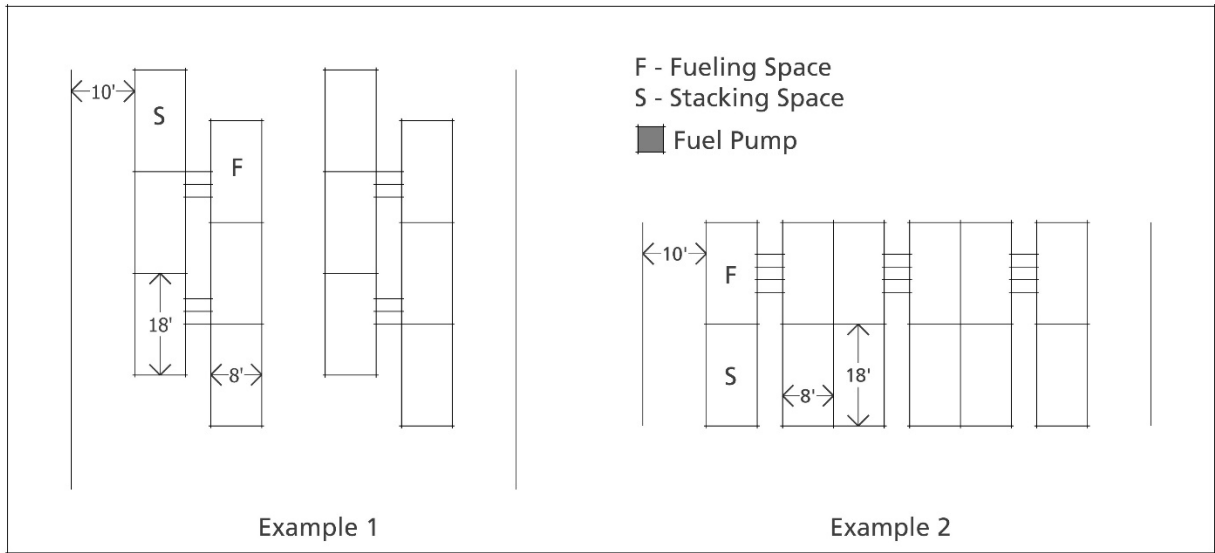
- A. An open, unobscured, landscaped lawn panel not less than 30 feet in width is provided across the entire frontage of the site. This lawn panel may be interrupted by periodic driveways and may, at the owner's option, display one new product on a ground level concrete or other decorative hard-surfaced pad for every 35 feet of linear site frontage.
- B. Access to the site shall be at least 60 feet from any street intersection and from any residential district.

- C. Area, in addition to that provided for vehicle display or storage, shall be provided for customer off-street parking and shall comply with Article 5. The total number of off-street parking spaces required for the use shall not be used for any other purpose except for customer off-street parking, and unencumbered access to these parking spaces shall be provided at all times during hours of operation.
- D. Loudspeakers used for the purpose of paging shall be directed or sufficiently muffled so that the sound will not extend beyond the property lines into any residential district.
- E. The sales area where automobiles are displayed shall be hard surfaced and graded and drained so as to properly dispose of surface water into an approved drain.
- F. No major mechanical repair, body repair, or refinishing shall be conducted on the premises.
- G. New vehicles received for sale by the dealer may be stored outdoors, provided they are stored within a rear yard or within an interior side yard only, there being no such storage permitted in any front or exterior side yard.

6.5 AUTOMOBILE SERVICE STATIONS

- A. No part of the facility, including any part of the filling station apron, pump islands, pump island canopy or canopies, any principal building or any building or structure accessory to the principal building, except flagpoles and freestanding signs, shall extend closer than 90 feet to any major thoroughfare right-of-way or any closer than 70 feet to any other public road right-of-way, and no closer than 25 feet to any service drive or vehicle maneuvering lane of a parking lot serving the planned commercial center.
- B. All accessory uses and services shall be conducted within a completely enclosed building with the exception of vacuuming stations which may be permitted outside but shall be a minimum of twenty-five (25) feet from and property line of a residential district or use.
- C. The design of the canopies, the principal building, and all other buildings or structures associated with the gasoline/alternative fuel filling station shall be composed of the same exterior building wall materials as the planned commercial center of which it is a part.
- D. A food adjunct commonly associated with a gasoline filling station is permitted. Any such use shall comply with all of the applicable requirements of this Ordinance. Providing enclosed or outdoor service areas for the mechanical servicing of vehicles is prohibited.
- E. The unloading of fuel may take place within a front, or within an interior or exterior side yard, so long as it is not located in the 25-foot minimum setback requirement set forth in subsection "A" of this section and provided further that the space allocated on the site for the unloading of fuel shall not interfere with or block the general movement of vehicle traffic on the apron of the station.
- F. Off-street parking may be placed in the front, interior, or exterior side yard of the use, so long as it is not located in the 25-foot minimum setback requirement.

- G. Landscaping for the site shall be provided in all lawn areas, in accordance with the applicable requirements of this Ordinance. All landscaping, including lawn panels shall be maintained by use of an automated in-ground irrigation system. Additional screening and buffering shall be required when an automobile service station is located adjacent to a residential zoning district.



Gasoline Fueling Space Layout Examples

6.6 BED & BREAKFAST ESTABLISHMENTS

A bed & breakfast shall meet the following standards:

- A. The exterior of the structure shall not be altered from its single-family character and appearance.
- B. There shall be no separate or additional kitchen facility or facilities for guests.
- C. The number of rental rooms permitted shall depend on the ability of the lot to accommodate parking at one space per room in accordance with the provisions of this Ordinance.
- D. The owner or property manager of the bed & breakfast shall live onsite.

6.7 CEMETERIES

- A. All access shall be from a major thoroughfare.
- B. Approval shall be contingent upon review of a drainage plan by the township engineer and approval of such drainage plan by the township; and
- C. All sides of the cemetery shall be screened according to the landscaping standards in Article 5.

6.8 CHICKEN-KEEPING

A person who keeps or houses chickens (hens) on his/her property for personal use, having less than ten (10) acres, shall comply with the following requirements.

- A. Keep no more than ten chickens.
- B. No person shall keep any rooster.
- C. A person shall not keep chickens in any location on the property other than in the rear yard. For properties that keep chickens, the rear setback shall be 50 feet and the side yard setbacks are 40 feet.
- D. Chickens shall be confined/housed within a fenced area.
- E. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them.
- F. Private restrictions on the use of property shall remain enforceable and take precedence over this provision. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds.
- G. Any person keeping hens shall remain subject to applicable public nuisance provisions enforced by the Township and/or the County.

6.9 CLUBHOUSE FACILITIES

Private facilities such as a clubhouse, swimming pool, or tennis courts when made an integral part of a one-family subdivision or site condominium development project, provided:

- A. Use of the facilities shall be limited to the residents of the development in which the facility is located and their guests.
- B. All building, structures, and accessory uses incidental to a private recreation facility shall observe all minimum setback requirements of the district for principal permitted uses, except no part of any such facility shall be located closer than 200 feet to any residential lot or home site.
- C. Swimming pools included in the facility shall be provided with a six-foot-high protective fence and entry to the pool shall be through a controlled gate.

6.10 COMMERCIAL KENNELS

- A. The kennel shall be located at least 150 feet from any residential district.
- B. Kenneled animals shall be kept in a completely enclosed building except when located in the outdoor run meeting this section.
- C. An adequate, enclosed method of refuse storage and disposal shall be maintained so that no public nuisance, including offensive odors, shall be created at any time.

- D. Live-in quarters of a night watchperson, caretaker, or staff person shall be permitted, provided such quarters are housed within the principal building and provided further that such quarters meet all state construction codes and all health and safety codes applicable to quarters intended for human habitation; and
- E. When outdoor dog runs are employed, they shall be:
 - 1. Located only within a nonrequired rear or interior side yard when located next to a residential or office district and shall be fenced and screened with walls, earth berms, or landscape screen planting. They shall be used only during daylight hours but not after 5:00 p.m.;
 - 2. Located only within a rear or interior side yard when located next to any other nonresidential district and shall be fenced; and
 - 3. Separated one run from another by an opaque screening wall, or earth berm at least 3.5 feet in height, so as to block the vision of the animals from each other in the runs.

6.11 COMMUNITY CORRECTIONAL FACILITY

- A. The facility shall be a minimum-security type of correctional facility, as licensed and operated by the state.
- B. The facility shall be provided with its own direct access system. No existing internal street system within the district shall have access to the facility or be accessed by the facility.
- C. Other applicable standards of this Ordinance notwithstanding, all buildings, including all structures, principal and accessory, shall be located at least 250 feet from an exterior property line.
- D. The facility will be secured by at least one perimeter fence, the height, material type and construction of which shall meet all state standards applicable to such uses.
- E. All buildings shall be architecturally attractive in their design and placed so as to have minimal impact on adjacent land use.

6.12 CONTRACTOR STORAGE YARDS

- A. No equipment or materials shall be stored in the required front, side, or rear setbacks.
- B. The outdoor storage of equipment and materials shall only occur in the side or rear yards.
- C. An opaque fence or masonry wall with a maximum height of eight (8) feet shall surround all areas designated for the outdoor storage of equipment and materials. The finished side of any fence or wall shall face adjacent properties. The storage of any substance shall not exceed the height of the wall designed to screen it.
- D. A contractor storage yard shall not be within 200 feet of a residentially zoned property or existing residential use.

6.13 DRIVE IN OR DRIVE THROUGH SERVICES

- A. Ingress and egress points shall be located no closer than sixty (60) feet from the intersection of any two (2) streets (measured from the nearest right-of-way line).
- B. Driveways shall be limited to one (1) per parcel unless the property is located on a corner lot in which case one (1) driveway may be allowed per street. The Planning Commission may waive these limitations if a traffic impact study warrants a modification and can demonstrate that no negative impact on the traffic network will be created.
- C. Devices for the transmission of voices shall be so directed or muffled as to prevent sound from being audible beyond the boundaries of the site.
- D. A drive-through window shall provide queuing spaces for each drive-through window. Vehicles shall not be allowed to queue in adjacent roads.

6.14 EDUCATIONAL INSTITUTIONS

- A. All access shall be located on and have direct frontage along a hard-surfaced major thoroughfare.
- B. No building shall be located closer than 100 feet to any property line.

6.15 EXTRACTIVE INDUSTRIES

- A. This use includes all operations and products from extraction, including stockpiles or gravel products from the premises.
- B. All uses shall be established and maintained in accordance with all applicable State of Michigan Statutes.
- C. The Township may require the applicant to file a performance bond of sufficient amount to assure completion of the work following excavation, as required by this Ordinance.
- D. No fixed machinery shall be erected or maintained within five hundred (500) feet of any property or street line.
- E. The use shall be enclosed by a fence or suitable plantings six (6) feet or more in height for the entire periphery of the property. Any facility which shall remain on the site for more than 120 days shall be enclosed by an obscuring greenbelt of plant materials such as privet, gray dogwood, honeysuckle, evergreens, forsythia, or a like or similar plant material acceptable to the Planning Commission.
- F. No slope shall exceed an angle with the horizontal of forty-five degrees (45°).
- G. At all stages of operations, pits, or quarries shall be completely and continually drained of water when not in use or supervised by a watchman. All slopes and banks shall be graded and treated to prevent erosion or any other potential deterioration.

- H. No building shall be erected on the premises except as temporary shelter for machinery or field office.
- I. All installations shall be maintained in a neat, orderly condition so as to prevent injury to property, any individual, or the Township in general.
- J. Proper measures, as determined by the Township, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include limitations upon the practice of stockpiling excavating materials on the site.
- K. Access drives shall be located to provide proper sight distances with the abutting major thoroughfare and to minimize conflicts with neighboring properties.

6.16 FORESTRY OPERATIONS

- A. Shall occur on land containing at least ten (10) contiguous acres under single ownership.
- B. Forestry buildings and structures shall also be regarded as principal permitted uses, provided they directly relate to and are actively used in the bona fide forestry operation enterprise being conducted on the property.
- C. Forestry operations shall conform to the best management practices (BMPs) as adopted by the state department of Environment, Great Lakes, and Energy in the publication "Sustainable Soil and Water Quality Practices on Forest Land" (or its equivalent successor publication).

6.17 FUNERAL HOMES

- A. An adequate drive area shall be made available off-street for motor vehicle assembly for funeral processions.
- B. The vehicle assembly area shall not consume more than 50 percent of the off-street parking area.

6.18 GOLF COURSES

Golf courses may include related clubhouses and ancillary recreational facilities such as swimming pools, practice greens and golf driving ranges, tennis, racquetball, and shuffleboard courts, provided the following conditions are met. Golf course does not include standalone driving ranges or miniature golf facilities.

- A. It shall be developed only on sites containing 50 or more contiguous acres of land.
- B. All site access shall be directly from a hard-surfaced road that shall be a major or secondary thoroughfare. The hard-surfaced roadway shall directly connect with at least two other designated major thoroughfares with existing hard surfaces.
- C. No principal or accessory use, building, or structure shall be located closer than 100 feet to any abutting residential district.

- D. Wherever an outdoor swimming pool is located on the land, it shall be placed and secured in strict accordance with applicable local and state regulatory standards.
- E. All outdoor storage, off-street parking lots, loading or unloading areas or any other service or maintenance areas visible from any abutting residential district shall be obscured from view from the abutting residential district by means of an architectural masonry screen wall, landscaped earth berm, heavy screen plantings or a combination thereof. The height of the screening device shall be of sufficient height to effectively screen the area from view at the time of installation.

6.19 GOLF DRIVING RANGE AND MINIATURE GOLF COURSES

- A. Access to the site is at least 60 feet from any street intersection or residential district.
- B. Loudspeakers used for broadcasting music or for paging shall be directed or sufficiently muffled so that the sound will not extend beyond the property lines into any abutting residential district.

6.20 HOME OCCUPATIONS

Home occupations shall not require a zoning permit and may be carried on in a dwelling or accessory building to that dwelling under the following conditions:

- A. All building, housing, fire, and other local or state codes and ordinances shall be adhered to for home occupations.
- B. They are conducted wholly and entirely within the principal dwelling.
- C. They shall not occupy more than 25 percent of the floor area of the principal dwelling, excluding the basement.
- D. They are conducted only by the occupants of the residence, there being no other employees or assistants employed in connection with a home occupation.
- E. No article shall be made or sold or offered for sale except such as may be produced or provided by the occupants thereof.
- F. There shall be no equipment or machinery used in connection with a home occupation which is industrial in nature, or which will have a negative impact on adjacent residential property, unless it is a commercial-rate motor vehicle that adheres to section 2.24 of this Ordinance.
- G. They do not change the character of the appearance or the orientation of the dwelling.
- H. They will not require internal or external alterations or construction other than that which may be required to meet local or state safety or construction code standards, as authorized by the Township.

- I. No home occupation shall be carried on to an extent that will require parking in excess of that required for a residential building by this Ordinance.
- J. They have no signs, advertising devices, or other manifestation located on the exterior of the dwelling structure or within any yard area that suggests or implies the existence of a home occupation.
- K. Once established, no home occupation shall deviate from the required conditions of this section. Upon filing of a complaint by a neighbor or by the Township, no home occupation shall be continued when the same shall be found by a designated Township Official to be a nuisance or to be in violation of the conditions of this section due to noise, electrical interference, dust, smoke, odor, vibration, traffic congestion, reduction of parking, or reduction in the overall living environment of the dwelling or the surrounding area, or other causes for which a reasonable complaint is brought.

6.20.1 Home Occupations: Medical Marihuana and Recreational Use

For regulations on medical marihuana home occupations, please refer to Ordinance 216B.

6.21 HORSE STABLES

- A. Stables shall be used for keeping, boarding, pasturing, or training horses but not for renting out horses to the public.
- B. The property contains not less than five acres; and two acres are provided for each horse. If the property contains one horse, the minimum lot size is five acres.
- C. The horse or horses are owned and/or cared for by the occupant of the property.
- D. Any building used to stable a horse or horses on the property shall comply with the setback requirements of the district assigned to a principal building.
- E. The stables are designed to protect their occupants from the weather.
- F. The stables and confined paddock areas shall be maintained in a clean and attractive manner, neat and orderly in appearance.
- G. The storage of manure shall be located at least 100 feet from any well and from any existing or future dwelling building, and no less than 50 feet from any property line. All manure so stored or kept, shall be maintained so as to control odor and flies. Manure management shall conform to generally accepted agricultural and management practices (GAAMPs) for manure management and utilization as adopted by the state department of and rural development (or equivalent successor standards).
- H. Animal care shall conform to generally accepted agricultural and management practices (GAAMPs) for the care of farm animals as adopted by the state department of agriculture and rural development (or equivalent successor standards).

6.22 HOSPITALS

- A. The site shall contain at least 20 acres of land.
- B. The minimum distance of any main or accessory building from any peripheral property line shall be not less than 100 feet.
- C. Ambulance and delivery areas shall be obscured from view from residential areas with an obscuring wall or landscaped screening that is at least eight (8) feet in height.

6.23 HOUSEHOLD EQUIVALENT REFUSE AND GARBAGE INCINERATORS

- A. Such use shall be located on a site of not less than 20 acres of contiguous land, which shall abut only GI General Industrial zoning on all sides.
- B. The facility shall have a maximum heat-generating capability of not more than 1,000 degrees Fahrenheit.
- C. All loaded vehicles entering the site shall be fully unloaded and their loads placed in an environmentally secured staging area within one hour after arriving on the premises, and all such materials so delivered shall be placed in an operating incinerator furnace within four hours thereafter.
- D. The use shall not generate or store any waste or byproduct created from any incineration process that is of a hazardous or toxic nature.
- E. No part of any structure in which any incinerator furnace is housed shall be located within 500 feet of any property line. Within the 500 feet of setback, a greenbelt shall be provided. The greenbelt shall consist of planting materials, including shrubs and trees, to a minimum depth of 50 feet and planted so as to effectively screen the use from view from any exterior property line. The greenbelt shall be located within the interior of the minimum required setback, and placed as near as practical to the operations it is intended to screen.
- F. Areas used for outdoor storage, including any environmentally secured storage areas, shall be located next to the incinerator furnace building and no outdoor storage facilities shall extend closer than 250 feet to any property line. The greenbelt requirement set forth in this Section shall be placed between and next to the storage area and any property line.
- G. All roads and service drives within the premises shall be hard-surfaced with concrete or asphalt.
- H. Adequate area shall be provided outside of any public right-of-way and fully within the premises for the standing of any trucks bringing materials of any kind to the site, so that no such vehicle must stand within a public street right-of-way awaiting entrance to the site.
- I. The emission of smoke, dust, dirt, and fly ash shall be controlled through the use of sufficient filtration equipment which meets or exceeds all federal, state or local standards, including occupational health and safety (OSHA) standards.

- J. All proposed plans for any incinerator operations shall be reviewed and approved by the state department of environmental quality and the county health department prior to issuance of any permit by the Township.

6.24 INDOOR RECREATIONAL FACILITIES

- A. Front, side, and rear yards shall be at least seventy-five (75) feet wide, except on those sides adjacent to non-residential districts, and shall be landscaped with trees, shrubs, grass, and terrace areas. All landscaping shall be maintained in a healthy condition. There shall be no parking or structure permitted in these yards, except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.
- B. Off-street parking shall be provided to accommodate at least one-fourth (1/4) of the member families and/or individual members. By-laws of the organization shall be provided to the Planning Commission in order to establish the membership involved in computing parking requirements.
- C. All storm and sanitary sewer plan shall be provided and shall be reviewed and approved by the Township Engineer prior to the issuance of a building permit.

6.25 JUNKYARD AND SALVAGE YARDS

- A. This use shall only abut other properties zoned LI or GI.
- B. Minimum lot size for junkyards and salvage yards shall be five (5) acres.
- C. A solid fence or wall at least ten (10) feet in height shall be provided around any outdoor storage areas.
- D. All activities shall be confined indoors or within fenced areas. There shall be no stocking of materials above the height of the fence or wall.
- E. All outdoor fenced areas shall be 100 feet from any roadway or property line.
- F. No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
- G. All structures and fenced in areas shall be 200 feet from residentially zoned properties.

6.26 LICENSED MARIHUANA FACILITY (REGULATORY ORDINANCE 216A)

- A. The Licensed Marihuana Facility shall not be within one thousand five hundred (1,500) feet of a designated "religious institution" building or registered religious organization in the Township.
- B. The Licensed Marihuana Facility shall not be within one thousand (1,000) feet of a residence located in a RE/F, R1, R2, RM, or RMH zoning district.
- C. The Licensed Marihuana Facility shall not be within two thousand five hundred (2,500) feet of a designated "school" building or registered educational institution within the Township.

- D. The Licensed Marihuana Facility shall not have an ingress or egress on a street or road that has an average traffic volume in excess of six thousand (6,000) vehicles per day, as calculated by averaging the three (3) most recent Average Annual Daily Traffic (AADT) counts (as available), as reported by Southeast Michigan Council of Governments (SEMCOG).
- E. The Licensed Marihuana Facility shall not have an ingress or egress on a street or road that directly also serves as an ingress or egress to a residential road or property located in a RE/F, R1, R2, RM, or RMH zoning district.
- F. Distances specified in this Ordinance shall be measured from building edge to building edge.
- G. If the Licensed Marihuana Facility shall require a variance from what is required in this Ordinance, the Applicant may submit a formal request for a variance to the Groveland Township Zoning Board of Appeals ("ZBA").
- H. It is the Township's intention that Growers, Processors, Safety Compliance Facilities and Secured Transporters may operate within the same building under the following conditions: each licensed entity remains distinct and separate within different working areas and separate record keeping systems and is otherwise compliant with Michigan law.
- I. The location of the Licensed Marihuana Facility shall meet all applicable ordinances and promulgated standards of the Township and, prior to opening, shall demonstrate to the Township that it meets the rules and regulations promulgated by the State Medical Marihuana Licensing Board.
- J. The Licensed Marihuana Facility location shall conform to all standards of the zoning district in which it is located.
- K. The Licensed Marihuana Facility size shall meet all the requirements set forth in the Permit (Article V) requirements of Ordinance 216A.
- L. If the Licensed Marihuana Facility location is currently vacant land, the Applicant must also submit a proposed site plan and proposed building plans with the Application.
- M. No Person or individual shall reside in or allow any other Person or individual to reside in the Licensed Marihuana Facility.
- N. Based upon an application for or amendment of a conditional rezoning, a Planned Development, a special land use, or any other use development agreement of sufficient specificity, it is within the sole discretion and judgment of the Township Board of Trustees to consider and waive, in whole or part, any or all of the location requirements of this Article based upon any or all of the following factors:
 - 1. The location of the proposed development or use meets the underlying purpose and intent of protecting the public's health, safety and welfare and is of such a unique character or unusual circumstances that its approval would be of similar impact as other approved

locations, would not diminish in any substantial way the underlying purpose of the location requirements and no other reasonable grounds exists for denial of its approval.

2. The location of the proposed development has a unique characteristic or barrier of such significance that one or more of the location requirements is rendered so insignificant or moot that allowing the proposed use would continue to satisfy and not diminish in any substantial way the purpose or health and safety concerns of this Ordinance.
3. Where denial of a development or use under this Ordinance would violate any law or court order, would constitute an error at law, or would otherwise uphold and enforce a location requirement that has been ruled illegal or unenforceable by any court, administrative proceeding, or any federal, state, or local legislative law, regulation, ordinance or action.
4. No accessory building (attached or detached) may qualify as a Licensed Marihuana Facility.

The above waiver of location requirements shall have no effect on the prohibition on retail (dispensaries) marihuana establishments which remain prohibited under this Ordinance and are not subject to waiver by the Board of Trustees or any other Board, Commission, or Officer of the Township. Except as provided by law, the Board of Trustees' decision on any location waiver is discretionary within the standards set forth herein and is a final decision and not appealable to any Township Board or Commission. It is the intent of this Ordinance to only approve a location waiver in unique and rare circumstances where no substantial public benefit is derived from its denial.

6.27 LIVERY STABLES

- A. The minimum site area required shall be not less than 30 acres.
- B. Two acres of pasture area shall be provided for each horse for the first 30 acres and one acre for each horse thereafter.
- C. A place of permanent residence is maintained on the same property with the stable and which the owner or manager or keeper of the stables shall occupy and who shall be responsible for the care and keeping of all animals stabled on the property.
- D. No stable used for instruction or confinement of horses, or necessary buildings or structures intended to house horses, are located closer than 300 feet from any abutting residential district nor closer than 100 feet to any nonresidential district.
- E. Persons renting horses shall be instructed and supervised so as to avoid conflicts with other property owners in the area.
- F. All stables and confined paddock areas shall be maintained in a manner that will comply with applicable county health and maintenance standards.
- G. The storage of manure shall be located at least 100 feet from any well and from any existing or future dwelling building, and no less than 50 feet from any property line. All manure so stored or kept shall be maintained to control odor and flies. Manure management shall conform to generally accepted agricultural and management practices (GAAMPs) for manure management and

utilization as adopted by the state department of agriculture and rural development (or equivalent successor standards). Animal care shall conform to generally accepted agricultural and management practices (GAAMPs) for the care of farm animals as adopted by the state department of agriculture and rural development (or equivalent successor standards).

6.28 MANUFACTURED HOUSING/MOBILE HOMES

The following conditions, where applicable, shall apply to all uses permitted in the district:

- A. No manufactured home shall occupy any individual site within a manufactured housing development that does not fully comply with all of the applicable requirements of this section.
- B. All manufactured housing developments shall further comply with the applicable requirements and associated guidelines set forth in the mobile home commission act, Public Act No. 96 of 1987 (MCL 125.2301 et seq.).
- C. The following standards shall apply to all manufactured home sites in a manufactured housing development:
 - 1. No personal property, including tires, shall be stored outside or under any manufactured home, or within carports which are open on any side, except for motor vehicles and bicycles.
 - 2. Personal property, such as, but not necessarily limited to, motor vehicles, bicycles, lawn and patio furniture, lawn and garden maintenance equipment, outdoor cooking grills and tires may be stored in a fully enclosed garage on the home site.
 - 3. Seasonal outdoor storage of cooking grills shall be permitted so long as they are kept on a finished wood deck, a hard-surfaced patio, or on an equivalent type of surface associated with the home.
 - 4. Nothing in this subsection shall prevent the erection or placement of a storage shed for the storage of personal property on any individual manufactured home site. No storage shed so placed or erected shall exceed 144 square feet in total floor area.
- D. If a central television antenna system, cable television, or other such service is provided, the distribution system shall be placed underground and shall be constructed and installed to state and local codes and ordinances.
- E. All telephone, electric and other utility lines within a mobile home park shall be placed underground, including service to each mobile home site.
- F. Should a manufactured housing development permit the keeping and storage of recreational equipment, such as, but not necessarily limited to, boats, including jet skis, snowmobiles and utility trailers, adequate area for the parking and storage of such equipment shall be provided in accordance with the following guidelines:
 - 1. They shall be restricted to a central or collective parking area.

2. The area so provided shall be in addition to the minimum motor vehicle parking standards of the RMH district.
 3. The area shall be adequately secured within a fenced area consisting of a woven wire (chain link) fence, and which shall be locked.
 4. In conjunction with the security fence, the area shall be buffered with a screening device provided in accordance with the screening guidelines set forth in this subsection.
- G. All manufactured home pads or supporting piers, as well as all anchoring devices, shall be designed to, and shall comply with, the applicable standards of the mobile home commission act, Public Act No. 96 of 1987 (MCL 125.2301 et seq.).
- H. Each manufactured home shall be provided with a skirt, which shall extend downward in a vertical line perpendicular to the bottom of the home, to the manufactured home pad, or to the surface of the ground directly under the outside edge of the home. The skirt shall extend completely around the home structure in a uniformly continuous manner and shall consist of material approved by the state manufactured housing commission. All skirting shall be securely anchored in place in a manner acceptable to the state manufactured housing commission.
- I. A manufactured housing development shall provide the equivalent of one deciduous tree for every other home site within the development; except an existing tree on a home site may count towards this requirement, provided the tree is in a healthy, growing condition. An existing tree's state of health shall be determined after site construction and final grading of the area around the site has been completed. Deciduous trees planted to fulfill this requirement shall have a caliper (diameter) of not less than two inches at a point ten inches above the ground at the base of the tree, and no such tree shall be less than ten feet in height at the time of planting. A general rule to follow would place such trees no closer than 40 feet on center from any other tree.
- J. General lighting within a manufactured housing development shall follow the guidelines set forth and regulated in Rule 929 of the Michigan Manufactured Housing Code, as amended.
- K. In addition to the foregoing requirements of this subsection, the following standards shall also apply:
1. Dwelling density. A manufactured housing development shall contain sites averaging 5,500 square feet per home site; except, when averaging lot area, no home site shall be reduced in size by more than 20 percent or result in any lot containing less than 4,400 square feet. For each square foot of land area gained through the reduction of lot area below 5,500 square feet, at least an equal amount of land shall be dedicated as open space area within the manufactured housing development. Any open space gained through lot averaging shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code, as amended.
 2. Dwelling setbacks. Each individual manufactured home shall be placed on a home site of sufficient width and area so that the site will permit the home to comply with the minimum

required front, sides and rear yard setback requirements set forth in Rules 941 and 944 of the Michigan Manufactured Housing Code, as amended.

3. Building height. The maximum height of a building designed to serve as a community center or similar use in a manufactured housing development shall not exceed two stories or 35 feet in height, whichever results in the lesser building height. Storage or service buildings shall not exceed 15 feet in height.
4. Floor area. In a manufactured housing development, no manufactured home shall contain less than 720 square feet of floor area, measured from the outside walls of the structure.
5. Parking. Motor vehicle parking spaces within a manufactured housing development shall be provided in accordance with the applicable requirements of Rule 925 and Rule 926 of the Michigan Manufactured Housing Code, as amended.
6. Site plan review. A site plan shall be submitted to the Township for review by the Township Planning Commission. The site plan shall be a general plan view drawing containing all applicable information set forth in the Township's Site Plan Review Procedures Manual, as amended. Ten copies of the site plan, along with a copy of the site plan review application form, shall be submitted. When the Planning Commission finds the site plan to be in order and in compliance with the applicable requirements of this Ordinance, it shall approve the site plan. Upon granting site plan approval, the Township shall forward a copy of the approved site plan and all correspondence pertaining to the site plan to the state manufactured housing commission. During its review of the site plan, should the manufactured housing commission cause significant revisions to be made to the approved site plan, ten copies of the revised site plan shall be forwarded to the township Planning Commission for revised site plan approval. Upon granting revised site plan approval, the Township shall forward the approved site plan and all correspondence pertaining to the site plan to the manufactured housing commission. For purposes of this subsection, minor revisions to a site plan approval by the Township shall not warrant subsequent review and approval by the Township. The manufactured housing commission staff may, at its discretion, determine if the revisions to an approved site plan are significant enough to warrant resubmitting a revised site plan to the Township for further review and approval.
7. Screening. Whenever a manufactured housing development shall provide an area for the storage of recreational equipment or wherever a peripheral property line of a manufactured housing development abuts a one-family residential zoning district, or fronts on a public road right-of-way, the following screening requirements shall apply:
 - a. On-site storage areas. When included as part of a manufactured housing development, the storage area shall provide, in addition to the required security fence, landscape screening in the form of planting materials composed of evergreen trees or shrubs, or combinations thereof, which shall not be less than three feet in height at the time of planting and which shall be spaced so as to create a continuous screen at maturity. The screen shall be of a uniform nature and shall be required on all sides of the storage area that abut home sites within the manufactured housing development or abut a one-family residential zoning district along a peripheral property line.

- b. Abutting one-family zoning districts. Except as otherwise permitted in this section, abutting one-family zoning districts shall be screened with either six-foot-high landscaped earth berm, as set forth and regulated in Section 5.2, or by a six-foot-high woven wire (chain link) fence in combination with evergreen planting materials, as set forth in this section; except, if the abutting one-family zoning district consists of vacant land upon which no residential development is underway, or which contains a natural buffer that may serve as an effective buffer screen, the Planning Commission may waive this screening requirement along the abutting one-family zoning district.
 - c. Abutting public road rights-of-way. A screening buffer shall be provided. The buffer screen shall be placed between the road right-of-way line and the development, and may consist of a landscaped earth berm, or evergreen trees or shrubs, or combinations thereof. When evergreen planting materials are used, they shall follow the spacing and height guidelines set forth in this section.
 - d. Exterior equipment screens. The applicable requirements of Section 5.2, pertaining to exterior equipment and trash receptacle screening, may apply to all site-built buildings erected in a manufactured housing development.
8. Loading and unloading. A site-built building erected within a manufactured housing development may be subject to the applicable requirements of OFF-STREET PARKING Section 5.3, pertaining to off-street loading and unloading.
9. Residential entranceways. Any entranceway structure erected in conjunction with a manufactured housing development, including, but not limited to, walls, columns and gates, and which is designed and intended to mark an entrance to a manufactured housing development, may be erected in any required yard, provided the restricted clear corner vision requirements of this section are observed.
10. Clear corner restriction. No fence, wall, shrubbery, sign or decorative entranceway structure, or other obstruction to vision over two feet in height, measured from the established street grade, shall be placed within a triangle formed at the intersection of two public street rights-of-way lines, or within a triangle formed at the intersection of a public street right-of-way line and the nearest edge of an intersecting private drive entrance into a manufactured housing development. The clear vision triangle shall be formed by a straight line drawn between such right-of-way lines, or right-of-way line and driveway edge, from a point 25 feet back from their point of intersection.
11. Permits. In regard to any manufactured housing unit in the Township, the Township Building Department shall conduct inspections for a fee, as currently established or as hereafter adopted by resolution of the Township board from time to time, to determine if a manufactured home in a manufactured housing development has been installed in accordance with the manufacturer's setup instruction or the applicable requirements of the Michigan Manufactured Housing Code, particularly part 6 of the code, and shall conduct inspections when the Township has reason to believe that the manufactured housing act or code has been violated, as set forth in sections 17(2) (MCL 125.2317) and 36 (MCL

125.2336) of the Mobile Home Commission Act. The Township shall review and act on plans and inspect and issue building and occupancy permits for any site-built building in a manufactured housing development, and enforce the standards of this Ordinance, construction codes, and all other ordinances of the Township.

6.29 MANUFACTURED HOUSING/MOBILE HOME SALES

- A. Shall only involve homes offered for sale that can be located in a licensed manufactured housing development;
- B. Are limited to the display of not more than one accessory sign per sales building and which will not exceed 16 square feet in display area; and
- C. Do not include the display of banners, streamers, or pennants of any kind.

6.30 MOTOR VEHICLE REPAIR FACILITIES – MINOR

- A. All repairs shall be conducted within an enclosed building.
- B. Outside noise shall not exceed sixty (60) dba at the property line.
- C. Established parking spaces shall not be used for vehicle storage or repairs.
- D. The selling of vehicles and trailers shall be prohibited on site.
- E. All hazardous materials resulting from the repair operation shall be properly stored and removed from the premises in a timely manner. Storage, use, and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents, and thinners, shall conform to all applicable federal, state, and local regulations.

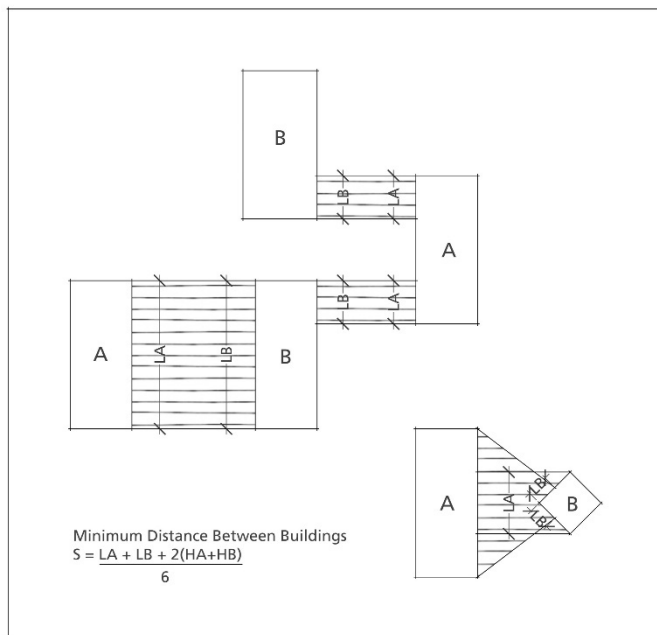
6.31 MOTOR VEHICLE REPAIR FACILITIES – MAJOR

- A. All repairs shall be conducted within an enclosed building or within a screened area in the rear or side yards. Outdoor storage is prohibited.
- B. Entrance and exit driveways shall be no closer than 50 feet from any street intersection, and 25 feet from any residential zoning district.
- C. An opaque fence or masonry wall with a minimum height of six (6) feet shall surround all areas designated for the temporary outdoor storage of equipment and materials or repairs. The finished side of any fence or wall shall face adjacent properties.
- D. Outside noise shall not exceed sixty (60) dba at the property line.
- E. Established parking spaces shall not be used for vehicle storage or repairs.
- F. The selling of vehicles and trailers shall be prohibited on site.

- G. All hazardous materials resulting from the repair operation shall be properly stored and removed from the premises in a timely manner. Storage, use, and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents, and thinners, shall conform to all applicable federal, state, and local regulations.

6.32 MULTIPLE FAMILY DWELLINGS

- A. The maximum overall length of any one building or group of buildings attached together over any portion of a common party wall, or by any architectural feature that attaches buildings together, shall not exceed 200 feet, measured along the centerline of the buildings.
- B. All dwelling units shall have at least one bedroom and one living room; except, up to ten percent of the total number of dwelling units permitted may be of an efficiency type of apartment dwelling.
- C. All multiple-family developments shall have direct fronting access to a dedicated public road or street.



Spacing for Multiple Family Dwelling

6.33 NURSING HOMES

- A. The use shall be located on a site having at least five acres of land.
- B. No building shall be located closer than 50 feet to any property line.

6.34 OUTDOOR STORAGE

Storage of commercial materials or goods outdoors shall be prohibited except where allowed by zone. All allowed outdoor storage must take place in a rear or side yard, screened from view, and be an accessory use incidental to the principal use of the parcel.

6.35 OUTDOOR SALES & DISPLAYS

The outdoor display of goods for retail sale shall be allowed as an accessory use to an approved or permitted principal use where goods are commonly sold subject to the following standards:

- A. All outdoor displays shall be located within five (5) feet of the principal structure.
- B. Outdoor display areas located elsewhere on the property shall only be allowed if part of an approved site plan and must be screened from residential uses or districts.
- C. Outdoor displays shall not inhibit safe pedestrian circulation and shall not reduce the unobstructed width of any sidewalk below four (4) feet.
- D. Outdoor displays shall not be located within any public rights-of-way unless authorized by the applicable road agency.
- E. Outdoor displays shall not inhibit vehicle circulation onto or within the site and shall not be located within any off-street parking area. Clear lines of site for pedestrians and vehicles shall not be obstructed by outdoor displays.
- F. Outdoor displays shall not be used as a means of creating additional signage on site.
- G. All outdoor display areas shall be kept clean and orderly and shall not generate trash onto neighboring properties.

6.36 RECYCLING FACILITIES

All recycling operations shall be conducted within completely enclosed buildings and all burning of materials being recycled shall take place in an incineration furnace designed and built for the specific purpose of recycling materials. The emission of smoke, dirt, dust, or fly ash shall be controlled through the use of sufficient filtration equipment which meets or exceeds federal, state, or local regulations, including occupational health and safety (OSHA) standards.

6.37 SEASONAL OUTDOOR FESTIVALS

A seasonal outdoor festival ("festival") may be permitted, provided all the conditions set forth in this section are met and, provided further, that the applicant shall submit, in conjunction with this application, a companion application for an outdoor gathering license, as set forth and regulated in section 26-84 et seq. If the festival overlaps a community with a common border to the Township, the applicant may submit, in lieu of an application for an outdoor gathering license as required in this section, an approved license application from the adjacent community covering similar public health, safety, and welfare issues for consideration by the Township in connection with this application.

- A. A festival and related parking may be permitted in any multiple-family residential district and in any nonresidential district, there being no such use permitted in any one-family residential district; except, a festival conducted solely by and for the benefit of a public or quasi-public use, such as a municipality, church, school or fraternal organization, may be permitted in any zoning district on

the site of the use, provided all conditions set forth in this section for such festivals are met. Parking shall also comply with the special event off-street parking regulations in section 26-143 et seq. If there is a conflict between this section and the special event off-street parking regulations, the more stringent shall apply.

- B. Application for establishment of a festival on land that is not owned by the applicant shall require submittal of a notarized, signed statement by the owner of the property on which the festival is to be held, acknowledging the use of the owner's land for such purposes and approving such use.
- C. Application for approval of a festival, related parking, and for granting an outdoor gathering license shall be submitted to the Township Planning Commission for review and recommendation to the Township Board. The Township Planning Commission shall review both applications at a public hearing, as set forth in Article 12. The Township Board shall make the final determination on the application and shall impose such conditions, restrictions, and requirements deemed necessary to promote the public health, safety, and welfare.
- D. No such festival shall be conducted for a period exceeding ten (10) consecutive days or more than a total of twelve (12) consecutive weekends in one (1) year. Festivals permitted in this section shall limit their hours of operation to a weekday time period of 7:30 a.m. to 7:30 p.m. and on weekends and holidays from 7:30 a.m. to 10:30 p.m.
- E. All access to and from the site shall be from a major or secondary thoroughfare, as designated in the Township Master Plan.
- F. There shall be no on-street festival parking allowed.
- G. Adequate area shall be provided onsite for off-street parking at a ratio of one (1) parking space for each three (3) persons anticipated to attend the festival. Anticipated attendance shall be based on the preceding year's attendance records and shall include any percent increase experienced from one year to the next. The attendance records shall be regularly and/or annually maintained and shall be subject to professional audit.
- H. An area equal to 300 square feet of parking area shall be provided for each motor vehicle, defined as cars, trucks, SUV's, motorcycles, trailers/carriers, motor homes and camping or recreational vehicles, or other similar form of personal transportation. An area equal to ten (10) percent of the total number of required parking spaces shall be provided within the designated parking area for the parking of larger recreational vehicles and buses.
- I. Within all off-street parking areas, all vehicles shall be parked in orderly rows and each row shall be provided with open and unobstructed access to vehicle maneuvering lanes. All vehicle maneuvering lanes and service drives shall remain open and unobstructed so that access to any parking space may be gained by emergency vehicles.
- J. Vehicular and pedestrian traffic to and from festival parking areas accommodating in excess of 1,000 vehicles at any one time, by specific count and/or on average, at any and all such times as the festival is open to the public shall be directed by parking control personnel. The following additional requirements shall apply:

1. There shall be a minimum of five (5) parking control personnel within and working the festival parking area for every one (1) county deputy sheriff, or the law enforcement equivalent thereof, required under this section for traffic control, subject to Planning Commission discretion.
 - a. All such personnel shall be professionals or professionally trained;
 - b. All such personnel shall be equipped with highly visible uniformed clothing;
 - c. All such personnel shall be equipped with two-way radios or other similar personal communication devices; and
 - d. If the authorized maximum number of motor vehicles for the applicant's parking facility has been reached at any time during the festival's daily operation, the traffic control personnel shall be instructed to immediately place a "LOT FULL" sign at each and every point of ingress and egress to the festival parking facilities. No further motor vehicles shall be permitted access to the festival parking unless and until an equal amount of motor vehicles have left the festival parking, releasing open parking spaces.
 2. There shall be a minimum of one (1) county deputy sheriff, or the law enforcement equivalent thereof, present and actively engaged in traffic control in and around the entire festival parking area, and all surrounding roads, streets, and/or public thoroughfares into and out of the festival parking area, for each 1,000 vehicles parked on-site at any one time.
- K. There shall be adequate signage directing traffic to and from the festival, both at the location of the parking and also at all such other locations in the vicinity as may be requested by Township, County and/or State officials.
- L. There shall be no festival parking permitted on any off-site public or private locations, unless the applicant has obtained site plan approval and/or has otherwise complied with section 26-143 et seq., pertaining to the licensing of special events parking.
- M. Any and all pedestrian pathways to or from the festival parking area shall be clearly marked and segregated from vehicular traffic. All such pedestrian pathways shall be regularly groomed and shall be wheelchair- and stroller-accessible at all times.
- N. For any festival parking accommodating in excess of 1,000 vehicles at any one time, the applicant shall provide, maintain, and operate an on-site watering truck to regularly suppress dust and maintain landscaping.
- O. For any festival parking accommodating in excess of 1,000 vehicles at any one time, the applicant shall obtain and provide annual parking permit tags for the vehicles of neighboring residents within 300 feet of the festival.
- P. There shall be one (1) trash receptacle located within the festival parking area and/or at every row of vehicle parking spaces.

- Q. There shall be a sufficient number of "port-a-potties" or similar portable restroom facilities, including, but not limited to, barrier-free facilities, located within the festival parking area. All such facilities shall be maintained in a healthy, clean, and sanitary condition.
- R. There shall be a landscape evaluation as part of the permit process to determine whether screening of the festival parking facilities is advisable. The applicant may be required to post a bond for tree planting.
- S. Noise generated by a festival and related parking shall not exceed a sound pressure level of 75 dB-C measured at the property line.
- T. No festival activities other than off-street parking, shall be permitted within:
 - 1. Fifty (50) feet of any property line;
 - 2. Two hundred and fifty (250) feet from any residential dwelling; and
 - 3. Seventy-five (75) feet of a major thoroughfare as designated in the Township Master Plan.

No parking space shall be permitted within 100 feet of any residential dwelling and all such parking shall be screened by a live planting screen which shall be maintained in a living, growing condition and which shall be placed between the parking space and the residential dwelling. Parking may be permitted to the property line in all other instances except, when parking attendants are not on duty, a 25-foot setback shall be maintained from all property lines for vehicle circulation.

- U. If overnight camping facilities are to be made available, their location shall be shown on the site plan, including roadway access. All such campgrounds shall meet applicable state, county, and/or local regulatory standards.
- V. Before recommending to the Township Board that a request for an outdoor gathering license be granted, the Planning Commission shall find that all requirements and conditions of this section, and of section 26-84 et seq., are met. Any approval or issuance of an outdoor gathering license or permit by the Township Board shall be done in accordance with the following schedule:
 - 1. The initial (first) license shall be granted for one (1) year, commencing on the date the license is issued and terminating on the same date one (1) year later.
 - 2. The second and third licenses shall be issued in the same manner and shall require the same review procedure as the initial license. Each license shall be effective for a period of one (1) year, commencing on the date the license is issued and terminating on the same date one (1) year later.
 - 3. The fourth license may be issued for up to three (3) years, commencing on the date the license is issued and terminating on the same date three (3) years later, unless:
 - a. Written complaints concerning operations or activities of the preceding festival are received in the following year.

- b. Concerns with the operations or activities of the preceding festival are raised by the Township Board in the following year.
 - c. Revisions or changes are proposed to previously approved festival access points, the number of off-street parking spaces, the location of parking areas, or festival activity areas.
- 4. Subsequent to issuance of the fourth license, the Township Board may thereafter require reapplication and issuance of future licenses on an annual basis. In making this decision, the Township Board shall consider the extent and severity of complaints received and the overall performance record of the management of the facility.
- W. Application for subsequent approvals of an annual outdoor gathering license shall be submitted to the Zoning Administrator at least ninety (90) days prior to the expiration date posted on the current approved application and license.
- X. The applicant shall provide all required insurance endorsements to the Township, including, but not limited to, a general liability and casualty rider in limits of as currently established or as hereafter adopted by resolution of the Township Board from time to time, naming the Township an additional named insured.
- Y. A site plan of the area to be used for an outdoor festival shall be submitted for review and recommendation by the Planning Commission. The site plan shall be drawn to scale and shall include at least the following information:
 - 1. Legal description of the site, including the site acreage.
 - 2. North arrow and the scale of the site plan.
 - 3. Vicinity sketch.
 - 4. Name, address, e-mail address and telephone number of the applicant, the owner/proprietor if different, and the person or firm who prepared the site plan, as well as all persons owning land in the Township who are within 300 feet of the festival property in the Township.
 - 5. Location of all points of ingress and egress to the site.
 - 6. Location and layout of all off-street parking, as set forth in this section.
 - 7. All critical dimensions; i.e., along all peripheral site or property lines, all setbacks, etc.
 - 8. Location of all temporary structures and activity areas, including campsites.
 - 9. Statement as to how dust generated by motor vehicles will be controlled.
- Z. In the process of reviewing the site plan, the Planning Commission shall determine that there has been compliance with the following requirements before approval:

1. All requirements and standards of this section and other Township ordinances shall have been met.
2. The location and design of driveways providing vehicular ingress and egress from the site shall promote safety and convenience of both vehicular and pedestrian traffic, both within the site and on access and adjoining streets.
3. The traffic circulation features within the site and the location of automobile parking areas are designed to avoid common traffic problems and promote safety.
4. There shall be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
5. The proposed use shall not cause transportation, safety, or congestion problems. The Planning Commission shall consider:
 - a. Location and design of driveways providing ingress and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic.
 - b. Traffic circulation features within the site and the location of automobile parking areas.
 - c. Adequacy of the existing surrounding transportation system to handle the added vehicular activity proposed by the new use without undue congestion and safety problems.

AA. It shall be unlawful for any person attending or attempting to attend any festival and/or be in the vicinity of any festival to park or permit a vehicle to remain standing or be parked on public or private property, or on a public or private highway, road, street, easement, or right-of-way, in violation of this section. This prohibition includes, but shall not be limited to, cars, trucks, SUV's, motorcycles, trailers/carriers, motor homes and camping or recreational vehicles.

BB. The Township Board shall enforce the parking and traffic control aspect of this section by the creation of special township deputies, to be appointed by the Township or as may be required by law. The power and authority of the deputies shall include, but not be limited to:

1. Issuing ordinance violation notices, citations, and/or tickets.
2. Summoning tow trucks to remove vehicles violating this section.
3. Perform all other activities deemed necessary and consistent with the enforcement of this section.

CC. A vehicle is subject to being immediately removed from public or private property, and/or a public or private highway, road, street, easement, or right-of-way, and towed to a place of safekeeping at the expense of the registered owner of the vehicle in any of the following circumstances:

1. The vehicle is in such a condition that the continued operation of the vehicle upon the property or highway would constitute an immediate hazard to the public.
2. The vehicle is parked or standing upon the property or highway in such a manner as to create an immediate public hazard or an obstruction of traffic.
3. A vehicle is parked in a posted no parking and/or tow-away zone.
4. There is reasonable cause to believe that the vehicle or any part of the vehicle is stolen.
5. The vehicle must be seized to preserve evidence of a crime, or when there is reasonable cause to believe that the vehicle was used in the commission of a crime.
6. Removal is necessary in the interest of public safety because of fire, flood, storm, snow, natural or manmade disaster, or other emergency.
7. The vehicle is hampering the use of private property by the owner or person in charge of that property or is parked in a manner which impedes the movement of another vehicle.

DD. A Township deputy and/or a police agency which authorizes the removal of a vehicle under this subsection shall do all of the following:

1. Check to determine if the vehicle has been reported stolen.
2. Within 24 hours after removing the vehicle, enter the vehicle into the law enforcement information network if the vehicle has not been redeemed. This subsection does not apply to a vehicle that is removed from the scene of a motor vehicle traffic accident.
3. If the vehicle has not been redeemed within ten days after moving the vehicle, a notice shall be sent to the registered owner and any secured party, as shown by the records of the secretary of state, by first class mail or personal service, that the vehicle has been removed. However, if the Township deputy and/or police agency informs the owner or operator of the vehicle of the removal and the location of the vehicle within 24 hours after the removal, and if the vehicle has not been redeemed within 30 days, and upon complaint from the towing service, the Township deputy and/or police agency shall send the notice within 30 days after the removal. The notice shall be by a form furnished by the secretary of state and/or as may be required by law and/or this section.

EE. A violation of this section is a civil infraction. A person determined to be responsible or responsible with explanation for a violation of this section which is a civil infraction may be ordered to pay a civil fine of not more than \$300.00, plus costs and penalties as may be authorized by law or ordinance, plus any costs of towing, storage and redemption of the vehicle. A vehicle towed for a parking violation shall be held until the towing fees and penalties related to all outstanding parking tickets and penalties owed to the towing company and/or the Township are paid in full, or a bond is posted in like amount. A violation shall not be punished by imprisonment or a penal fine. A civil infraction shall not be considered a lesser included offense of any criminal offense.

6.38 SELF-STORAGE FACILITIES

- A. An office is permitted as an accessory use.
- B. Aisles between storage units shall be able to accommodate two-way vehicle traffic for moving trucks, which may be wider than identified in Article 5, Parking of this Zoning Ordinance. The aisles may also be one-way.
- C. The storage units shall be screened from the right-of-way, according to Article 5, Landscaping in this Ordinance.

6.39 SENIOR LIVING FACILITIES

- A. All dwellings shall consist of at least 350 square feet per unit, not including kitchen and sanitary facilities.
- B. All housing for the elderly shall be provided as a planned development consisting of at least five acres of land.
- C. Dwelling unit density shall not be less than 1,000 square feet of land area per dwelling unit.
- D. Housing for the elderly may consist of cottage type living quarters, apartment dwelling units, rooming units, or a mix of all of these, but such developments shall include central dining, indoor and outdoor recreation facilities, a central lounge, and workshops.
- E. Elderly housing developments may also contain service-oriented uses, such as central laundry facilities, a drugstore, barbershops and beauty shops, so long as all such facilities are located within the interior of a central building, have no direct access to a major thoroughfare, have no outdoor signs or advertising and are oriented strictly to use by the inhabitants of the elderly housing complex.
- F. Total coverage of all buildings, including dwelling units and related service buildings, shall not exceed 25 percent of the total site exclusive of any dedicated public rights-of-way.

6.40 SEXUALLY ORIENTED BUSINESSES

The purpose and intent of the section of this Ordinance pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually oriented businesses within the Township, and to minimize their negative secondary effects. It is recognized that sexually oriented businesses, because of their very nature, have serious objectionable operational characteristics which cause negative secondary effects upon nearby residential, educational, religious, and other similar public and private uses. The regulation of sexually oriented businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting and downgrading of surrounding areas and will not negatively impact the health, safety, and general welfare of Township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution or to deny adults access to sexually oriented businesses and their products, or to deny sexually oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimize activities which are prohibited by Township Ordinances, state, or federal law. If any portion of this

Ordinance relating to the regulation of sexually oriented businesses or referenced in those sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced, and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to the regulation of sexually oriented businesses following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

- A. No sexually oriented business shall be greater than five thousand (5,000) square feet.
- B. No sexually oriented business shall be established on a parcel within one- thousand (1,00) feet of any residence, public or private school, religious institution, public park or recreational area, state licensed child care facility, entertainment business that is oriented primarily towards children or families, or the property line of a lot or parcel devoted to a residential use, a residential zoning district.
- C. No sexually oriented business shall be located within 250 feet of a premises licensed pursuant to the alcoholic beverage control regulations of the state.
- D. No sexually oriented business shall be permitted in a location in which any principal or accessory structure, including signs, is within one hundred (100) feet of any principal or accessory structure of another sexually oriented business. The distance shall be measured in a straight line, without regard to the intervening structures or object or political boundaries, from the closest exterior wall of the structure in which each business is located.
- E. For the purpose of this section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of any structure, including signs and roof overhangs, used in conjunction with the sexually oriented business to the closest point on a property boundary or right-of-way associated with any of the land use(s) or zoning district identified in item (B) above. A Township, village, city, county, state, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.
- F. The proposed use shall conform to all specific density and setback regulations of the zoning district in which it is located.
- G. The proposed use must meet all applicable written and duly promulgated standards of Groveland Township and other governments or governmental agencies having jurisdiction, and that to the extent required, the approval of these governments and/or governmental agencies has been obtained or is reasonably assured.
- H. The outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be visible from neighboring properties or adjacent roadways.
- I. Any sign or signs proposed for the sexually oriented business must comply with the provisions of this Ordinance, and shall not otherwise include photographs, silhouettes, drawings, or pictorial representations of any type, or include animated or flashing illumination.

- J. Entrances to the proposed sexually oriented business must be posted on both the exterior and interior walls in a location clearly visible to those entering and exiting the business, and using lettering no less than two (2) inches in height that: 1) "persons under the age of 18 are not permitted to enter the premises", and 2) "No alcoholic beverages of any type are permitted within the premises unless specifically allowed pursuant to a license duly issued by the Michigan Liquor Control Commission."
- K. No product or service for sale or gift, or any picture or other representation of any product or service or gift, shall be displayed so as to be visible from the nearest adjoining sidewalk, street, or a neighboring property.
- L. Hours of operation shall be limited to 12:00 PM (noon) to 12:00 AM (midnight).
- M. Any booth, room, or cubicle available in any sexually oriented business, except an adult motel, used by patrons for the viewing of any entertainment characterized by the showing of Specified Anatomical Areas or Specified Sexual Activities:
 - 1. Shall be handicap accessible to the extent required by the Americans With Disabilities Act.
 - 2. Shall be unobstructed by any door, lock, or other entrance and exit control device.
 - 3. Has at least one (1) side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant.
 - 4. Is illuminated such that a person of normal visual acuity looking into the booth, room, or cubicle from its entrance adjoining the public lighted aisle can clearly determine the number of people within.
 - 5. Has no holes or openings in any interior or exterior walls not relating to utility, ventilation, or temperature control services or otherwise required by any governmental building code or authority.

6.41 SINGLE FAMILY DETACHED DWELLINGS

All dwelling units located outside of a mobile home park shall comply with the following conditions:

- A. No building or structure shall be permitted except in conjunction with a principal permitted use.
- B. All new single-family detached dwelling structures shall comply with the following standards:
 - 1. All dwellings shall conform to all applicable Township, county, and state codes and ordinances.
 - 2. All dwellings shall be permanently attached to an approved foundation which shall be, or shall include, a perimeter foundation in addition to any other required supporting foundation. In no instance shall concrete piers, cement blocks without a proper footing, or the like, be permitted as a foundation or system of foundations.

3. Any subsequent structural additions to any dwelling shall fully comply with the applicable standards set forth in this section.
4. All dwellings shall be compatible with nearby housing by demonstrating a similarity in at least the following features:
 - a. Total square footage of floor area.
 - b. Width to length proportions
 - c. The value and overall quality of the construction.
 - d. The use of exterior materials.
 - e. The style and design of the dwelling.
 - f. The provision of storage space such as, but not limited to, attic, basement, utility room or similar areas, but not including a garage for the parking of motor vehicles.
5. For the purpose of this section, nearby housing shall mean all single-family detached dwellings within 500 feet of the new dwelling that are good repair. When no homes are located within that distance, nearby housing shall mean the nearest homes in all directions from the subject parcel boundaries.
6. The review and approval of plans pertaining to the above requirements shall be the responsibility of the Township Building Inspector and no building permit shall be issued by the same until or unless the above standards are met. In those instances where the building inspector is uncertain of the application of the above standards with respect to a particular dwelling unit, the inspector may forward the drawings and pertinent information to the Planning Commission.

When reviewing single-family detached dwellings under these standards, the Building Inspector or the Planning Commission shall not seek to discourage architectural design variation but shall seek to promote reasonable compatibility of the character of one-family detached dwellings. The Building Inspector or the Planning Commission may require submittal of plans, elevation drawings, and similar drawings and documents as deemed necessary to carry out the requirements of this section.

6.42 TELECOMMUNICATION TOWERS

- A. Intent & Purpose: The intent of this section is to ensure commercial and governmental communication towers are constructed and placed in a manner which will protect public health, safety, and welfare, and where impact on the surrounding community will be minimized.
- B. Applicable Standards: Communication towers are permitted, through the special land use permit process, if all of the following requirements are met:

1. The communication tower is located in a district that allows telecommunication towers as a use, or on property owned by Township government.
2. The communication tower complies with all applicable FCC and FAA regulations, and all applicable building codes.
3. Communication towers are not to exceed the minimum height needed for the intended purpose. This height must be determined via propagation prediction software or actual field strength measurements. These reports are to be provided to the Township for review during the application process. However, under no circumstance may a tower be higher at its highest point than seventy five (75) feet. Total height is defined as measured from the preconstruction grade elevation to the highest point on the tower including any attached antennas.
4. Communication towers must be sited at a distance equal to at least seventy five (75%) percent of the total height of the tower, from any adjoining lot line.
5. Supports, guys, and accessory buildings must adhere to minimum zoning district setback requirements.
6. The design of buildings, cabinets, and all other structures related to communication towers shall incorporate materials, colors, textures, and screening and landscaping, that causes them to blend into the natural setting and/or surrounding buildings, and shall be screened from the view of adjacent properties and streets.
7. Existing mature trees and natural land grades on the site are to be preserved to the maximum extent possible.
8. The tower shall not use blinking or flashing lights or strobes, unless mandated by the FAA. If lighting is required, the lighting must cause the least disturbance to all surrounding properties and views.
9. Any tower that is not in operation for a continuous period of twelve (12) months is considered abandoned, and the owner must remove the same within ninety (90) days of receipt of notice from the Township.

6.43 TRUCK TERMINALS

- A. Adequate ingress and egress shall be provided from a major thoroughfare, as designated on the Township's Master Plan map.
- B. The facility shall not occupy more than 40 contiguous acres of land.
- C. Dispatching and business offices shall be subject to the requirements of this district.
- D. All maintenance and repair shall be conducted within fully enclosed buildings.

- E. No area on the premises shall contain, or be designated for the storage of, inoperative motor vehicles, trailers, or waste materials except those that may be contained within a maintenance building.

ARTICLE 7: SITE PLAN REVIEW

7.1 INTENT & PURPOSE

This Article governs the processes and standards for all uses and structures for which site plan approval is required under other provisions of this ordinance. The Planning Commission shall make the final decision on site plans. The site plan review procedures and standards provide a consistent and uniform method for review of proposed development plans, to ensure full compliance with the standards contained in this section, other applicable local ordinances, Engineering Design Standards for Groveland Township Manual, and county, state, and federal laws. The purpose of this Article is to:

- A. Promote and protect the public health, safety, and general welfare of the inhabitants of the Township,
- B. Comply with the Township's Master Plan and Code of Ordinances,
- C. Promote land compatibility, and
- D. Preserve and manage its land resources.

7.2 SITE PLAN REQUIRED

Site plans shall be required for all uses as listed below.

- A. All new uses and/or structures except residential structures with two (2) or fewer dwelling units, residential accessory uses and structures, and the change in the use of an existing structure to a use allowed by right in the zoning district in which it is located, provided that no modification to the site is proposed or required by the standards of the Ordinance and that the site maintains full and continuing compliance with this Ordinance.
- B. New mobile home park or any expansion of an existing mobile home park;
- C. Nonresidential use permitted in a residential district;
- D. Public use or public building, or public utility building or substation;
- E. New office, commercial, or industrial building;
- F. Development that establishes more than one (1) principal use on a parcel, such as, a single family site condominium, mixed use building, or similar project where a single parcel is developed to include two (2) or more uses or sites for development;
- G. Commercial communication tower and its accessory buildings or structures, whether deemed an essential service or not;
- H. Revision to a previously approved site plan as detailed in Article 7.9;

- I. Additions or expansions of existing, conforming uses that increase the amount of additional surface by five (5%) percent;
- J. Retention and detention ponds
- K. A special land use;
- L. Any use, construction, or approval for which a site plan is required by any provision of this Ordinance or deemed necessary by the Township to determine if the applicable requirements of the Zoning Ordinance are met.

7.3 STANDARDS FOR SITE PLAN APPROVAL

The following criteria shall be used as a basis upon which site plans will be reviewed and approved:

- A. Adequacy of Information: The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.
- B. Site Design Characteristics: All elements of the site shall be harmoniously designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site shall be developed so as not to impede the reasonable and orderly development or improvement of surrounding properties for uses permitted on such property.
- C. Site Appearance: Landscaping, earth berms, fencing, signs, walls, structures, and other site features shall be designed and located on the site so that the proposed development is harmonious with nearby existing or future developments.
- D. Compliance with District Requirements: The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, open space, density, and all other requirements set forth in the Article 3 for each district, unless otherwise provided in these regulations.
- E. Privacy: The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and uses, if applicable.
- F. Emergency Vehicle Access: All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.
- G. Circulation: Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. The site plan shall provide a pedestrian circulation system that is insulated as is reasonably possible from the vehicular circulation system. The arrangement of public and common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian ways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry.
- H. Parking: Any off-street parking facility shall meet all applicable design standards of this Ordinance.

- I. Drainage: Appropriate measures shall be taken to ensure that the removal or drainage of surface water will not adversely affect adjoining properties or the capacity of the public drainage system. Provisions shall be made for a feasible storm drainage system, the construction of storm water collection, storage and transportation facilities, and the prevention of erosion. Surface water on all paved areas shall be collected at intervals so that it will not obstruct vehicular or pedestrian traffic and will not create nuisance ponding in paved areas. Final grades may be required to conform to existing and future grades of adjacent properties. Grading and drainage plans shall be subject to review and approval by the Township Engineer.
- J. Soil Erosion and Sedimentation: The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current Township and County standards.
- K. Exterior Lighting: Exterior lighting shall be designed so that it is deflected away from adjoining properties, visual glare is minimized, the dark sky is preserved, and does not impede vision of drivers along adjacent streets.
- L. Public Services: Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development.
- M. Screening: Off-street parking, loading, and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public rights-of-way shall be screened by walls, fencing, or landscaping of adequate height. All walls and fencing must be solid and constructed of durable material and shall be subject to the approval of the Planning Commission.
- N. Danger From Fire and Hazards: The level of vulnerability to injury or loss from incidents involving fire and hazardous materials, or processes, shall not exceed the capability of the Township to respond to such incidents so as to prevent injury and loss of life and property. In making such an evaluation, the Township shall consider the location, type, characteristics, quantities, and use of materials or processes in relation to the personnel, training, equipment and materials, and emergency response plans and capabilities of the Township. Sites that include significant storage of flammable or hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, and/or public sewer system.
- O. Health and Safety Concerns: Any use in any zoning district shall comply with applicable federal, state, county, and local health and pollution laws and regulations with respect to noise; dust, smoke, and other air pollutants; vibration; glare and heat; fire and explosive hazards; gases; electromagnetic radiation; radioactive materials; and toxic and hazardous materials.
- P. Phases: All development phases shall be designed in logical sequence to ensure that each phase will independently function in a safe, convenient, and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.

7.4 SITE PLAN APPLICATION REQUIREMENTS

An application for site plan review shall be submitted on a form provided by the Township with the required items presented in the table below. Required items shall be demonstrated on the site plan drawings, written narrative/submitted documentation, or both as indicated in the table. Written narrative includes descriptions, tables, calculations, or any other way to convey information not using a drawing on either the site plan sheets or on a separate sheet.

SITE PLAN APPLICATION REQUIREMENTS			
Item	Description	Shown on Site Plan	Written Narrative
1	Petitioner's name, address, and telephone number, and email address.	✓	✓
2	Sealed/stamped drawings from a licensed Engineer/Architect/Landscape Architect.	✓	✓
3	Date (month, day, year) and subsequent revision dates.	✓	
4	Title block with name, address, and telephone number, and email address.	✓	
5	North arrow.	✓	
6	Existing street names, site dimensions, legal description (including lot numbers or metes and bounds, building dimensions, Sidwell Number shall be shown), location map, roads, right-of-way limits, water sources (well or water main), sanitary facilities (sanitary sewer or septic fields) and storm management system.	✓	
7	The zoning classification of the petitioner's parcel and all abutting parcels.	✓	
8	Existing grades and existing drainage patterns shown (shown minimum of 100 feet beyond property lines).	✓	
9	Wetland limits shown with size. Indicate if wetlands are regulated or unregulated. Any impacts to wetlands shall be identified and quantified.	✓	
10	The location and description of the environmental characteristics of the site prior to development such as topography, soils, vegetative cover, mature specimen trees, drainage, streams, wetlands, or any other unusual environmental features.	✓	✓
11	Existing ditches, culverts, sidewalks, power poles, easements, building footprints and finish grades of adjacent buildings.	✓	
12	Legal description including gross and net acreage figures from a land survey.	✓	
13	Dwelling density calculations including open space calculations.	✓	✓
14	Walls (retaining or decorative) and/or berms shown on the plans.	✓	
15	Location of pedestrian and non-motorized facilities, if required.	✓	
16	Proposed well location. Including fire protection well.	✓	
17	Proposed septic field location. Including location of reserve septic fields.	✓	
18	The runoff coefficient calculation shall be shown on the plans for the stormwater management system.	✓	✓
19	The general layout of the stormwater management system. This shall include the rim elevations of any structures and the elevations of any outlet structures. The stormwater management system shall conform with the current county drain commissioner's office current standards and regulations	✓	
20	Preliminary sizing calculations shall be provided for the detention or retention pond. Minimum sizing is for the ten-year storm event.	✓	✓
21	Indicate the outlet location. Indicate the overflow route if the pond capacity is exceeded in a storm event.	✓	
22	General description of deed restrictions and/or cross access management easements, if any or required.	✓	✓
23	Location, type, and size of all above and below grade utilities	✓	✓
24	Sufficient grades shall be provided to ensure that: (i) Drainage is adequately discharged offsite with proper detention or retention. (ii) No upstream drainage is restricted. (iii) Paving slopes are adequate. (iv) The site in general drains without standing water.	✓	

SITE PLAN APPLICATION REQUIREMENTS			
Item	Description	Shown on Site Plan	Written Narrative
	(v) Prevent erosion. (vi) Site lines are not obstructed.		
25	Slopes to adjacent property lines shall not exceed one in four.	✓	
26	Trash receptacle location and method of shielding, a typical wall cross-section including wall height and exterior wall material shall be provided.	✓	
27	Transformer location and method of screening.	✓	
28	Front, side, and rear yard setbacks and dimensions. Location of the building envelope is acceptable.	✓	
29	A photometric plan to show the location, type, and intensity of all lighting on site.	✓	
30	A landscaping plan with all existing and proposed landscaping, walls, screening, and/or fences, and types of vegetation. The method of landscape irrigation shall be indicated on the plans.	✓	✓
31	Elevations for all building facades, including all detached accessory buildings. Consideration will be given to the type and extent of exterior building wall materials to be used, the color of these materials, and their overall compatibility with buildings on abutting properties	✓	
32	Proposed pavement cross-section (normal, public, private, and loading zones).	✓	
33	The number and location of parking spaces, including handicap spaces.	✓	
34	Entrance details, including any signs, clear distance sight triangles and pavement markings.	✓	
35	Improvements in existing public rights-of-way.	✓	
36	Interior pedestrian pathways and sidewalks, if applicable. All pedestrian facilities shall be compliant with current Americans with Disabilities Act guidelines and standards.	✓	
37	Traffic and pedestrian circulation within the site relative to the location and functional layout of off-street parking areas and loading and unloading areas is acceptable. Traffic should flow freely within the designated parking areas.	✓	
38	The location and design of driveways providing vehicular ingress and egress for the site is acceptable with respect to their relationship to the site in general, crossroad driveways, road intersections, emergency vehicles, and pedestrian circulation within the site. Driveway location shall comply with the Township's access management guidelines.	✓	
39	A floor plan.	✓	
40	Phasing of the project, including the ultimate development proposal, if applicable.	✓	✓
41	The method to be used to control of effluent discharge to the air or any increase in noise level emanating from the site, if applicable. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke, hazardous materials, or lights.		✓

- A. Upon the recommendation of the Zoning Administrator, the Planning Commission may waive any of the above required items based upon a finding that it is not applicable.
- B. The Planning Commission, Zoning Administrator, or other party authorized by the Township may request any additional information it deems necessary in the review of submitted site plan.
- C. Evidence the plan has been submitted for review to all affected jurisdictions, including but not limited to Oakland County Road Commission, Michigan Department of Transportation (MDOT), and Michigan Department of Energy, Great Lakes, and Environment (EGLE). If an applicable review is not submitted, statement of a date certain for submission or the reason why their review is not applicable must be provided.
- D. All site plan drawings shall be submitted on two (2) set of sheets twenty-four (24) inches by thirty-six (36) inches and in digital PDF format.

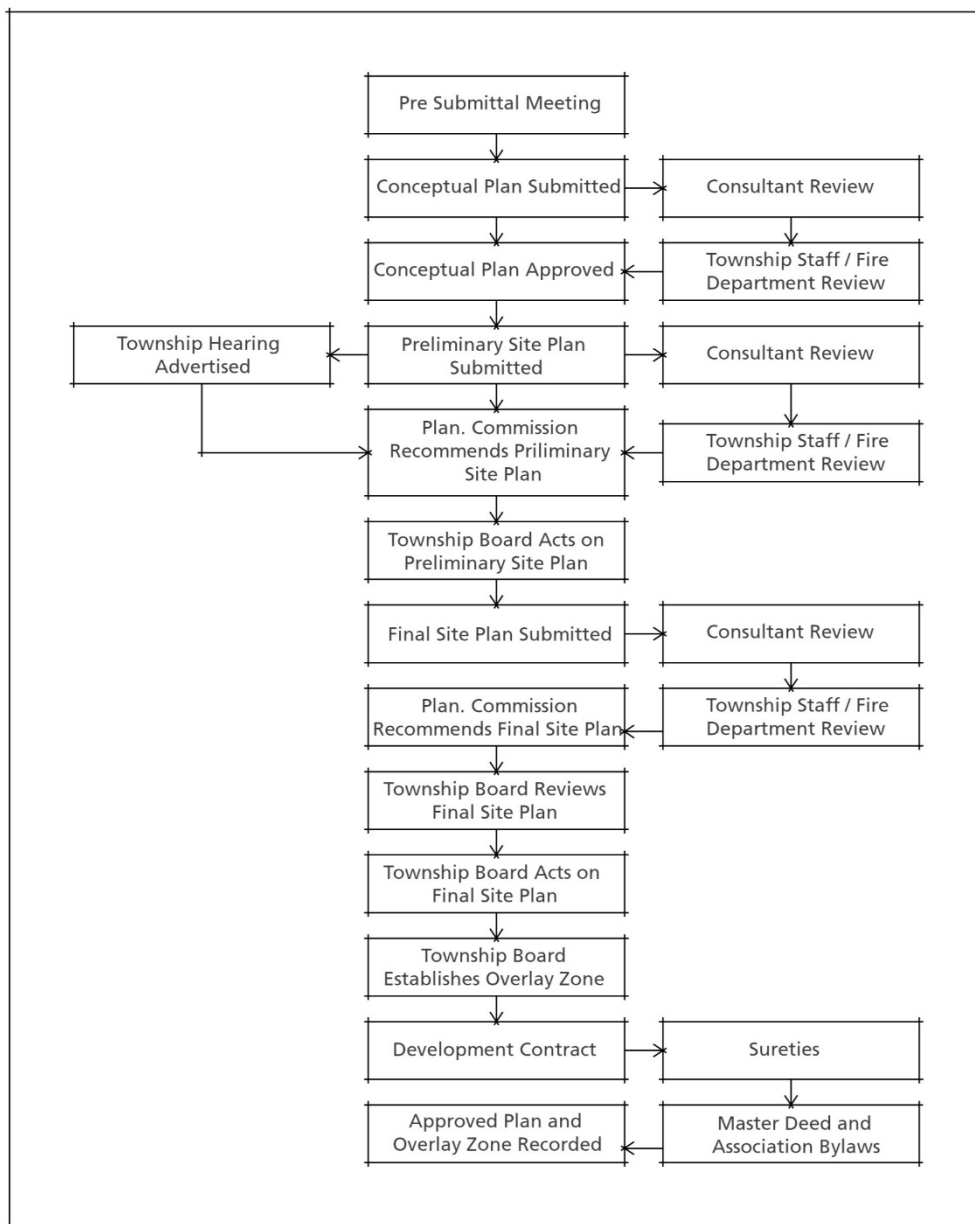
7.5 SITE PLAN APPLICATION REVIEW PROCEDURES

The site plan review process is outlined below. This process must be followed to obtain full approval of the site plan. Full approval of the site plan is required prior to the issuance of any zoning permits. Prior to the following steps, all fees related to the site plan process shall be paid to the Township, as adopted by the Township Board resolution.

- A. Pre-Application Conceptual Review: An applicant shall have a pre-application conceptual review with the Township staff to discuss in general the substantive requirements for the application prior to formal submittal of a site plan review application. The pre-application meeting process allows the applicant to demonstrate the intent of the proposed development and receive feedback. The Township will outline the processes and procedures set forth in this section for the applicant's development. Feedback provided by the Zoning Administrator or Planning Commission under a pre-application conceptual review is non-binding, subject to change, and is not to be construed as a guarantee for approval. A pre-application conceptual review does not include a completeness or preliminary review by the Zoning Administrator.
1. The pre-application meeting may be waived at the discretion of the Zoning Administrator.
 2. The applicant shall bring the following items to the pre-application meeting:
 - a. The zoning classification (existing and proposed, if rezoning is proposed) of the proposed development. Reference Article 3 for established zoning districts. If rezoning is proposed, the indication of the proposed rezoning and attendance of the pre-application meeting does not imply or guarantee approval of rezoning by the Township Board, Planning Commission, staff and/or Township consultants.
 - b. The general layout of the development. This will include the number of units or dwellings, street layout, classification of streets (public or private), open space areas, locations of stormwater detention or retention ponds, existing general topography (trees, drainage swales, waterways, wetlands, etc.), north arrow, a local vicinity map, legal description and area calculations. The area calculation shall include gross area, net area and percentages of open space area.
 - c. Documentation of ownership or rights to develop the parcel.
- B. Completeness Review: All required application materials shall be presented to the Zoning Administrator's office by the applicant at least thirty (30) days prior to the Planning Commission meeting where the site plan will be considered. The Zoning Administrator shall review the application for completeness to determine if the application has been properly submitted and the applicant has corrected all deficiencies according to Article 7.4. Completeness reviews are solely for the purpose of determining whether the preliminary information required for submission of the application is sufficient to allow further processing and shall not constitute a decision as to whether an application complies with the provisions of this Ordinance.
- C. Preliminary Review and Site Plan Approval: An application determined to be complete will undergo a technical review by the Zoning Administrator or Township designee to determine compliance with applicable standards. This review may include distributing the plan to other local agencies or

departments with jurisdiction for comment on any problems the plans might pose and shall result in a report submitted to the Planning Commission with the site plan review application. Once the preliminary review is complete, the application will be placed on the next regularly scheduled Planning Commission meeting. After the Planning Commission's has made its determination from section 7.6, the remainder of the process is carried out by the Township.

- D. Engineering/Construction Plan: The engineering/construction plan process provides requirements so that the applicant can produce detailed information regarding how the site's infrastructure is to be constructed. The information provided will require that detailed information, drawings, details, and notes be provided to ensure that compliance is achieved.
- E. Planning Commission Review: All other uses requiring a site plan shall be reviewed by the Planning Commission for a determination in the preliminary phase.



7.6 ADMINISTRATIVE REVIEW

Administrative Review: The Zoning Administrator may review and make a determination on a site plan review application that meets all the standards for administrative review eligibility. Nothing in this subsection shall prohibit the applicant or Zoning Administrator from requesting the site plan review application be submitted to the Planning Commission for determination. Administrative reviews can also be appealed to the Zoning Board of Appeals. The standards for administrative review eligibility shall be:

- A. The use is permitted by right in the established zoning district.
- B. Will result in less than five (5) percent of new building square footage and/or impervious area.
- C. Will generate less than two hundred and fifty (250) trip ends per day as determined by the proposed land use activity based on the most recent edition of the Trip Generation Manual published by the Institute of Transportation Engineers.

7.7 SITE PLAN APPLICATION DETERMINATIONS

The Zoning Administrator for the administrative review or the Planning Commission for the preliminary review shall review the application and make a determination to approve the application, require any conditions it may find necessary, or deny the application.

- A. Approval: The site plan shall be approved upon determination that it is in compliance with the standards of this Ordinance, other Township planning documents, other applicable ordinances, and state and federal statutes.
- B. Conditional Approval: The Planning Commission may approve a site plan, subject to any conditions to address necessary modifications, obtain variances, or approvals from other agencies. Conditions imposed shall meet each of the following objectives:
 1. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
 2. Be necessary to meet the intent and purpose of the zoning requirements, be related to the standards established in the zoning ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards.
- C. Denial: If the Planning Commission determines that a proposed site plan does not meet the standards of this Ordinance, or otherwise will tend to be injurious to the public health, safety, welfare, or orderly development of the Township, it shall deny the application by a written endorsement to the applicant which clearly sets forth the reason for such denial.

7.8 RECORD OF ACTIONS

The Township shall keep a record of decisions on all site plans on file in the Clerk's Office. The record shall include the following information:

- A. Minutes: All minutes from any meeting where the site plan was considered.

- B. Findings of Fact: The decision on a site plan review shall be incorporated in a finding of fact relative to the land use under consideration and shall specify the basis for the decision and any conditions imposed.
- C. Final Site Plans: An electronic pdf version and two full size print set (24" x 36") of the final site plans stamped by a licensed architect, landscape architect, or civil engineer.
 - 1. Approved site plans shall include any required revisions and the date of the revisions. The print sets shall be marked "Approved" and signed and dated by the Applicant and Planning Commission Secretary if approved by the Planning Commission, or the Zoning Administrator if administratively approved. One signed set of site plans will be retained by the Township as part of the permanent record, while the other signed set will be returned to the applicant.
 - 2. Denied site plans shall be marked "Denied" and signed and dated by Planning Commission Secretary if denied by the Planning Commission, or the Zoning Administrator if administratively denied.
- D. Development Agreement: An approved site plan shall include a site plan development agreement outlining the approved use, any applicable conditions, and procedural process. The development agreement shall be signed and notarized by the applicant and Planning Commission Secretary.

7.9 EXPIRATION & REVOCATION

- A. Expiration: A site plan review approved under this Article shall be valid for a period of one (1) year from the date of approval. If the applicant fails to submit an application for a zoning permit to the Township for the approved site plan review in that time period, then the site plan review approval shall automatically expire. The applicant may request an extension of the permit by submitting a written request for consideration to the Planning Commission before the expiration date. The request for an extension shall be based on circumstances outside of the applicant's control. The Planning Commission may grant one (1) extension for a period of up to one (1) year.
- B. Revocation: If a violation of any of the conditions or standards imposed on an approved site plan review is found to exist following inspection, the Zoning Administrator shall notify the owner of the premises, the applicant of the site plan review, and the Planning Commission that such violation exists and that the site plan review approval will be revoked within fifteen (15) days of such notification. If said violation is not corrected within fifteen (15) days, the Planning Commission may revoke the permit. Furthermore, such a violation is hereby declared a violation of this Ordinance, subject to all the remedies and penalties provided for within this Ordinance.

7.10 AMENDMENTS & MODIFICATIONS

A previously approved site plan may be modified subject to the following procedures:

- A. Insignificant Deviations: The Zoning Administrator may authorize insignificant deviations in an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed. A deviation is insignificant if the Zoning Administrator

determines it will result in no discernible changes to or impact on neighboring properties, the general public, or those intended to occupy or use the proposed development and will not noticeably change or relocate the proposed improvements to the property.

- B. Minor Amendments: The Zoning Administrator may permit minor amendments to an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed unless otherwise requested to be modified, and do not substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, demand for public services, or vulnerability to hazards.. Minor amendments are those modifications the Zoning Administrator determines will have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development but exceed the extent to which can be approved as an insignificant deviation.
- C. Major Amendments: Major amendments are those which are considered by the Zoning Administrator to have a substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development. All other requests for amendments to an approved site plan shall be processed in the same manner as a new application. The Zoning Administrator shall bring major amendments to the Planning Commission. The Planning Commission may impose new conditions on the approval of an amendment request if such conditions are warranted as described in this Article. The holder of the original site plan approval may reject such additional conditions by withdrawing the request for an amendment and proceeding under the existing site plan approval.

7.11 FEES & PERFORMANCE GUARANTEES

Fees and performance guarantees associated with the review and approval of a site plan review application shall be consistent with the requirements in Article 12.

ARTICLE 8: SPECIAL LAND USES

8.1 INTENT & PURPOSE

This Article provides the review procedures and standards instituted to provide an opportunity to use a lot or parcel for an activity which, under certain circumstances, might be detrimental to other permitted land uses, or which contain unique features. The procedures and standards apply to those special land uses which are specifically designated as such in this Ordinance. Special use permits shall be reviewed and approved by the Planning Commission.

8.2 GENERAL STANDARDS

Each application for a special land use permit shall be reviewed on an individual basis for conformity and compliance with the standards of this Ordinance, including those for site plan review and the specific standards below:

- A. Will be in accordance with the general objectives, intent, and purposes of this Ordinance.
- B. Will be designed, constructed, operated, maintained, and managed so as to be appropriate in appearance with the intended character of the general vicinity.
- C. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, of drainage structures, refuse disposal, or those persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
- D. Will not be hazardous or disturbing to existing or future neighboring uses.
- E. Will not create excessive additional requirements at public expense for public facilities and services.
- F. Will be in accordance with all required conditions of the district in which it will be located.
- G. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the applicable zoning district.

8.3 SPECIAL LAND USE APPLICATION REQUIREMENTS

An application for special land use permit approval shall include a complete site plan review satisfying all the standards in [Article 7](#).

8.4 SPECIAL LAND USE APPLICATION REVIEW PROCEDURES

The procedures for a special land use permit application review shall follow those for a site plan review in [Article 7](#) with the following modifications:

The Planning Commission shall:

- A. Review the application to determine if it satisfies the standards for special land uses, and all other applicable standards of this Ordinance. Administrative review shall not be an option for special land use permit applications.
- B. Hold a public hearing to consider the proposed special land use consistent with the procedures for a public hearing in Article 12.
- C. The Planning Commission shall review the application to determine if it satisfies the standards for special land uses, and all other applicable standards of this Ordinance, and Planning Commission's recommendation and make a determination to approve, approve with conditions, or deny the application. Any decision made shall include the adoption of a finding of facts to support the Planning Commission's decision.

8.5 SPECIAL LAND USE DETERMINATIONS

- A. Approval: The special land use permit shall be approved upon determination that it is in compliance with the standards of this Ordinance, other Township planning documents, other applicable ordinances, and state and federal statutes. Upon approval, a special land use shall be deemed a conforming use permitted in the district in which it is proposed, subject to any conditions imposed on the use. Such approval shall affect only the lot or area thereof upon which the use is located.
- B. Conditional Approval: The Planning Commission may approve a special land use permit, subject to any conditions to address necessary modifications, obtain variances, or approvals from other agencies. Conditions imposed shall meet the intent and purpose as outlined in Article 7.3 and Article 8.2.
- C. Denial: If the Planning Commission determines that a proposed special land use does not meet the standards of this Ordinance, or otherwise will tend to be injurious to the public health, safety, welfare, or orderly development of the Township, it shall deny the application.

8.6 RECORD OF ACTIONS

All decisions on a special land use shall be recorded consistent with the requirements of Article 7 with the addition that the development agreement and final site plans be recorded at the Oakland County Register of Deeds Office and evidence of the record by submitted to the Township Clerk within forty-five (45) days.

8.7 EXPIRATION & REVOCATION

The standards and procedures for expiration and revocation of an approved special land use permit shall be the same as those for site plan review in Article 7.

8.8 AMENDMENTS & MODIFICATIONS

The standards and procedures for amendments or modifications of an approved special land use permit shall be the same as those for site plan review in Article 7, with the exception that a major amendment to an approved special land use permit will require a new public hearing following the standards and process in Article 7.

8.9 FEES & PERFORMANCE GUARANTEES

Fees and performance guarantees associated with the review and approval of a special land use application shall be consistent with the requirements in Article 12.

ARTICLE 9: LAND DEVELOPMENT OPTIONS

9.1 PLANNED UNIT DEVELOPMENT

9.1.1 Intent & Purpose

The Planned Unit Development (PUD) option is intended to:

- A. Permit the development of a mix of land use types on a large tract, or tracts, of contiguous land containing at least 40 contiguous acres that is under single or corporate ownership. Development shall be in accord with the goals and objectives of the Master Plan, and shall:
 - 1. Create a desirable living and/or working environment, which shall be in harmony with surrounding land use.
 - 2. Encourage and permit a greater degree of flexibility in an overall mixed-use development approach than may be achieved under conventional zoning district standards.
 - 3. Ensure that adequate safeguards and standards will be employed to maintain public health, safety, convenience, and the general welfare of the community.
 - 4. Ensure compatibility of design and function between various land use types on the site, and between the development site and neighboring properties.
 - 5. Provide convenient and safe vehicle access to and throughout the development thereby minimizing adverse traffic impacts.
 - 6. Provide complete nonmotorized circulation within the development that will be compatible with vehicle traffic patterns within the development.
 - 7. Protect and preserve natural resources, natural features, open space, and buildings, structures, and places of historic or architectural significance.
 - 8. Create and maintain the development of convenient open space and outdoor recreation areas as an integral part of a mixed-use development, particularly in areas containing residential dwellings.
 - 9. Promote the establishment of private or public sanitary and storm sewer systems that will serve the entire development.
 - 10. Provide strategically placed pickup and drop-off facilities for any public transportation systems that serve the area.
- B. Encourage quality design innovation by minimizing certain building heights, building bulk, density and area requirements ordinarily associated with conventional zoning districts. The intent is to give the applicant more freedom to configure buildings, off-street parking and

related site amenities in ways that might otherwise be curtailed by conventional zoning standards.

- C. Encourage use of a site in ways that will more fully satisfy the overall intent and purpose of the district and the Township's adopted Master Plan. It is critically important, however, that the applicant clearly understands that the absence of such restrictions and other conventional regulatory standards in no way implies, or is to be interpreted to imply, that such critical site development and layout standards are excused, or may be ignored in the general layout and composure of the design plan for the site. To the contrary, proper building setbacks and the thoughtful location and the tasteful application of site amenities shall be considered and applied as crucial design elements of any development proposed in a PUD. Site development or redevelopment plans that minimize or demonstrate little regard for such amenities, or propose to intensify development on the site over providing such amenities, will be subject to rejection by the Township. Particular attention is to be given to preserving and enhancing any and all areas of environmental significance that may exist on the site. Areas of environmental significance could include lakes, streams, wetlands, woodlands or wood lots, particularly those containing healthy, mature tree growth, areas of steep topography, and buildings, outbuildings, or structures and places of historic value.
- D. Encourage a more compact use of land that will result in less consumption of land and natural resources while at the same time enhancing the site's natural features by preserving and sustaining them through their careful integration into the site's overall development scheme.
- E. Create a high level of quality development consisting of a land-use mix that will have a positive functional and visual impact on the community, thereby contributing to sustaining the quality of life in the community by:
 - 1. Enhancing and diversifying the living quality of the community.
 - 2. Preserving, and sustaining the environmental qualities of the community.
 - 3. Enhancing and diversifying the economy of the community.
 - 4. Restoring and reusing of previously impacted land such as former mineral mining sites.
 - 5. Creating interconnected open space areas throughout the development.

9.1.2 Location

The PUD is designed to overlay conventional zoning districts. The standards of this section shall apply only to the following areas in the Township:

- A. Any former mineral mining site that is no longer being actively mined and is available for development or redevelopment.

- B. Property lying between the I-75 freeway corridor, the west Township corporate limit line and Dixie Highway.
- C. A site outside of the above-listed locations that after special consideration has been approved by the Township Board after Planning Commission recommendation as set forth in this section.

9.1.3 Permitted Uses

In a PUD, no building, or land shall be used and no building shall be erected except for one or more of the following specified uses, and only after review and recommendation by the Planning Commission to the Township Board for approval:

- A. Any principal permitted use in the RE/F, SFR, MFR, MHR, CC, FC, and LI zoning districts.
- B. Any use permitted by special land use approval in the RE/F, SFR, MFR, MHR, CC, FC, and REC zoning districts.

9.1.4 PUD Application Requirements

PUD Applications shall not be required to go through the zoning map amendment procedures, as outlined in Article 13. Instead, PUD applications shall meet all the requirements of a site plan review in Article 7, as well as a site impact assessment which includes the following:

- A. The availability of suitable public or private utilities to serve the proposed development and any anticipated utility improvements that may be necessary to properly serve the development.
- B. The extent of motor vehicle traffic the development is expected to generate and the anticipated site access roadway improvements that may be necessary to adequately accommodate increased traffic. Any public roadway improvements will be subject to review and approval by the county road commission.
- C. If residential dwelling units are proposed as part of the development, a statement estimating the number of residents that will be living in the development when it is fully completed must be provided.
- D. A statement detailing resident site amenities that are to be provided, such as parks or open spaces, pedestrian oriented design concepts, walking areas including trails, or the provision of convenient onsite shopping and service facilities that will be pedestrian oriented to provide convenient resident access so as to serve their essential shopping and service needs.
- E. A statement detailing how any areas of natural environmental significance will be preserved outright, or maintained by integrating them into the general open space areas of the development. The statement will also describe the steps that will be taken to avoid disturbing, disrupting or destroying any such area during site development.

- F. How general on-site drainage will be accommodated in accordance with all applicable federal, state and county requirements, including soil and sedimentation controls, the prevention of site contamination during and after development, including stormwater pollution prevention, and if necessary, what performance standards will be observed during development to control dust, noise, fumes, smoke and vibration during development.

9.1.5 PUD Application Review Procedures

The PUD application review procedure shall follow four (4) primary steps: 1) pre-submittal meeting with Township staff, 2) submission of PUD plan and application materials, 3) Planning Commission review and recommended approval or denial of the PUD, and 4) Township Board final review and approval or denial of the PUD.

- A. Completeness Review: Upon submission of a PUD application, Township staff and its consultants shall perform a completeness review consistent with Article 7.
- B. Technical Review: Once an application is determined to be complete, Township staff and its consultants shall perform a technical review consistent with Article 7.

9.1.6 Pre-Submittal Meeting

A pre-submittal meeting shall first be held between the applicant or applicants and the Township to discuss the overall intent and purpose of the PUD and to learn of the applicant's proposal to develop land under the guidelines of this section. The intent of the pre-submittal meeting is to determine if development envisioned by the applicant for the site is in keeping with the intent and purpose of a PUD.

9.1.7 PUD Application Determinations

The review of a PUD application by the Planning Commission shall follow the procedures below:

- A. Review: Upon notification from Township staff and its consultants of a complete PUD plan application and technical review, the Planning Commission shall review the proposed PUD plan and make a determination about the proposal's qualification for the PUD option and for adherence to the following objectives and requirements:
 1. The proposed PUD adheres to the conditions for qualification of the PUD option and promotes the land use goals and objectives of the Township.
 2. All applicable provisions of this Article shall be met. If any provision of this article shall be in conflict with the provisions of any other section of this article, the provisions of this section shall apply to the lands embraced within a PUD area.
 3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.

- B. Public Hearing: The Planning Commission shall hold a public hearing on the PUD plan and shall give notice as provided in Article 12.
- C. Finding of Facts: After the review and public hearing, the Planning Commission shall adopt a finding of fact relative to the PUD under consideration as the basis of their recommendation to approve or deny the application, along with any applicable conditions.
- D. Recommendation: The Planning Commission shall submit its recommendation to the Township Board along with the technical review and findings of fact for final determination.

9.1.8 Township Board Review and Approval

- A. Determination. Upon receipt of the technical review, findings of fact, and recommendation of the Planning Commission, the Township Board shall review the application and make a determination to approve or deny the application, and any applicable conditions.
- B. Development Agreement. If the Township Board approves the application, the applicant shall submit an agreement stating all of the conditions upon which approval has been based. The agreement shall be subject to review and recommendation by the Township attorney. The agreement shall be entered into between the Township and the applicant and shall be recorded with the county register of deeds and shall become effective upon recording. At a minimum, the agreement shall provide the following information:
 1. The approved existing conditions drawing, which shall include a complete legal description of all of the property involved in the development site, and the number of acres involved in the development site.
 2. The manner of ownership of the development.
 3. Provisions that will obligate the applicant or the development's owner to connect to any public sanitary and/or storm sewer system, or to any public water system should it ever become available to the development site.
 4. The manner of ownership and the manner or mechanism for designating, dedicating and protecting all common areas and open spaces in the development.
 5. Provision or provisions assuring that all open space areas shown on the approved final site plan for use by the public or by the residents of the development, or both, will be, or have been irrevocably committed for that purpose and that purpose only. The Township Board may require conveyances or other documents to accomplish this assurance.
 6. Satisfactory provisions have been made to provide to finance any improvements shown on the final approved site plan for site improvements, open space areas and common areas, which are to be included within the development site, and that maintenance of such improvements is ensured by means satisfactory to the Township Board.

7. Provisions that will ensure adequate protection of natural features within the development site.
 8. The approved final site plan has been incorporated by reference and attached to the development agreement as an exhibit.
- C. Annual Progress Review. One year after the date of final approval by the Township Board, and each year thereafter until the development project is completed, the applicant shall submit an annual written progress report to the Planning Commission. Upon review of the progress report, the Planning Commission shall forward the report to the Township Board. The Board may utilize its annual review to determine and adjust the amounts reasonably necessary to ensure compliance with the applicant's or developer's monetary obligations for surety bonds, or the first priority security interest lien on the development site, as set forth in Article 12.
- D. Phased Development. Should the applicant elect to develop the site in phases, each phase shall be clearly delineated on the final site plan by obvious phase development lines. Each such phase shall be clearly identified as phase 1, 2, or A, B, etc.; the type and extent of development in each phase shall be clearly identified, including the amount of commercial and office floor area to be developed in each phase as well as the number of dwelling units, if any, in each phase. Each development phase shall be able to fully stand on its own in terms of meeting all of the applicable requirements of this Ordinance. Upon completing its review, the Township Board may, at its option, elect to grant final site plan approval only to the development phase to be first developed. In such case, each subsequent and unchanged development phase shall require final site plan approval by the Township Board.

9.1.9 Submission of Final Site Plans

Before any zoning permits are issued for the PUD, final site plans for the project area shall be submitted to the Township for review and approval by the Planning Commission of the following:

- A. Review and approval of site plans shall comply with Article 7, as well as this section except as otherwise modified in the approved plan and PUD Development Agreement.
- B. Before approving of any final site plans, the Planning Commission shall decide that:
 1. All portions of the project area shown on the approved plan for the PUD for use by the public or the residents of lands within the PUD have been committed to such uses under the PUD Development Agreement;
 2. The final site plans are in conformity with the approved development agreement and plan for the PUD;
 3. Provisions have been made under the PUD Development Agreement to provide for the financing of any improvements shown on the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured under the PUD Development Agreement.

9.1.10 Terminations & Expiration

A. Duration of Approval.

1. The granting of Township Board approval shall have duration of one year from date of approval by the Board. Upon request by the applicant, and after review and recommendation of the Township staff, the Board may grant one, one-year extension.
2. The granting of Township Board approval shall have duration of two years from date of approval by the Board. Upon request by the applicant, and after review of development progress to date, and upon the recommendation of the Township staff, the board may grant one, one-year extension.

- B. Termination of Approval. Subsequent to Township Board approval, if substantial development is not evidenced by the Township on the development site by the end of the initial two-year final approval period, commencing on the date of final site plan approval by the Board, and a one-year extension has not been requested by the applicant and granted by the Board, all site plan approvals may be terminated thereafter by the Township Board. For the purpose of this subsection, the word, "substantial" shall mean at least 25 percent of the total approved development is well underway and being actively constructed on the site at the end of the two-year final approval period. If developed in phases, 75 percent of an approved development phase must be completed before the next phase may be commenced, except if so stipulated in the Township Board's approval, infrastructure (roads and utilities) may be installed simultaneously throughout the approved development site.

9.1.11 Amendments & Modifications

Proposed amendments or changes to an approved PUD plan and/or PUD Development Agreement shall be presented to the Planning Commission and shall decide whether the proposed modification is of minor or major nature based on Article 7, with the following additions:

- A. Minor Amendment: If determined to be a minor amendment, the Planning Commission may review and approve or deny the request. The PUD Development Agreement shall be modified to reflect any approved minor amendment.
- B. Major Amendment: If determined to be a major amendment, the Planning Commission shall hold a public hearing consistent with the requirements in Article 12 as part of its review and make a recommendation to the Township Board to approve or deny the request. The Township Board shall have the final determination to approve or deny a major amendment request. The PUD Development Agreement shall be modified to reflect any approved major amendment.

9.2 SITE CONDOMINIUM DEVELOPMENT

9.2.1 Intent & Purpose

Pursuant to authority conferred by Section 141 of the Condominium Act, Act 59 of 1978, as amended, all condominium subdivision plans shall be reviewed and approved by the Planning Commission. In determining whether to approve a condominium subdivision plan, the Planning Commission shall consult with the Township Attorney, Engineer, Zoning Administrator, and Planner regarding the adequacy of the master deed, deed restrictions, utility systems and streets, subdivision layout and design and compliance with all requirements of the Condominium Act.

9.2.2 General Requirements

- A. Condominium Lots: For the purposes of this ordinance, each condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which located. In the case of a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use.
- B. Revision of Condominium Subdivision Plan: If the condominium subdivision plan is revised, the final site plan shall be revised accordingly and submitted for review by the Planning Commission to approve or deny the application before any zoning permit may be issued, where such permit is required.
- C. Amendment of Master Deed or Bylaws: Any amendment to a master deed or bylaws that affects the approved preliminary or final site plan, or any conditions of approval of a preliminary or final site plan shall be reviewed by the Planning Commission to approve or deny the application before any zoning permit may be issued, where such permit is required. The Planning Commission may require its review of an amended site plan if, in its opinion, such changes in the master deed or bylaws require corresponding changes in the approved site plan.
- D. Development Agreement: The Planning Commission may require, as a condition of approval, that the applicant enter into a development agreement with the Planning Commission and the Township, incorporating therein the terms and conditions of final site plan approval, and record the same in the Oakland County Register of Deeds.
- E. Relocation of Boundaries: Relocation of boundaries between adjoining condominium lots, if permitted in the condominium documents, as provided in section 48 of the Condominium Act, shall comply with all regulations of the zoning district in which located and shall be approved by the Zoning Administrator. These requirements shall be made a part of the bylaws and recorded as part of the master deed.
- F. Subdivision of Lots: Each condominium lot that results from a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, shall comply with all regulations of the zoning district in which located, and shall be approved by the Zoning Administrator. These

requirements shall be made a part of the condominium bylaws and recorded as part of the master deed.

- G. Road Rights-of-Way: Road rights-of-way shall be easements from individual condominium lots and shall be accurately delineated by bearings and distances on the condominium subdivision plan and the final site plan. Road rights-of-way shall be designed and built to County Road Commission Standards. The right-of-way shall be for roadway purposes and for the purposes of locating, installing, maintaining, and replacing of public utilities. The developer shall dedicate easements to the Township for all public septic systems, well, water and sanitary sewer lines, and appurtenances, if applicable.
- H. Easement for Utilities: The site condominium subdivision plan shall include all necessary easements granted to the Township for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing and/or removing pipelines, mains, conduits, and other installations of a similar character for the purpose of providing public utilities through and under the property subject to said easement, and excavating and refilling ditches and trenches necessary for the location of said structure.
- I. Monuments: Monuments shall be set at all boundary corners and deflection points and at all roads right-of-way intersection corners and deflection points. Lot irons shall be set at all condominium lot corners and deflection points of condominium lot lines.
- J. As-Built Drawings: A dimensionally stable copy of the as-built drawings shall be submitted to the Township Clerk and a second dimensionally stable copy shall be recorded with the Oakland County Register of Deeds.
- K. Bylaws: The condominium association bylaws shall be submitted for the Township Attorney to review.

9.2.3 Site Plan Requirements

A site condominium application submitted for consideration shall include a site plan with all the requirements outlined in Article 7.

9.2.4 Application Submission Procedures

- A. Preliminary Site Plan:
 1. A preliminary site plan shall be filed for approval at the time of notice of proposed action is filed with the Township. Preliminary site plans shall be reviewed by the Planning Commission to approve or deny the application.
 2. The preliminary site plan shall include all land that the developer intends to include in the site condominium project.
 3. The preliminary site plan shall include all information required herein, except in the case of single-family detached dwelling units.

4. Dwelling units and required yards, shall be shown on the preliminary site plan. In those instances where dwelling unit plans are not known the plan may show the building envelope provided such building envelope meets all side, front and rear setback requirements of the zoning district.

B. Final Site Plan:

1. A final site plan shall be filed for review for each phase of development shown on the approved preliminary site plan. Final site plans shall be reviewed by the Planning Commission to approve or deny the application.
2. A final site plan for any phase of development shall not be filed for review by the Planning Commission unless a preliminary site plan has been approved by the Planning Commission and is in effect.
3. A final site plan shall include all information required by Section 66 of the Condominium Act, and the master deed and bylaws. The final site plan shall also include all information required herein, except in the case of single family detached dwelling units, location, and dimensions of condominium units rather than individual buildings and required yards, shall be shown on the site plan.
4. The applicant shall provide proof of approvals by all County and State agencies required to review the condominium subdivision plan, including but not limited to the County Road Commission, County Drain Commissioner, County Health Department and the Michigan Department of Natural Resources. The Planning Commission shall not approve a final site plan until all County and State agencies, required to review the condominium subdivision plan, have approved the condominium subdivision plan.

9.2.5 Design & Approval

- A. All site condominium subdivision plans shall conform to the design, layout and improvements standards of the Township. A deposit in the form of cash, certified check, or irrevocable bank letter of credit acceptable to the Township Board shall be made with Groveland Township to guarantee the installation and completion of any required public sanitary sewer, water supply, drainage facilities, and public or private street and walkway improvements within a length of time agreed upon from the date of final approval of the site condominium subdivision plan by the Planning Commission.
- B. No permits for erosion control, building construction, grading, or installation of water or sanitary sewerage facilities shall be issued for property in a site condominium development until a final site plan therefore has been approved by the Planning Commission and is in effect. This requirement shall include contractible, conversion, and expandable site condominiums as defined in the Condominium Act (PA 59 of 1978 as amended).
- C. The approval of any site condominium plan under this provision shall expire one (1) year after the date of such approval unless actual construction and development have been commenced in accordance with said site plan prior thereto. If such construction and

development is commenced within said one (1) year period, then such approval shall continue for a period of five (5) years from the date thereof; provided, however, that a lapse of more than one (1) year in continuous construction and development does not occur, in which event, said approval shall expire. Prior to such expiration date the development owner shall be notified in writing thirty (30) days in advance of the expiration date. The Zoning Administrator shall not issue a zoning permit for any type of construction based on the approved site condominium plan after such approval has expired. Fees for review of expired site plan may be waived in those instances where no substantial change in conditions of the site condominium plan nor of abutting uses has taken place. In those instances where conditions have changed, the fee for review of expired site condominium plans for new site condominium plans shall be the same as for the initial submittal.

- D. All site improvements including sanitary sewers, water mains, storm sewers, retention basin, site grading and private street improvements shall meet or exceed the minimum design standards of the Groveland Township.
- E. A final survey plan of the site condominium subdivision or phase thereof shall be submitted together with a closure sheet of the external boundary and internal common areas, condominium land units, blocks of condominium units, street rights-of-way and all other land units for review and approval by the Township Engineer. The exact length and bearing of all external and internal boundaries shall be clearly shown on the plan. The bearing source of orientation of the survey plan shall conform with that of an existing adjacent recorded subdivision or other established survey.

9.2.6 Notice of Proposed Action

The notification requirements stated in Section 71, of the Condominium Act (PA 59 of 1978, as amended), shall be filed with Groveland Township and other listed agencies.

ARTICLE 10: NONCONFORMITIES

10.1 INTENT & PURPOSE

It is the intent of this Ordinance to permit legal nonconforming uses, sites, structures, and lots to continue until they are removed but not to encourage their survival. It is recognized that there exists within districts established by this Ordinance and subsequent amendments, uses, sites, structures, and lots which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

10.2 GENERAL STANDARDS

- A. Continuation: On or after the effective date of this Ordinance or any subsequent amendments, a nonconformity that was lawfully operated, established, or commenced in accordance with the provisions of all ordinances, statutes, or regulations in effect at that time may continue subject to this Section.
- B. Change in Tenancy or Ownership: There may be a change of tenancy, ownership, or management of any existing nonconforming use or structure which does not alter the nonconforming status.
- C. Special Uses and Variances: If a special land use or variance has been approved, the structure or use shall not be considered "nonconforming."
- D. Issued Zoning Permit: Any zoning permits issued prior to the effective date of this Ordinance, or any subsequent amendments, shall be valid in accordance with its terms, even though not conforming to the provisions of this Ordinance, provided that construction is commenced within twelve (12) months after the date of permit issuance and proceeds meaningfully until completion.
- E. Exception for Repairs Pursuant to Public Order: Nothing in this article shall be deemed to prevent the strengthening or restoration to a safe condition of a building or structure in accordance with an order of a public official who is charged with protecting the public safety and who declares such structure to be unsafe and orders it to restoration to a safe condition, provided that such restoration is not otherwise in violation of the various provisions of this ordinance prohibiting the repair or restoration of partially damaged or destroyed buildings or structures.
- F. Loss of Nonconformity: A legal nonconformity is lost by changing to conform to the ordinance or through vacancy, lack of operation, or otherwise for twelve (12) or more successive calendar months. If lost, any future use of such premises shall be in conformity, in its entirety, with the provisions of this ordinance. Loss of a nonconformity shall terminate the right to continue the nonconformity.

10.3 NONCONFORMING USES

Nonconforming uses may be continued, enlarged, or expanded in accordance with the following provisions:

- A. Continuance: A legal nonconforming use of any structure may be continued, although such use does not conform to the provisions of this ordinance. Such use may be extended throughout the structure, provided that no structural alterations or additions to the structure are made.
- B. Enlargement or Expansion: A conforming structure in which a nonconforming use is operated shall not be enlarged or expanded unless approved by the Zoning Board of Appeals, except as required by law or to comply with an order of the Zoning Administrator or Building Official.
- C. Construction: To avoid undue hardship, nothing in this Section shall require a change in the plans, construction, or designated use of any building on which construction was lawfully begun prior to September 11, 2023, or date of amendment to this Ordinance, and upon which actual building construction has been diligently carried on. Construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except, where demolition or removal of an existing building has been substantially begun, preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.
- D. Relocation: No such nonconforming use shall be moved, in whole or in part, to any other portion of the lot or parcel occupied by such use as of September 11, 2023, or date of amendment to this Section.
- E. Timeframe: If such nonconforming use of land ceases to exist for any reason for 12 consecutive months, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located. Structures occupied by seasonal uses are exempted from this time frame, unless such a use is not utilized during a normal seasonal use period.
- F. Structure and Land: Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
- G. Change of Use Regulations:
 - 1. Changes to Conforming Uses: Any nonconforming use may be changed to a use conforming with the regulations established for the district in which the nonconforming use is located, provided, however, that a nonconforming use so changed shall not in the future be changed back to the former nonconforming use.
 - 2. Changes to Other Nonconforming Uses: A nonconforming use may be changed to another nonconforming use if approved by the Zoning Board of Appeals, provided that the new use is determined to be more consistent with the spirit of this Ordinance, the neighborhood, and the Master Plan than the nonconforming use which is being replaced.
 - 3. Approval Standards: The Zoning Board of Appeals shall only approve the enlargement or expansion of an existing conforming structure to a nonconforming use or the change of use to another nonconforming use if it finds support for each of the following:
 - a. The new use or expansion will not be contrary to the public interest.

- b. The new use or expansion will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
- c. The new use or expansion will be in harmony with the spirit and purpose of these regulations and the Master Plan goals, objectives, and policies.
- d. The plight of the applicant for which the new use or expansion is sought is due to unique circumstances existing on the property and/or within the surrounding district.
- e. Approval of the new use or expansion will not substantially weaken the general purposes of this section or the regulations established in this Ordinance for the applicable zoning district.
- f. The new use or expansion shall not require more off-street parking and loading space than the former nonconforming use unless additional adequate off-street parking and loading space is provided for the increment of the new nonconforming use or expansion as if the increment were a separate use.
- g. The new use or expansion shall conform to all regulations and standards established this Ordinance.
- h. The new use or expansion will not adversely affect the public health, safety, and welfare.

10.4 NONCONFORMING SITES

Nonconforming sites may be continued, enlarged, or expanded in accordance with the following provisions:

- A. Applicable Standards: Various site design standards are established in Article 5: Site Development Standards and Article 6: Supplemental Use Standards of this Ordinance. Consequently, many development sites do not meet current requirements for such items as parking lot standards, landscaping, exterior lighting, storm water requirements, and other design specifications. This subsection requires that such nonconforming sites be brought into conformance with all applicable development standards prescribed by this Ordinance.
- B. Authority to Continue: Any legal nonconforming site may be continued so long as it remains otherwise lawful subject to this subsection.
- C. Extensions:
 - 1. In General: A nonconforming site on which there is a conforming use shall not be expanded or contracted unless the site is brought into conformance with the provisions of this ordinance.

2. Single Family Residential Exception: A single family residential structure that is located on a legally nonconforming site with respect to required yards, areas, or height may be structurally altered or enlarged, providing the portion of the structure that is altered or enlarged conforms with the provisions of this ordinance.
- D. Relocations: No structure shall be relocated within a nonconforming site until the site is brought into conformance with the provisions of this ordinance.
 - E. Change in Use: A nonconforming site shall be allowed to be occupied by another use allowed by right in the district so long as no exterior structural or site modifications are to occur. In the event the new occupant desires to provide exterior structural modifications, the site shall be brought into compliance with all applicable site and use standards, unless a nonconforming site variance has been approved by the Zoning Board of Appeals.

10.5 NONCONFORMING STRUCTURES

Nonconforming structures may be continued, repaired, replaced, enlarged, or expanded in accordance with the following provisions:

- A. Continuance of Nonconforming Structures: Subject to all limitations in this Article, any nonconforming structure may be occupied, operated, and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended to increase its level of nonconformity unless in accordance with the allowable standards of this Article.
- B. Repair and Maintenance of Nonconforming Structures: Nothing in this Ordinance shall prevent the repair, reinforcement, improvement or rehabilitation of any nonconforming structure, or any part thereof, which results from wear and tear, deterioration, fire, windstorm, snowstorm, rainstorm, flood or other casualty damage, nor shall it prevent compliance with the provisions of the State Construction Code Act, relative to the maintenance of buildings or structures, provided such repair and maintenance do not exceed fifty percent (50%) of the appraised replacement cost of the structure which was damaged. For the purposes of this subsection, the determination of whether proposed repairs and maintenance constitute more than fifty percent (50%) of the appraised replacement cost shall be made by the Building Official. The determination of the Building Official shall be appealable to the Zoning Board of Appeals.
- C. Replacement of Damaged Nonconforming Structures: Nothing in this Ordinance shall prevent the replacement of any nonconforming building or structure damaged or destroyed by fire, windstorm, snowstorm, rainstorm, flood or other casualty damage beyond the control of the owner, provided such replacement utilizes the original structure footprint, does not increase the original usable floor area or volume of such structure, and does not exceed fifty percent (50%) of the appraised replacement cost for the structure as determined by the Building Official. Such replacement shall commence within twelve (12) months of the damage or destruction.
- D. Enlargement or Expansion: A nonconforming structure in which only permitted uses are operated may be enlarged or expanded provided that the area of nonconformance is not increased and provided further that compliance with all of the provisions of this Ordinance established for structures in the district in which the nonconforming structure is located. Such enlargement shall also be subject to all other applicable Township ordinances.

- E. Relocation: Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

10.6 NONCONFORMING LOTS

Any nonconforming lot of record may be used for any purpose authorized by the district in which it is located, except those uses that specify a minimum lot size. This provision shall apply even though such lot fails to meet the requirements for area or width applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Any required variances may be requested pursuant to the procedures and standards of this Ordinance.

10.7 EMINENT DOMAIN

The Township may acquire, by purchase, condemnation, or otherwise, private property or an interest in private property for the removal of nonconforming uses. The cost and expense, or a portion thereof, of acquiring the private property may be paid from general funds or assessed to a special district in accordance with the applicable statutory provisions relating to the creation and operation of special assessment districts for public improvements in the Township. The elimination of the nonconforming uses and structures in a zoning district is declared to be for a public purpose and for a public use. The Township Board of Trustees may institute and prosecute proceedings for condemnation of nonconforming uses and structures under the power of eminent domain in accordance with Revised Statutes of 1846, as amended (MCL 41.2, et. Seq.) and 116 PA 1923, as amended (MCL 41.411, et. Seq.).

ARTICLE 11: ZONING BOARD OF APPEALS

11.1 AUTHORITY

There is hereby established a Zoning Board of Appeals (herein referred to as the "ZBA"), which shall perform its duties and exercise its power as provided for in this Ordinance and the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, in such a way that the objectives of this Ordinance shall be served.

11.2 MEMBERSHIP

There shall be a Township Zoning Board of Appeals appointed by the Township Board as prescribed or delegated to it under specific provisions of this article. The ZBA shall consist of five members.

- A. Planning Commission member. The first member of the ZBA shall be a member of the Township Planning Commission.
- B. Elected Trustee. The second member may be an elected Trustee of the Township Board and shall not serve as the chair of ZBA.
- C. Appointed electors. The remaining three members of the ZBA shall be appointed by the Township Board from among electors residing in the Township.
- D. Alternates. The Township Board may appoint no more than two (2) alternate members. Alternate members may serve in the absence of a regular member and shall have the same voting rights as regular members while serving on a case.
- E. Employees or contractors excluded. An employee or contractor of the Township Board shall not serve as a member of the ZBA.

11.3 TERMS; VACANCY

The term of each member of ZBA shall be for three years, except for members serving because of their membership on the Planning Commission or Township Board, whose terms shall be limited to the time they are members of the Planning Commission or Township Board, respectively, as period stated in the resolution appointing them.

- A. Staggered terms. When members are first appointed, the appointments may be for less than three years to provide for staggered terms.
- B. Vacancies. A successor shall be appointed not more than one month after the term of the preceding member has expired. All vacancies for unexpired terms shall be filled for the remainder of the term.
- C. Elected officers. The members of the ZBA shall annually elect a chair, vice-chair, and secretary. An elected officer of the Township shall not serve as the chair of the ZBA.

11.4 ORGANIZATION

The ZBA shall adopt rules of procedure as may be deemed necessary to properly conduct business and organize meetings, in addition to the following:

- A. All meetings of the ZBA shall be held at the call of the Chair at such times as the ZBA may determine.
- B. The ZBA shall render decisions upon all matters within a reasonable time.
- C. The ZBA may distribute the application materials to the Zoning Administrator or other designated Township consultants to review the application and provide a report to the ZBA that addresses applicable Ordinance issues, whether the issue in question can be resolved by other means defined in this Ordinance, and how the request may affect the Township Master Plan.
- D. The ZBA may request that any or all of the following information be provided to the ZBA by the Township Clerk or the Zoning Administrator, where available and applicable to the issue in question:
 - 1. The history of development on the site in question.
 - 2. A summary of past Township approvals, orders, and decisions related to the site or issue in question.
 - 3. Whether all outstanding infractions related to this Ordinance or other Township ordinances have been resolved, other than the issue to be addressed by the ZBA.
- E. A concurring vote of a majority of the total ZBA membership (3 or more) shall be necessary to render a decision. The ZBA shall not conduct business unless a majority of its members are present.
- F. The ZBA shall adopt its own rules of procedure and keep a record of its proceedings showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact. The ZBA shall file a public record of its proceedings in the office of the Township Clerk.
- G. The ZBA shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony and the production of books, papers, files, and other evidence pertinent to the matters before it.

11.5 APPLICATIONS

Applications to the ZBA shall be filed with the Township on forms provided by the Township, and a fee established by the Township Board shall be paid at the time the application is filed. Applications shall be accompanied by a minimum of the following information, where applicable:

- A. Applicant's name, address, telephone number, and email address.
- B. The address, location, and tax identification number for each parcel involved in the request.

- C. Zoning classification of the subject parcel(s) and all abutting parcels.
- D. A plot plan, drawn to scale, with a north-arrow, existing lot lines, street rights-of-way, easements, building and structures, setback dimensions, parking areas, driveways, sidewalks, and other site improvements.
- E. A letter from the applicant summarizing the request and stating the reasons for the request.
- F. Any additional information deemed necessary by the ZBA to make a determination on the issue in question.

11.6 APPEALS OF ADMINISTRATIVE DECISIONS

The ZBA shall hear and decide appeals where it is alleged there is error of law in any order, requirement, decision, or determination made by the person or body charged with administration or enforcement of the Zoning Ordinance. Such appeals may be taken to the ZBA by the person, firm, or corporation aggrieved, or by an officer, department, board, or bureau of the Township affected by the order, requirement, decision, or determination, provided that a notice of appeal application is filed with the Township within thirty (30) days of the order, requirement, decision, or determination. Appeals shall be submitted to the Zoning Administrator who will distribute to the ZBA. An appeal shall stay all administrative or enforcement proceedings associated with the appeal, unless the Zoning Administrator certifies to the ZBA that, by reason of facts stated in the certificate, a stay in the opinion of the Zoning Administrator would cause imminent peril to life or property.

Following a properly noticed public hearing, the ZBA shall make a decision on the appeal. The ZBA shall reverse an administrative decision only after finding that the order, requirement, decision, or determination was arbitrary or capricious, based upon an erroneous finding of a material fact, constituted an abuse of discretion, or based upon an erroneous interpretation of the Zoning Ordinance.

11.7 INTERPRETATION OF ZONING ORDINANCE PROVISIONS

- A. Interpretations: The ZBA shall have the power to hear and decide requests for interpretations of Zoning Ordinance provisions in such a way as to preserve and promote the character of the zoning district in question and carry out the intent and purpose of this Ordinance, the Master Plan, or any sub-area plans. This shall not include use determinations as provided for in this Ordinance, except upon appeal of a determination that has been made.
- B. Determinations of Similar Uses: In recognition that every potential use cannot be addressed in this Ordinance, the ZBA shall have the authority, upon referral by the Zoning Administrator or appeal of the Zoning Administrator's determination, to determine whether a proposed use not listed in this Ordinance is similar to a principal or special approval use permitted by this Ordinance, subject to the following:
 1. Prior to making such a determination, the ZBA must find that the principal or special approval use closely resembles the proposed use in terms of characteristics, intensity, nature, and other applicable common elements of such uses, including but not limited to potential impacts on property values, traffic generated, aesthetics, noise, vibration, dust, smoke, odor, glare and other objectionable impacts on public health, safety, and welfare.

2. The ZBA may make a determination that the use is or is not similar to a use listed in this Ordinance.
3. If it is determined that there is no similar use listed in this Ordinance, the use shall be prohibited.
4. If it is determined that the proposed use is similar to a use listed in this Ordinance, the proposed use shall comply with any conditions or special approval use standards that apply to the listed use.

11.8 VARIANCES

Use variances shall be prohibited. The ZBA shall have authority in specific cases to authorize one or more dimensional or nonuse variances from the strict letter and terms of this Ordinance by varying or modifying any of its rules or provisions so that the spirit of this Ordinance is observed, public safety secured, and substantial justice done. A dimensional or nonuse variance allows a deviation from the dimensional (i.e., height, bulk, setback) requirements of the Ordinance. The ZBA may grant a requested dimensional or nonuse variance only upon a finding that practical difficulties exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:

- A. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density, or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
- B. The variance will do substantial justice to the applicant, as well as to other property owners.
- C. The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.
- D. The need for the variance is due to unique circumstances peculiar to the property (i.e. exceptional topography, narrowness, shallowness, shape, or area of a specific piece of property as of September 12, 1999, or other extraordinary conditions of the property) and not generally applicable in the area or to other properties in the same zoning district, and cannot be solely economic in nature.
- E. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors. (54-1265)

11.8.1 Variance Determinations

- A. In considering a variance, the ZBA may attach conditions regarding the location, character, and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Section.
- B. In considering a variance, the ZBA shall state the reason upon which it justifies the granting or denying of a variance.

- C. In consideration of all appeals and all proposed variances, the ZBA shall determine if the proposed variance will do the following:
1. Impair an adequate supply of light and air to adjacent property;
 2. Unreasonably increase the congestion in public streets;
 3. Increase the danger of fire or endanger the public safety;
 4. Unreasonably diminish or impair established property values within the surrounding area; or
 5. Impair the public health, safety, or welfare of Township residents.

If the ZBA finds that one or more of these criteria will be violated, then the variance shall not be approved.

11.9 HEARINGS & DECISIONS

The ZBA shall make no determination on a specific case until after a public hearing conducted in accordance with the requirements in Article 12. Each decision of the ZBA shall include a written record of the ZBA's findings and determinations in the case.

The ZBA shall consider appeals of any decisions by the Planning Commission or Township Board regarding requests for approval of special approval uses or planned developments, as defined in this Ordinance.

11.10 FEES

The Township Board may, from time to time, prescribe or amend a reasonable schedule of fees to be charged to applicants for applications to the ZBA. Such fees shall be paid to the Township at the time of filing the application.

11.11 LIMITATIONS OF AUTHORITY

- A. No order of the ZBA permitting the erection, use, or alteration of a structure shall be valid for a period longer than one (1) year, unless a zoning permit for such erection or alteration is obtained within such period, and such erection or alteration is started and completed in accordance with the terms of such permit.
- B. ZBA jurisdiction to consider appeals of site plan determinations shall be limited to cases referred by the Planning Commission, where the Planning Commission has approved a site plan contingent upon approval of one or more variances by the ZBA. In such cases, the Planning Commission Secretary shall provide copies of the site plan, application materials and Planning Commission meeting minutes to the ZBA, and consideration shall be limited to the specific variances identified as conditions of site plan approval by the Planning Commission.
- C. The ZBA shall not have the authority to alter this Zoning Ordinance or Zoning Map.

ARTICLE 12: ADMINISTRATION & ENFORCEMENT

12.1 ZONING ADMINISTRATOR

A Zoning Administrator shall be appointed by and on such terms as shall be determined by the Township Board. The duties of the Zoning Administrator may be delegated by the Township Board to another employee of the Township or a consultant approved by the Township Board. It shall be the duty of the Zoning Administrator to:

- A. Receive applications for zoning permits and issue or deny same. The Zoning Administrator shall have the power to grant zoning compliance and occupancy permits and to make inspections of buildings or premises necessary to carry out his or her duties in the enforcement of this section.
- B. Inspect buildings or structures in order to determine compliance with the zoning permits issued in compliance with this Ordinance. It shall be unlawful for the Zoning Administrator to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with the Zoning Ordinance.
- C. Record all nonconforming uses, structures, and lots existing as of September 11, 2023.
- D. Be in charge of the enforcement of this Ordinance. The Township Board may, in its discretion, instruct the Zoning Administrator to make efforts to obtain compliance with this Ordinance from the Ordinance violator. The Township Board may instruct the Zoning Administrator in writing, to initiate a criminal complaint or other legal action. Under no circumstances is the Zoning Administrator permitted to make changes in this Ordinance or to vary its terms in carrying out the Zoning Administrator's duties.
- E. Perform pre-application conferences, completeness reviews, and technical reviews for all applications that include a site plan review, and to perform administrative reviews of applicable site plan review applications.
- F. Not refuse to issue a permit when conditions imposed by this Zoning Ordinance are complied with by the applicant.

12.2 FEES

The fees for applications, permits, inspections, and other requests shall be established by the Township Board and shall cover administrative costs. Fees must be paid before any review of an application is performed or a permit is issued.

12.3 PERFORMANCE GUARANTEES

To ensure compliance with the Ordinance and any conditions imposed, the Planning Commission and/or Township Board may require that a cash deposit, irrevocable letter of credit, certified check, or surety bond acceptable to the Township covering the estimated cost of improvements be deposited with the Township Clerk to ensure completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the zoning permit.

The Township shall not require the deposit of the performance guarantee until it is prepared to issue the zoning permit. If requested by the applicant of the site plan review, the Township shall rebate any cash deposits in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

12.4 TAXES & OTHER MONIES OWED

When the Township receives an application for any new or amended zoning permit, site plan review, special land use permit, any other application, or any request for a permit or approval required by this Zoning Ordinance, the applicant shall be required to present a signed statement from the Treasurer that all real and personal property taxes, fees, penalties, fines, assessments, general assessments, and other monies owed to the Township are current and paid up to date. The Treasurer's signed statement shall cover the accounts of all named applicants and all properties upon which the application or request is made. The Township shall take no action on any application or request until the applicant or requesting party acquires the Treasurer's signed statement that all of the above monies owed are current and paid up to date. As permitted by law, the Township shall make no final decision on any application or request if any of the above monies owed become delinquent or remain unpaid during consideration.

12.5 PUBLIC HEARINGS

The body charged with conducting a public hearing required by this Ordinance shall, upon receipt of a completed application, select a reasonable time and place for such hearing. Such hearings shall be held in accordance with the Michigan Zoning Enabling Act, PA 110 of 2008 and the Open Meetings Act, PA 267 of 1967, as amended, and the following:

A. Notice of the public hearing shall be:

1. Posted at the place the hearing will be held.
2. Published in a newspaper of general circulation in the Township not less than fifteen (15) days before the date of the public hearing.
3. Sent by mail or personal delivery not less than fifteen (15) days before the date of the public hearing to:
 - a. The applicant, owner(s) of property for which approval is being considered, all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question.
 - b. All occupants of structures within three hundred (300) feet of the boundary of the property in question. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that one (1) occupant of each unit or spatial area shall receive notice if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different

individuals, partnerships, businesses or organizations, notice may be given to the manager or owner, who shall post the notice at the primary entrance to the structure.

B. The notice shall include all of the following:

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

12.6 ZONING PERMITS

A. General:

1. No person shall erect, alter, move, or demolish a structure, whether temporary or permanent, or to establish a new use or change in use for any parcel, without a zoning permit.
2. The Zoning Administrator shall issue a zoning permit only if the proposed structure or use is in compliance with the provisions of this Ordinance.
3. The applicant shall furnish permits or approvals from all applicable agencies before the Zoning Administrator may issue a permit.
4. A copy of each zoning permit will be retained by the Zoning Administrator as a part of the permanent records of the Township.
5. The Zoning Administrator shall promptly inform the applicant of the denial of a zoning permit if the proposed structure or use does not comply with the provisions of this Ordinance.
6. Issuance of a zoning permit, or approval of a site plan for a permitted use or special land use permit does not waive the requirements to comply with all applicable local, state, and federal codes and statutes, including, but not limited to State Construction Code, Electrical Code, Property Maintenance Code, Mechanical Code, and Fire Prevention Code.
7. The holder of every zoning permit for the construction, erection, alteration, repair or moving of any building, structure or part thereof shall notify the Zoning Administrator immediately upon the completion of the work authorized by such permit for a final inspection.

8. A mineral mining permit shall be obtained in accordance with the E-1 extractive district provisions of this Ordinance, and section 14-79 et seq.
 9. A permit shall be obtained for any landfill in accordance with section 14-207 et seq.
- B. Application: Each application for a zoning permit shall include the following minimum requirements for any use not requiring site plan review, as described in Article 7:
1. Plot Plan: Drawn to scale illustrating:
 - a. The actual shape, location, and dimensions of the lot.
 - b. The shape, size, and location of all buildings or other structures to be erected, altered, or moved, and if any building or other structure is already on the lot.
 - c. The existing and intended use of the lot and of all such structures upon it, including residential areas and the number of dwelling units that the building is intended to accommodate.
 - d. Such other information concerning the lot or adjoining lots as may be essential to determining that the provisions of this Ordinance are being observed.
 2. Property Boundaries: In cases where property boundaries are not clearly indicated by corner markers or other means, the Zoning Administrator may require, at the applicant's expense, the property to be located by a registered surveyor.
 3. Evidence of Ownership: All applications for zoning permits under the provisions of this Ordinance shall include the landowner's signature authorizing the application for the permit and be accompanied with proof of ownership of all property affected by the coverage of the permit. Proof of ownership shall be established by one of the following means: current title policy, or commitment, abstract or attorney's opinion of title, or such other evidence of ownership as the Zoning Administrator determines acceptable.
 4. Supporting Documentation: In the event the Zoning Administrator feels additional information is required before determining the suitability of an application for a zoning permit, the Zoning Administrator may request that the applicant submit such additional information as surveys, deed descriptions, soil suitability tests, surface water disposal surveys, erosion control surveys, excavation disposal plans, easements, and permits from other governmental agencies.
- C. Voiding Permit: Any permit granted under this section shall become null and void after one (1) year from the date of granting such permit unless the development proposed shall have passed its first construction code inspection. The applicant shall have the option of extending the permit by a maximum of one (1) year upon written notice to the Zoning Administrator. Said notice shall be filed no later than five (5) working days following the expiration of the permit. If a zoning permit expires, the applicant will have to reapply as a new application.

- D. Inspection: The developer of the property is solely responsible for meeting the conditions and terms of the zoning permit and this Ordinance.

12.7 VIOLATIONS & PENALTIES

- A. Nuisance Per Se: Any uses, land, dwellings, buildings, or structures, including tents and trailer coaches, used, erected, altered, razed, or converted in violation of this Ordinance or in violation of any regulations, conditions, permits or other rights granted, adopted, or issued pursuant to this Ordinance are hereby declared to be a nuisance per se.
- B. Municipal Civil Infraction: Any person, partnership, corporation, or association who creates or maintains a nuisance per se as defined above or who violates or fails to comply with any provision of this Ordinance, or any permit issued pursuant to this Ordinance shall be responsible for a municipal civil infraction. Every day that such violation continues shall constitute a separate and distinct offense under the provisions of this Ordinance. Nothing in this section shall exempt the offender from compliance with the provisions of this Ordinance.
- C. Other Violations. The owner of any building, structure or premises, or part thereof, who has assisted knowingly and found responsible of a violation in this Section shall be liable for a separate infraction as provided in this Section. The rights and remedies provided in this section are cumulative and in addition to any other remedies provided by law.
- D. Penalties: Any person who shall violate any provision of this Ordinance, who creates or maintains a nuisance per se, or who fails to comply with any of the regulatory measures or conditions of the Zoning Board of Appeals adopted shall, upon conviction thereof, be fined an amount determined by Groveland Township.
- E. Enforcement Official: The Zoning Administrator, or other Township Board designee, is hereby designated as the authorized Township official to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.
- F. Nuisance Abatement: In addition to enforcing this Ordinance as a municipal civil infraction the Township may initiate proceedings in the Circuit Court to abate or eliminate the nuisance per se or any other violation of this Ordinance.

ARTICLE 13: AMENDMENTS, SEVERABILITY, & REPEAL

13.1 AMENDMENTS

The Board of Trustees may, after recommendation from the Planning Commission, amend, supplement, or change the provisions of this Ordinance or Official Zoning Map. Such actions shall be consistent with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and the following:

13.1.1 Initiation of Amendment

Amendments to the provisions of this Ordinance may be initiated by the Board of Trustees, Planning Commission, Zoning Administrator, or by petition from one (1) or more residents or property owners of the Township. An amendment to the Official Zoning Map (rezoning) may be initiated by the Board of Trustees, Planning Commission, Zoning Administrator, or by the titleholder for the property subject to the proposed amendment. No fee shall be charged for amendments initiated by the Board of Trustees, Planning Commission, or Zoning Administrator.

13.1.2 Application

An amendment to this Ordinance, except those initiated by the Board of Trustees, Planning Commission or Zoning Administrator, shall be initiated by submission of a complete and accurate application to the Township, along with the required fee established by the Board of Trustees. In the case of an amendment to the official Zoning Map, the following information shall accompany the application and fee:

- A. A legal description and street address of the subject property, together with a survey and location map identifying the subject property in relation to surrounding properties.
- B. The name and address of the owner of the subject property, and a statement of the applicant's interest in the subject property, if not the owner in fee simple title.
- C. The existing and proposed zoning district designation of the subject property and surrounding properties.
- D. A written description of how the requested amendment meets the criteria stated in this Section.

13.1.3 Amendment Review Procedure

Proposed amendments to this Ordinance or Official Zoning Map shall be reviewed in accordance with the following:

- A. Completeness Review: Upon receipt of an application to amend this Ordinance, the Zoning Administrator shall review the application to confirm all required material has been submitted. The Zoning Administrator shall notify the applicant of any outstanding items.

- B. Technical Review: Prior to Planning Commission consideration, the proposed amendment and application materials shall be distributed to appropriate Township officials for review and comment. The Zoning Administrator may also submit the application materials to designated Township consultants for review.
- C. Public Hearing: The Planning Commission shall hold a public hearing for all proposed amendments in accordance with the procedures in Article 12.
- D. Planning Commission Consideration and Recommendation: Subsequent to the hearing, the Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all relevant factors and shall report its findings and recommendation to the Board of Trustees. In considering an amendment to the Official Zoning Map (rezoning) or Ordinance text, the Planning Commission shall consider the following factors in making its findings and recommendations, although not all standards must be met in order to recommend approval of an amendment:
1. There are substantial reasons why the property cannot be used in accordance with its existing zoning classification.
 2. The rezoning does not grant special privilege to an individual property owner in comparison to other property owners in the area or general public.
 3. Consistency with the Master Plan's goals, policies, and future land use map, including planned timing or sequence of development. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area shall be considered.
 4. Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.
 5. Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure, and potential influence on property values.
 6. Capacity of available utilities and public services to accommodate the uses permitted in the district(s) without compromising the health, safety, and welfare of Township residents or burdening the Township or Oakland County with unplanned capital improvement costs or other unplanned public expenses.
 7. Capability of the road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district(s).
 8. The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.

- E. County Planning Commission Review and Recommendation: Following the public hearing, the Planning Commission shall submit the proposed amendment including any Zoning Map changes to the County Planning Commission for review and recommendation. If the recommendation of the County Planning Commission has not been received within thirty (30) days after the receipt of the proposed amendment, it shall be conclusively presumed that the County has waived its right to review.
- F. Board of Trustee Action: The Township Clerk shall forward a copy of the proposed amendment, findings, and recommendation from the Planning Commission and County Planning Commission to the Board of Trustees for consideration and final action.
1. The Board of Trustees may adopt or reject the proposed amendment or may refer the amendment back to the Planning Commission for revision or further consideration. The Board of Trustees may modify the proposed amendment before adopting.
 2. The Board of Trustees may, at its discretion, hold additional public hearings on the proposed amendment. Furthermore, the Board of Trustees shall hold a public hearing if requested by an interested property owner. Any public hearing held by the Board of Trustees shall follow the procedures in Article 12.

13.1.4 Effective Date

A notice of adoption of an approved amendment shall be published in a newspaper of general circulation in the Township within fifteen (15) days of adoption. The amendment shall become effective eight (8) days after being published or a later date as established by the Board of Trustees.

13.1.5 Re-Application

Whenever an application for an amendment to this Ordinance has been rejected by the Board of Trustees, a new application for the same amendment shall not be accepted by the Township for a period of one (1) year unless the Zoning Administrator determines that one (1) or more of the following conditions has been met:

- A. There is a substantial change in circumstances relevant to the issues or facts considered during review of the application.
- B. New or additional information is available that was not available at the time of the review.
- C. The new application is materially different from the prior application.

13.1.6 Township Right to Rezone

Nothing in the statement of conditions or in the provisions of this section shall prohibit the Township from rezoning all or any portion of land that is subject to a statement of conditions to another zoning classification. Any rezoning shall be conducted in compliance with this Ordinance and the Michigan Zoning Enabling Act. (PA 110 of 2006, as amended).

13.1.7 Failure to Offer Conditions

The Township shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this Ordinance.

13.2 SEVERABILITY

If any article, section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of this Ordinance following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

13.3 REPEAL

The prior Groveland Township, Michigan Zoning Ordinance, adopted by the Groveland Township Board of Trustees as Ordinance number A-38 in September 1988, as amended, is hereby repealed in its entirety.

ARTICLE 14: DEFINITIONS

14.1 RULES OF CONSTRUCTION

For the purposes of this Zoning Ordinance, certain terms or words used within shall be interpreted as follows:

- A. The particular shall control the general.
- B. All words used in the present tense shall include the future.
- C. All words in the singular number include the plural number and all words in the plural number include the singular number, unless the context clearly indicates the contrary.
- D. The word "shall" is always mandatory and not discretionary, and the word "may" is permissive.
- E. The masculine gender includes the feminine and neuter.
- F. All measurements shall be to the nearest integer, unless otherwise specified within this Zoning Ordinance.
- G. The words "used" or "occupied" includes the words "intended," "designed," "arranged to be used or occupied" and "maintained."
- H. A "building" or "structure" includes any part thereof. The word "dwelling" includes "residence." The word "build" includes the words "erect" and "construct."
- I. The word "person" includes "corporation," "co-partnership," "partnership," "association," "incorporated association," "individual," or any similar entity.
- J. Whenever a word or term defined in this Article appears in the text of this Zoning Ordinance, its meaning shall be construed as defined herein. Words or terms not herein defined shall have the meaning customarily assigned to them.
- K. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," or "either/or" the conjunction shall be interpreted as follows:
 - 1. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - 2. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - 3. "Either/or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

- L. Unless the context clearly indicates to the contrary, where an illustration accompanies any item within this Zoning Ordinance, the written text shall have precedence over said illustrations.
- M. The intent, when spelled out in a section, dictates the meaning of any regulation.

14.2 TERMS

Whenever used in this Zoning Ordinance, the following words and phrases shall have the meaning ascribed to them in this Article.

14.2.1 “A” Terms

ABANDONMENT: To cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

ABUTTING: Having a common border with or being separated from such a common border by a right-of-way, alley, or easement.

ACCESSORY BUILDING or STRUCTURE: A building or structure, that is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same lot as the principal building or structure to which it is exclusively related.

ACCESSORY USE: A use that is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same lot as the principal use to which it is exclusively related.

ADULT DAYCARE FACILITY: A facility, other than a private residence, receiving at least three (3) but not more than twelve (12) adults to be provided with care for periods of less than 24 hours a day.

ADULT DAYCARE HOME: A private residence receiving fewer than six (6) adults or more adults to be provided with care for periods of less than 24 hours a day.

ADULT FOSTER CARE CONGREGATE FACILITY: An adult foster care facility with the approved capacity to receive more than twenty (20) adults to be provided with foster care.

ADULT FOSTER CARE FAMILY HOME: A private residence with the approved capacity to receive at least three (3) but not more than six (6) adults to be provided with foster care. The adult foster care family home licensee must be a member of the household and an occupant of the residence.

ADULT FOSTER CARE LARGE GROUP HOME: An adult foster care facility with the approved capacity to receive at least thirteen (13) but not more than twenty (20) adults to be provided with foster care.

ADULT FOSTER CARE SMALL GROUP HOME: An adult foster care facility with the approved capacity to receive at least three (3) but not more than twelve (12) adults to be provided with foster care.

AGRICULTURE OR AGRICULTURAL OPERATIONS: Including farming and farm operation, shall hold the same meaning as defined in the Michigan Right to Farm Act (MCL 286.471 et seq. as amended).

AIRPORT, COMMERCIAL: A facility from which the general public may embark or disembark, where aircraft may take off and land, and where aircraft may be stored and serviced, together with all airport buildings, facilities, rights-of-way or approach zones, and related appurtenant areas.

AIRPORT, PRIVATE: A privately owned facility from which only fixed wing aircraft, owned and operated by the owner of the facility, and the land upon which the facility is located, may land, take off, be parked, stored, and serviced.

ALLEY: Any dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATION: A change, addition, or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to in this Zoning Ordinance as "altered" or "reconstructed."

APARTMENT: A room or suite of rooms used as a dwelling for one family, which has a complete kitchen and at least one complete bathroom.

APARTMENTS: The dwelling units in a multiple dwelling, defined as follows:

- A. **Efficiency Apartment:** A dwelling unit containing not over 350 square feet of floor area, and consisting of not more than one room in addition to the kitchen-dining room and bathroom, and, for the purposes of computing density, shall be considered as a one-room unit.
- B. **One-Bedroom Unit:** A dwelling unit containing a minimum floor area of at least 500 square feet per unit, consisting of not more than two rooms in addition to kitchen, dining, and bathroom, and, for the purposes of computing density, shall be considered as a two-room unit.
- C. **Two-Bedroom Unit:** A dwelling unit containing a minimum floor area of at least 700 square feet per unit, consisting of not more than three rooms in addition to kitchen, dining, and bathroom, and, for the purposes of computing density, shall be considered as a three-room unit.
- D. **Three- or More Bedroom Unit:** A dwelling unit wherein for each room in addition to the three rooms permitted in a two-bedroom unit there shall be provided an additional area of 200 square feet to the minimum floor area of 700 square feet. For the purpose of computing density, a three-bedroom unit shall be considered as a four-room unit and each increase in a bedroom over three shall be an increase in the room count by one over the four.

APOGEE: The highest point in wind energy system.

ASPHALT & CONCRETE BATCH PLANT: A plant for the manufacture or mixing of concrete, cement, and/or asphalt, including any apparatus and uses incident to such manufacturing and mixing.

ASSEMBLY FACILITY: A meeting place at which the public or membership groups are assembled regularly or occasionally, indoors, or outdoors as a principal or accessory use, including but not limited to schools, religious institutions, theaters, auditoriums, funeral homes, stadiums, lecture halls, lodge rooms, conference rooms, convention centers, dining halls, and similar places of assembly.

AUTOMOBILE REPAIR GARAGE: See **MOTOR VEHICLE REPAIR.**

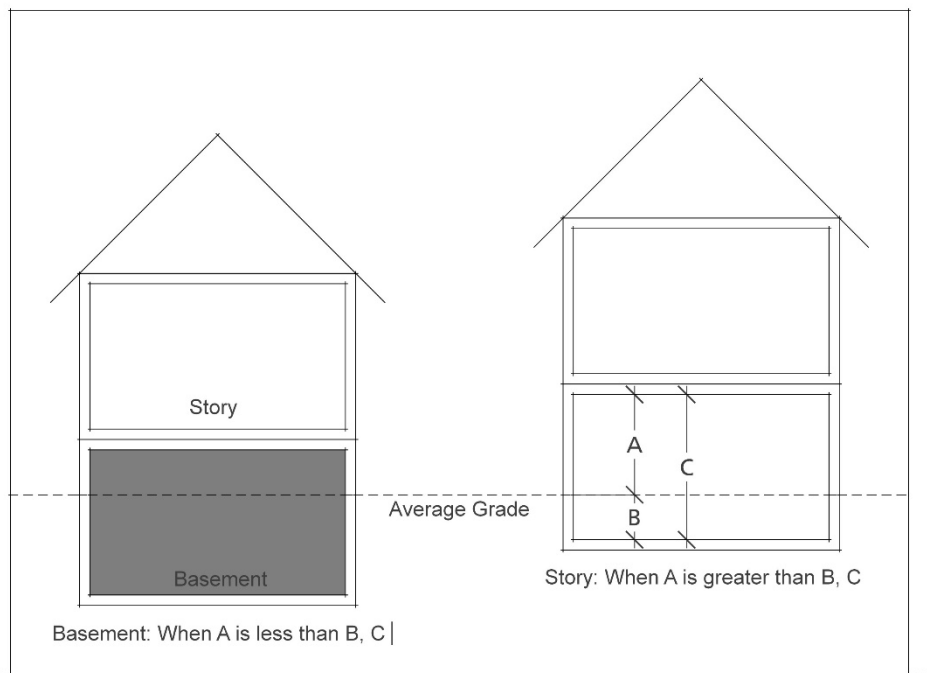
AUTOMOBILE SALES AND RENTALS: Storage and display for sale of more than two (2) motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales.

AUTOMOBILE SERVICE STATIONS: A building or premises used primarily for the sale and installation of automobile accessories, such as tires, batteries, radios, air conditioners and mufflers, plus such mechanic services as brake adjustment, and wheel alignment and balancing; but excluding any major mechanical repairs, including, collision work, undercoating or painting. The sale of gasoline (stored in underground tanks) or alternative fuels, convenience goods, food and beverages shall be incidental to the above enumerated activities.

14.2.2 “B” Terms

BAR: A commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the premises and may also include the incidental sale of prepared food and live performances.

BASEMENT: That portion of a building between the floor and ceiling which is partly below and partly above ground level, but so located that the vertical distance from grade to the floor below is more than a vertical distance from grade to ceiling. A basement shall not be considered as a story for the purposes of determining building height, except in an approved soil sheltered structure.



Basement and Story

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

BEDROOM: A room designed or used in whole or part for sleeping purposes and has a closet and window.

BERM: A mound of soil graded, shaped, and improved with landscaping in such a fashion as to be utilized for screening purposes.

BILLBOARD: Any structure or portion thereof designed or intended to be used for posting, printing, or otherwise affixing any advertising sign larger than 20 square feet, which does not pertain to the premises or to the use of premises on which the billboard is located or to goods sold or services rendered or activities conducted on such premises, but not including bulletin boards used to display official court notices or official public notices.

BLOCK: The property abutting one side of a street and lying between the two nearest such streets or other rights-of-way, unsubdivided acreage, river, or live stream; or between any of the foregoing and other barrier to the continuity of development, or corporate boundary lines of the Township.

BOARD OF ZONING APPEALS: See **ZONING BOARD OF APPEALS**.

BOARDING HOUSE or ROOMING HOUSE: A building, other than a hotel, where, for compensation, meals or lodging are provided for not more than ten persons in addition to the members of the family occupying the premises.

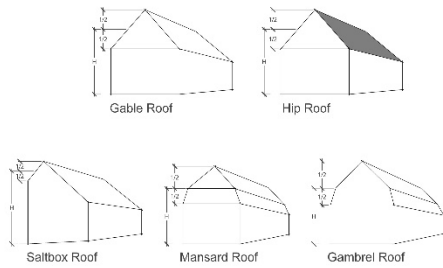
BUILDING:

- A. The term "building" means any structure enclosed within exterior walls, built, erected, and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property.
- B. A building shall not include such structures as fences, or structures such as gas or propane tanks, grain elevators, coal bunkers, or similar structures.
- C. The terms "building" or "structure" include any part thereof.

BUILDING, ACCESSORY: See **ACCESSORY BUILDING**.

BUILDING AREA: The space remaining on a property for building purposes after compliance with minimum building setback requirements and any applicable lot area coverage limitations.

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



Building Height

BUILDING LINE: A line formed by the face of the buildings parallel to the front lot line. A minimum building line is the same as a front setback line.



Building Line

BUILDING, MAIN OR PRINCIPAL: means a building, or group of buildings where applicable, built, used, designed or intended for the principal use of the land on which it is situated.

BUILDING OFFICIAL: The Township official(s) authorized to administer the Building Code on a day-to-day basis. Duties include but are not limited to inspecting and reviewing new construction, installations, and alterations of private and public buildings to ensure that all applicable codes, laws, and regulations have been met; reviewing proposed construction plans and documents; issuing notices of code violations requiring corrective action; and testifying at hearings or court cases related to violations of codes, laws, or regulations.

14.2.3 “C” Terms

CAMP OR CAMPGROUND: A voluntary association of persons engaging in outdoor activities while living in nonpermanent housing, such as tents, trailers, and cabins, designated for short-term experiences in nature or specific recreational or educational pursuits. The term "camp" shall exclude persons or organizations operating programs involving persons sentenced or assigned to such programs by government agencies or courts of law having statutory authority to detain persons against their will.

CEMETERY: Land used or intended to be used for burial of the human dead, including a columbarium, crematorium, and/or mausoleum.

CENTRAL DRY CLEANING PLANTS: A facility where textile materials, including but not limited to clothing and rugs, are dropped off directly by the customer or gathered at satellite locations for dry cleaning and future delivery or pick up.

CHILD CARE: The provision of care and supervision of children for periods of less than 24 hours a day. The term "child care" shall include the following:

- A. **Child Care Center:** A facility, other than a private residence, receiving one or more preschool or school-age children for care for periods of less than 24 hours a day, where the parents or guardians are not immediately available to the child. The term "child care center" includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center. The term "child care center" does not include any of the following:
1. A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are attending for not more than three hours per day for an indefinite period or for not more than eight hours per day for a period not to exceed four weeks during a 12-month period.
 2. A facility operated by a religious organization where children are in the religious organization's care for not more than three hours while persons responsible for the children are attending religious services.
 3. A program that is primarily supervised, school-age-child-focused training in a specific subject, including, but not limited to, dancing, drama, music, or religion. This exclusion applies only to the time a child is involved in supervised, school-age-child-focused training.
 4. A program that is primarily an incident of group athletic or social activities for school-age children sponsored by or under the supervision of an organized club or hobby group, including, but not limited to, youth clubs, scouting, and school-age recreational or supplementary education programs. This exclusion applies only to the time the school-age child is engaged in the group athletic or social activities and if the school-age child can come and go at will.
- B. **Family Child Care Home:** A private home in which one but fewer than seven minor children are received for care and supervision for compensation for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family child care home includes a home in which care is given to an unrelated child for more than four weeks during a calendar year. A family child care home does not include an individual providing babysitting services for another individual. As used in this subsection, "providing babysitting services" means caring for a child on behalf of the child's parent or guardian when the annual compensation for providing those services does not equal or exceed an amount that would obligate the child's parent or guardian to provide a form 1099-MISC under the IRS Code, as amended, to the individual for compensation paid during the calendar year for those services.

- C. **Group Child Care Home:** A private home in which more than seven, but not more than 14, minor children are given care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption, but including a home that gives care to an unrelated minor child for more than four weeks during a calendar year.
- D. **Private Home:** A private residence in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency. Private home includes a full-time foster family home, a full-time foster family group home, a group child care home, or a family child care home.

CHURCH: See **RELIGIOUS INSTITUTION**.

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

CLUB, LODGE AND FRATERNITY: An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, public service, patriotic, or the like.

CLUBHOUSE FACILITY: A place, structure, area or other facility used for providing fraternal, social and/or recreational gathering space.

COMMERCIAL USE: The use of property for retail sales or similar businesses where goods or services are provided directly to the consumer. As used in these regulations, "commercial use" shall not include industrial, manufacturing, or wholesale businesses.

COMMUNITY CORRECTIONAL FACILITY: A place of confinement for persons who have broken the law, are awaiting trial, or have been convicted of criminal offenses.

CONDOMINIUM: A form of ownership, which is applied to the following terms:

- A. **Common Elements:** The portions of the condominium project other than the condominium units.
- B. **Condominium Bylaws:** The required set of bylaws for the condominium project attached to the master deed.
- C. **Condominium Site Plan:** A scaled drawing of a site, including a survey, utility layouts, floor plans and elevation sections, as appropriate, showing existing and proposed structures, improvements, parking, etc., to be erected on the site.
- D. **Condominium Unit:** That portion of a condominium project designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use.
- E. **Consolidating Master Deed:** The final amended master deed for a contractible condominium project and expandable condominium project, or a condominium project containing convertible

land, or convertible space which final amended master deed fully describes the condominium project, as completed.

- F. **Contractible Condominium:** A condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to express provisions in the condominium documents and in accordance with this Zoning Ordinance and the condominium act, as amended (MCL 559.101 et seq.).
- G. **Conversion Condominium:** A condominium project containing condominium units, some or all of which were occupied before the filing of a notice of taking reservations under section 71 of the condominium act, as amended (MCL 559.171).
- H. **Convertible Area:** A unit or a portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units, or general or limited common elements, may be created pursuant to express provision in the condominium documents and in accordance with this Ordinance and the condominium act, as amended (MCL 559.101 et seq.).
- I. **Expandable Condominium:** A condominium project to which additional land may be added pursuant to express provision in the condominium documents and in accordance with this Ordinance and the condominium act, as amended (MCL 559.101 et seq.).
- J. **Limited Common Elements:** A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.
- K. **Master Deed:** The condominium document recording the condominium project as approved by the Township, to which is attached as exhibits, and incorporated by reference, the approved bylaws for the project and the approved condominium subdivision plan for the project.

CONTRACTOR STORAGE YARD: A site on which is stored equipment, tools, vehicles, building materials, and other appurtenances used in or associated with building or construction trades. A contractor's yard may include outdoor or indoor storage, or a combination of both.

CONVALESCENT OR NURSING HOME: A home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, wherein two or more persons are cared for. Such home shall conform and maintain licensure under applicable state law.

CULTURAL INSTITUTIONS: A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially operated theatres.

14.2.4 "D" Terms

DANGEROUS ANIMAL: A domesticated, wild and/or exotic animal (mammal or reptile) that bites or attacks a person, a dog or other domesticated pet or livestock; or a wild and/or exotic animal (mammal or reptile) that bites or attacks and causes serious injury or death to another dog, domesticated pet, livestock, or person.

DEED STRIP: A projection of land, the sole purpose of which is to provide a means of access from a public or private road right-of-way or easement to an interior single parcel of land which does not otherwise have direct frontage on a public or private road right-of-way or easement.

DENSITY: The number of families residing on, or dwelling units developed on, an acre of land. All densities are stated in families per net acre, i.e., per acre of land devoted to residential use, exclusive of land in streets, alleys, parks, playgrounds, schoolyards, or other public lands and open spaces.

DEVELOPMENT: The construction of a new building or other structure on a lot, the relocation of an existing building on another lot, or the use of open land for a new use.

DISTRICT: A portion of the unincorporated area of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Zoning Ordinance.

DRIVE-IN: A business establishment designed to provide a motor vehicle driveway approach, standing space, or parking space where patrons receive food and beverages while in motor vehicles for consumption off the premises or in the motor vehicles while on the premises.

DRIVE-THROUGH: A business establishment designed and intended to provide a driveway approach and temporary motor vehicle standing space or stacking space where customers receive delivery of a product or service while in the motor vehicle.

DRIVEWAY: A passageway of definite width designed primarily for use by motor vehicles over private property, leading from a street or other public way to a garage or parking area. A horseshoe shape drive or a "T" shaped drive located within a front yard is included within this definition.

DWELLING: A place of residence, an abode, a place of continued living; a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWELLING EFFICIENCY: A dwelling unit consisting of one room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, providing not less than 350 square feet of floor area.

DWELLING, MANUFACTURED: A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.

DWELLING, MULTIPLE-FAMILY: A building, or a portion thereof, designed exclusively for occupancy by three or more families living independently of each other.

DWELLING, ONE-FAMILY: A building designed exclusively for, and occupied exclusively by, one family.

DWELLING, SITE-BUILT: A dwelling unit which is substantially built, constructed, assembled, and finished on the premises which are intended to serve as its final location. Site-built dwelling units shall include dwelling units constructed of pre-cut materials, and panel walls, roof and floor sections when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.

DWELLING, TWO-FAMILY: A building designed exclusively for occupancy by two families living independently of each other.

DWELLING UNIT: One or more rooms, along with bathroom and kitchen facilities, designed as a self-contained unit for occupancy by an individual or one (1) family for living, bathing, cooking, and sleeping purposes.

14.2.5 “E” Terms

EARTH BERM, OBSCURING: An earthen mound of definite height, location and appearance, designed and intended to serve as an obscuring device in carrying out the screening requirements of this Zoning Ordinance.

EASEMENT: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

EDUCATIONAL INSTITUTIONS: Use of land or a building or buildings as or for an institution not for profit but for the establishment and maintenance of a public or private college, secondary or elementary school or other educational institution for the academic instruction and cultivation of the mind and or the inculcation of a clearer sense of moral and spiritual values. This does not include an institution or organization directed primarily to the physical training or development of physical or manipulative skills, or for-profit schools.

ENGINEER, TOWNSHIP: The person or firm authorized by the Township to advise the Township Administrator, Board of Trustees, and Planning Commission on drainage, grading, paving, stormwater management and control, utilities, and other related site engineering and civil engineering issues. The Township Engineer may be a consultant or an employee of the Township.

ENTRANCE RAMP: A roadway connecting a feeder road with a limited access highway used to gain access to the highway.

ESSENTIAL SERVICES: The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collections, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and related appurtenances, but not including buildings necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety or welfare. Essential services shall be permitted as authorized and regulated by law, the applicable standards of this Zoning Ordinance, and other applicable ordinances of the Township.

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

EXIT RAMP: A roadway connecting a limited access highway with a feeder road and used for access to such feeder road.

EXTRACTIVE INDUSTRIES: The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the

extraction site or as a part of the extractive activity, subject to the standards of the Michigan Zoning Enabling Act, Public Act 110 of 2006 of the State of Michigan.

14.2.6 “F” Terms

FAMILY: One or more persons related by blood, marriage, or legal adoption plus up to a total of three (3) additional persons not so related who are either domestic servants or gratuitous guests, occupying a single dwelling unit and living as a single nonprofit housekeeping unit; or a collective number of individuals living together in one dwelling unit, under a relationship that is continuing, non-transient, and domestic character, who cook and live as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

FARM: Contiguous land under single ownership, and which is actively operated as a single unit on which bona fide traditional farming is carried on as defined in the Michigan right to farm act, as amended (MCL 286.471 et seq.), directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees. Farms may be considered as including establishments operated as greenhouses, nurseries, orchards, chicken hatcheries, poultry farms and apiaries, but establishments such as public riding or boarding stables or commercial dog kennels shall not be considered a farm. A farm includes those buildings, activities and equipment essential to such farming activities; it is not intended and not implied to permit trucking, equipment and/or vehicle repair and/or sales, contractor yards or any other activities other than those directly incidental to and directly related to a farm.

FARM BUILDING: Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms for the pursuit of agricultural activities.

FARM POND and FISH POND: A water impoundment made by constructing a dam or embankment, or by excavating a pit or dugout to provide water for livestock, fish and wildlife; fish production; recreation; fire control; crop and orchard spraying; and related uses. Such ponds shall meet the minimum standards set by the soil conservation service (SCS), as amended, for design, engineering, construction, and maintenance.

FEEDLOT: A lot or area in which livestock, such as cattle, horses, pigs, etc., are confined in high densities or numbers which require feed areas, corrals or holding pens, feed storage and diversion channels or detention ponds to process, treat or store animal waste and water runoff. Any such feedlot shall meet the minimum standards set by the extension agricultural engineer at Michigan State University or the county cooperative extension service.

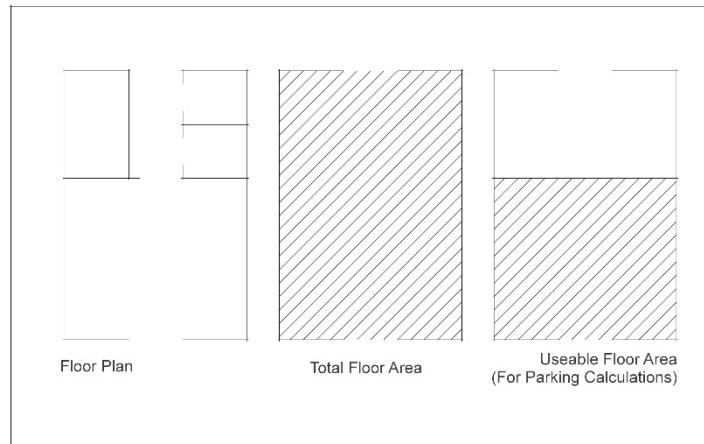
FENCE: An artificially constructed barrier of wood, wire, metal, or any other material or combination of materials, used to prevent or control entrance, confine within, mark a boundary, or constitute an obstruction to human passage regardless of the component material.

FILLING: The depositing or dumping of any matter on or into the ground, except deposits resulting from common household gardening and general farm care.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters or from the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOR AREA: Area measured to the exterior face of exterior walls and to the centerline of interior partitions.

FLOOR AREA, USEABLE, NONRESIDENTIAL: The sum of the horizontal area of the first story measured to the exterior face of exterior walls; plus, similarly measured, that area of all other stories, including mezzanines, which may be made fit for occupancy, including the floor area of all accessory buildings measured similarly and the floor area of basements used for activities related to the principal use, such as storage, but excluding furnace and utility rooms. Parking space located within a building shall not be considered useable floor space.



Useable Floor Area

FLOOR AREA, USEABLE,

RESIDENTIAL: The sum of the horizontal area of the first story measured to the exterior face of exterior walls; plus, similarly measured, that area of all other stories having more than 84 inches of headroom which may be made useable for human habitation; but excluding the floor area of basements, attics, attached or unattached garages, breezeways, unenclosed porches and accessory buildings (see also Story and Story, half, and Basement).

FLOOR, GROUND: That portion of a building which is partly below grade, but so located that the vertical distance from the average grade to the ceiling is greater than the vertical distance from the average grade to the floor. A ground floor shall be counted as a story.

FORESTRY OPERATION: The growing or harvesting of forest tree species trees used for commercial or related purposes.

14.2.7 “G” Terms

GARAGE, COMMERCIAL PARKING: A building or structure which is used by the public for the parking of motor vehicles and may be the principal use of the property or may be accessory to a principal use.

GARAGE, PRIVATE: A detached accessory building or integral portion of a main building designed or used solely for the storage of motor-driven vehicles, boats, and similar vehicles owned and used by the occupants of the building.

GARAGE, REPAIR: See **MOTOR VEHICLE REPAIR**.

GASOLINE SERVICE STATION: See **AUTOMOBILE SERVICE STATION**.

GRADE: The ground elevation established for the purpose of regulating the number of stories and the height of the building. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by computing the average elevation of the ground for each face of the building, and taking the average of such total averages.

GREENBELT, COSMETIC: A landscape area in which live plantings are placed for aesthetic purposes and not for the purpose of screening.

GREENBELT, OBSCURING: A landscape area of definite width, height and location containing live plant materials of definite spacing or grouping designed and intended to serve as an obscuring device in carrying out the requirements of this Zoning Ordinance.

GOLF COURSE: A tract of land laid out with at least nine holes for playing a game of golf and improved with trees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.

GOLF COURSE, MINIATURE: A theme-oriented recreational facility, typically comprised of nine or 18 putting greens, each with a "cup" or "hole," where patrons in groups of one to four pay a fee to move in consecutive order from the first hole to the last.

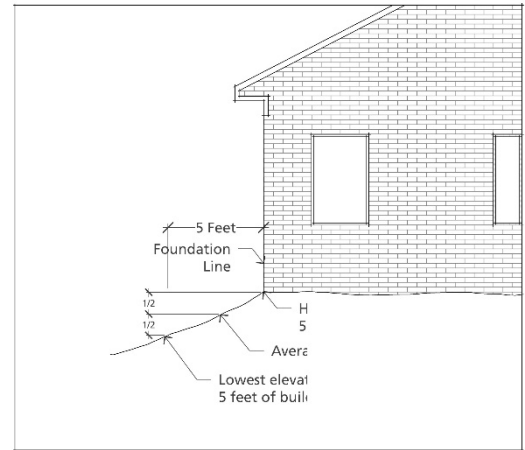
GOLF DRIVING RANGE: A limited area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity.

14.2.8 "H" Terms

HOME OCCUPATION: A use incidental and secondary to a property's primary residential use. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements.

HOSPITAL: A building, structure, or institution in which sick or injured persons are given medical or surgical treatment and operating under license by the county health department and the state, and is used for primarily inpatient services, and including such related facilities as laboratories, outpatient departments, central service facilities, and staff offices.

HOTEL: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy and within which one or more of the following services are offered: maid service, furnishing of linens, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant and cocktail lounge, banquet halls, ballrooms, or meeting rooms.



Average Grade

14.2.9 “I” Terms

IMPERVIOUS SURFACE: Any material which prevents, impedes, or slows infiltration or absorption of storm water directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel, and other surfaces.

INDOOR RECREATIONAL FACILITY: An establishment that provides indoor exercise facilities and indoor court sports facilities, and that may include spectator seating in conjunction with the sports facilities.

14.2.10 “J” Terms

JUNK: Any motor vehicles, machinery, appliances, product, merchandise with parts missing, or scrap metals or other scrap materials that are damaged, deteriorated, or are in a condition which cannot be used for the purpose for which the product was manufactured.

JUNKYARD: includes automobile wrecking yards, any area where junk vehicles are stored, keeping or abandonment of junk, including scrap metal or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof, except for the normal household refuse which is stored only between regular pickup and disposal of household refuse; provided the same is not left for a period of over 30 days, in which case it shall be considered as junk. This definition does not pertain to uses conducted entirely within an enclosed building.

14.2.11 “K” Terms

KENNEL, COMMERCIAL: Any lot or premises on which six or more dogs, or other household pets, over six months of age are either permanently or temporarily boarded. The term "kennel" shall also include any lot or premises where household pets are bred or sold.

14.2.12 “L” Terms

LAKE, PRIVATE: Any body of water, other than a public lake, which is owned by one person, group of persons, partnership, or corporation for use by the owners only.

LANDFILL: A parcel or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or nontoxic waste material of any kind.

LICENSED MARIHUANA FACILITY: The location(s) where the Permit Holder shall operate as a medical or recreational marihuana Grower, Processor, Secured Transporter or Safety Compliance Facility under the Acts and as allowed by Ordinance.

- A. **Grower:** a licensee that is a commercial entity located in this State that cultivates, dries, trims, or cures and packages marihuana for sale to a processor, provisioning center, or another grower.
- B. **Processor:** shall have the same meaning as defined in MMFLA and MRTMA and shall apply to both medical marihuana facilities and recreational marihuana facilities.

- C. **Safety Compliance Facility:** shall have the same meaning as defined in MMFLA and MRTMA and shall apply to both medical marihuana facilities and recreational marihuana facilities.
- D. **Secured Transporter:** shall have the same meaning as defined in MMFLA and MRTMA and shall apply to both medical marihuana facilities and recreational marihuana facilities.

LOADING SPACE: See OFF-STREET LOADING SPACE.

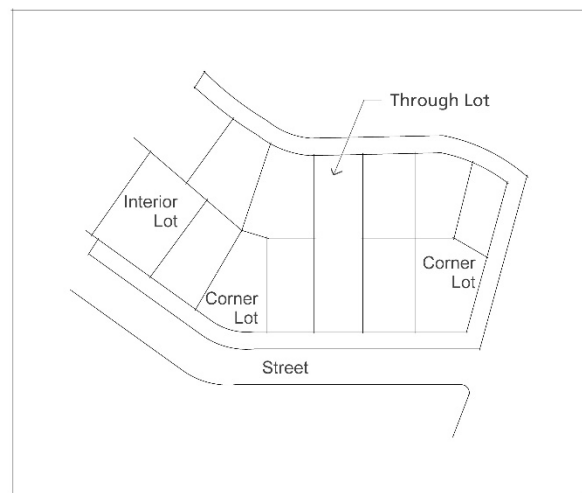
LOCAL STREET: A street of limited continuity which is to be used to gain immediate access to abutting residential properties.

LOT: A parcel of land under that is sufficient in size to meet the minimum requirements for use, coverage, area, setbacks, access, and open space as required in this Zoning Ordinance.

LOT AREA: The total horizontal area within the lot lines of the lot, excluding any portion of abutting private streets.

LOT, CORNER: A lot abutting on and at the intersection of two or more streets. A lot abutting upon a curved street or streets shall be considered a corner lot if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than 135 degrees.

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



Interior, Through, and Corner Lots

LOT DEPTH: The horizontal distance between the front and rear lot lines measured along the median between the side lot lines.

LOT, INTERIOR: Any lot other than a corner lot with only one lot line fronting a street.

LOT LINES: The property lines bounding the lot.

- A. Front lot line means, in the case of an interior lot abutting upon one public or private street, the line separating such lot from such street right-of-way. In the case of a corner lot, the front lot line shall be the narrower of the two frontage lines. In the case of a double frontage lot, the front lot line shall be that line separating such lot from that street which is designated as the front street by the owner, with Township approval, or the board of zoning appeals shall designate the front lot line.
- B. Rear lot line means ordinarily, that lot line which is opposite and most distant from the front lot line of the lot. In the case of an irregular, triangular, or cone-shaped lot, a line ten feet in length entirely within the lot parallel to and at the maximum distance from the front lot line of the lot shall be

considered to be the rear lot line for the purpose of determining the depth of the rear yard. In cases where none of these definitions are applicable, the property owner, with Township approval, may designate the rear lot line, or the board of zoning appeals shall designate the rear lot line.

- C. Side lot line means any lot line not a front lot line or a rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

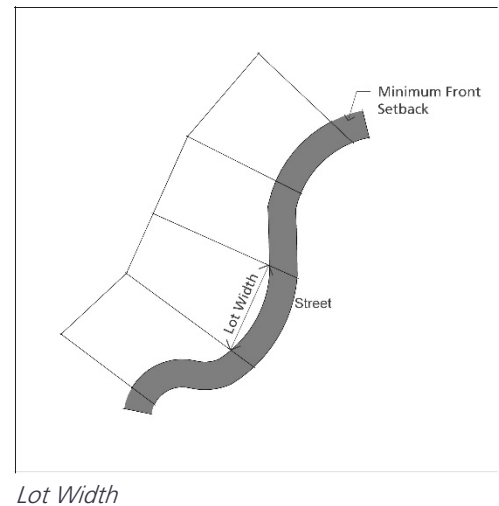
LOT OF RECORD: A parcel of land, the dimensions of which are shown on a document or map on file with the Township or county and which actually exists as so shown, or any part of such parcel held in record ownership separate from that of the remainder.

LOT, THROUGH: A double frontage lot, with street frontage at the front and the rear of the property. A double frontage lot is not a corner lot.

LOT WIDTH: The horizontal straight-line distance between the side lot lines.

LOT WIDTH, REQUIRED: The minimum required horizontal straight line distance between the side lot lines, measured between the two points where the minimum required front setback line intersects the side lot lines.

LOT, ZONING: A single tract of land which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. A zoning lot shall satisfy this Zoning Ordinance with respect to area, size, dimensions and frontage as required in the zoning district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed in the county register of deeds, but may include one or more lots of record. A zoning district line of the zoning lot shall serve as though it is a lot line for the purposes of establishing building setbacks and percent of lot coverage.



LOUNGE: See **BAR**.

14.2.13 “M” Terms

MAIN BUILDING: A building in which is conducted the principal use of the lot upon which it is situated.

MAIN USE: The principal use to which the premises are devoted and the principal purpose for which the premises exist.

MAJOR THOROUGHFARE: An arterial street which is intended to serve as a large volume trafficway for both the immediate area and the region beyond, and may be designated as a major thoroughfare, parkway, freeway, expressway, or equivalent terms to identify those streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 120 feet or greater shall be considered a major thoroughfare.

MANUFACTURED HOME: A factory-built home constructed off-site after to June 15, 1976 and transportable in one or more sections. A manufactured home is designed and constructed to the Federal Manufactured Construction and Safety Standards and is so labeled with a Department of Housing and Urban Development (HUD) Certification Label and Data Plate. Manufactured homes include a permanent chassis constructed of metal beams that are structurally part of the dwelling, cannot be removed, and are supported by blocks and/or piers on footers.

MANUFACTURED 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 that 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, subject to conditions set forth in the Mobile Home Commission Rules and Michigan Public Act 96 of 1987, as amended.

MANUFACTURING, FOOD: Establishments that transform agricultural products into products for intermediate or final consumption, distinguished by the raw materials (generally of animal or vegetable origin) processed into food products. The food products manufactured in these establishments are typically sold to wholesalers or retailers for distribution to consumers.

MANUFACTURING, HEAVY: The manufacturing, assembly, fabrication, packaging or compounding of extracted or raw materials. These activities or processes would necessitate the use or storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process, and have the potential to produce noise, dust, glare, odors or vibrations beyond the property line.

MANUFACTURING, LIGHT: The act of processing, assembling, fabricating, treating and packaging of raw or unfinished materials into a more complete or finished product, and incidental storage sales and distribution of such products, which may be perceived to have a relatively limited to moderate potential for adverse effect on surrounding properties and the environment, including noise, vibration, pollution, odor, and aesthetics.

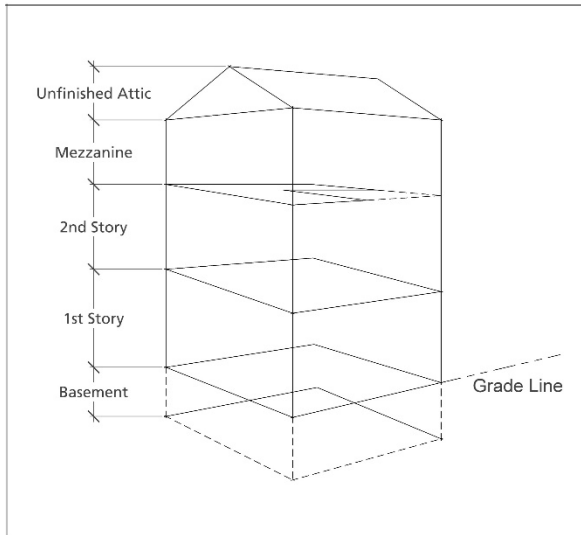
MARGINAL ACCESS ROAD: A service roadway parallel to a feeder road, designed to provide access to abutting properties and limited access to the feeder road. A marginal access road may also be called a limited access frontage road or service drive.

MARIHUANA: That term as defined in the Michigan Medical Marihuana Act (MMMA) of 2008, MCL 333.26421, et seq., the Medical Marihuana Facilities Licensing Act (MMFLA), MCL 333, 27101, et seq., or the Michigan Regulation and Taxation of Marihuana Act (MRTMA), MCL 333.27951, et seq., as applicable.

MARQUEE: A roof-like structure of a permanent nature projecting out horizontally from the wall of a building.

MASTER PLAN: A comprehensive plan, including graphic and written proposals, indicating the general location for streets, parks, schools, public buildings, and all physical development of the Township, and includes any unit or part of such plan, and any amendment to such plan.

MEZZANINE: An intermediate or fractional story between the floor and ceiling of a full story and occupying not more than one-third of the floor area of the full story.



Basic Structural Terms

MOTEL: A series of attached, semi-detached or detached rental units containing a bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation.

MOTOR VEHICLE REPAIR, GENERAL OR MINOR: The general mechanical repair, including overhaul and reconditioning of motor vehicle engines, transmissions and other mechanical repairs, but not including collision services such as body, frame or fender straightening and repair, painting or undercoating.

MOTOR VEHICLE REPAIR, MAJOR: The general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision services such as body, frame or fender straightening and repair, painting or undercoating.

MOTOR VEHICLE SERVICE CENTER: A use which is accessory to a designated retail commercial outlet located within a shopping center or which is within a building composed of the same construction material and of the same design as the shopping center, wherein automobile products such as motor oils, lubricants and various automobile parts retailed directly to the public by such retail commercial outlet are installed.

MOTOR VEHICLE SERVICE STATION AND GASOLINE STATION: A place where gasoline or other motor fuel and lubricants for operating motor vehicles are offered for sale at retail to the public, including sale of accessories, convenience goods, food and beverages, and where lubricating and light motor service may be offered on the premises, but not including collision services such as body, frame or fender straightening or repair, painting or undercoating.

14.2.14 "N" Terms

NATURAL FEATURES: Natural features shall include soils, wetlands, floodplains, water bodies and channels, topography, trees and other types of vegetative cover, and geologic formations.

NONCONFORMING BUILDING: A building or portion thereof lawfully existing as of September 11, 2023, or subsequent dates of amendment to this Zoning Ordinance, that does not conform to the provisions of this Zoning Ordinance in the district in which it is located.

NONCONFORMING USE: A use which lawfully occupied a building or land as of September 11, 2023, or subsequent dates of amendment to this Zoning Ordinance, and that does not conform to the use regulations of the district in which it is located.

NONCONFORMING USE AND BUILDING: A use and a building lawfully existing as of September 11, 2023, or subsequent dates of amendment to this Zoning Ordinance, which does not conform to the use and height, bulk, placement and/or provisions for the zoning district in which it is located.

NUISANCE: Any offensive, annoying, or disturbing practice or object, that prevents the free use of one's property, or that renders its ordinary use or physical occupation uncomfortable. Nuisance commonly involves continuous or recurrent acts that give offense to the senses, the laws of decency, obstruct reasonable and comfortable use of property, or endangers life and health.

NURSERY: An area for the growing of plant materials not offered for sale on the premises.

NURSERY, COMMERCIAL: A space, building or structure, or combination thereof, for the growing and storage of live trees, shrubs, or plants offered for sale on the premises, including products used for gardening or landscaping.

NURSERY SCHOOL: See **CHILD CARE**.

NURSING HOME: See **CONVALESCENT** or **NURSING HOME**.

14.2.15 "O" Terms

OCCUPANCY LOAD: The number of individuals normally occupying a building or part thereof, or for which the existing facilities have been designed.

OCCUPIED: Used in any manner at the time in question.

OFFICE: A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

OFF-STREET LOADING SPACE: A facility or space specifically intended to permit the standing, loading or unloading of trucks and other vehicles outside of a public right-of-way.

OFF-STREET PARKING LOT: A facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than three vehicles.

OFF-SITE PUBLIC OR PRIVATE PARKING FACILITIES: A public or private off-street parking facility designed or intended to provide peripheral collection and storage of vehicles including accessory structures such as passenger shelters. Off-site parking facilities may be surface lots or parking structures.

OPEN AIR BUSINESS USES OR OUTDOOR SALES AND DISPLAYS: not conducted from a wholly enclosed building, if operated for profit, shall include the following uses:

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

OPEN FRONT STORE: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "open front store" shall not include automobile repair stations or automobile service stations.

OPEN SPACE: An area of land that remains primarily undeveloped and in its natural state. Open space may include park lands and park facilities so long as they are provided as a part of an open space area.

OPEN STORAGE, MOTOR VEHICLE: The outdoor standing or placement of motor vehicles, including truck trailers, for more than 18 hours, including new or used motor vehicles on display for lease or sale.

OPEN STORAGE, NONRESIDENTIAL: The outdoor standing or placement of any material which is manmade, assembled, fabricated or treated in any manner and which may or may not be used directly in the processing or fabrication of a product manufactured on the premises.

OPEN STORAGE, RESIDENTIAL: The outdoor placement or keeping of material which is owned and possessed by the resident occupying the dwelling unit on the premises or by the owner of the premises where open storage is to take place.

OUT LOT: A lot in a subdivision which is restricted from use for building purposes, whether or not deeded to the Township, but which is not dedicated as a street or public reservation or public park.

OUTDOOR STORAGE: The keeping of any goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours in an unroofed area.

14.2.16 "P" Terms

PARCEL: A continuous area, tract, or acreage of land that has not been divided or subdivided according to the provisions of the Land Division Control Act (PA 288 of 1967, as amended) or the Condominium Act (PA 59 of 1978, as amended) and has frontage on a public street.

PARK: Any public or private improved land available for recreational, educational, cultural or aesthetic use, or scenic purposes.

PARKING: The parking of a motor vehicle for short duration and possessing the element of a vehicle in use, being temporarily parked until it is shortly to be again put into service. The terms "temporarily" or "shortly" shall mean and be measured by hours or, at most, up to a maximum of 18 hours.

PARKING SPACE: An area of definite length and width; such area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of vehicles.

PATHWAY: A path physically separated from motor vehicle traffic by an open space or barrier and either within a highway right-of-way or within an independent right-of-way. A multi-use path is used by bicyclists, pedestrians, joggers, skaters, and other nonmotorized travelers.

PERSONAL SERVICES: Enterprises serving individual necessities, such as barber shops, beauty salons and spas, clothing rental, self-service laundromats, dry cleaning drop-off/pick-up establishments, marriage bureaus, massage services by masseurs/masseuses, personal laundry and dry cleaning establishments, pressing, dyeing, tailoring, shoe repair, photographic studios, tattoo parlors, and travel agencies.

PLANNED DEVELOPMENT: A proposed use of the land which requires the submission of a site plan for more than one building or structure to be approved as to requirements of this Zoning Ordinance, including special relationships and vehicular and pedestrian circulation.

PLANNING COMMISSION: The Planning Commission of the Township of Groveland, Oakland County, Michigan as designated in the Michigan Planning Enabling Act, Michigan Public Act 33 of 2008.

PRINCIPAL USE: See **MAIN USE**.

PRINTING, PUBLISHING, OR ALLIED FACILITY: An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving.

PRIVATE DRIVE: A means of vehicle access serving one property or one dwelling.

PROFESSIONAL SERVICES: A business that offers any type of individual service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, architects, attorneys at law, and life insurance agents. Professional services shall not include healthcare or financial services, or veterinarian clinics.

PROPERTY LINE: See **LOT LINES**.

PUBLIC USE: Basic services usually furnished by local government or public utility, but which also may be provided by private enterprise to support the development of the community. Public uses may be categorized as one of the following:

- A. **Critical:** such as, but not limited to fire station, ambulance services, police station, etc., and associated facilities.

- B. **Essential:** the erection, construction, alteration, or maintenance by public utilities or municipal or governmental agencies of underground or overhead gas, electrical, steam, communications, supply, or disposal systems including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, which are necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health, safety or general welfare.
- C. **Supporting:** such as, but not limited to, Township Hall, library, civic center, park, public recreational facility, community center, official government offices, authority office, post office, special events approved by the Township, etc., and associated facilities.

PUBLIC UTILITY: A person, firm or corporation, municipal department, board or commission duly authorized to furnish, and furnishing under governmental regulations, to the public, gas, steam, electricity, sewage disposal, communication, telegraph, telecommunication, transportation or water.

14.2.17 "R" Terms

RECREATION LAND: Any publicly or privately owned property that is utilized for recreation activities, including, but not limited to, such activities as camping, swimming, picnicking, hiking, nature study, hunting, boating, and fishing.

RECREATIONAL FACILITY: An entity which receives a fee, whether by membership or daily passes, in return for the provision of some active recreational activity including but not limited to: gymnastic facilities, indoor soccer, bike & skate parks, racquet clubs, tennis and pickle ball courts, physical fitness facilities, swimming pools, athletic fields, yoga, spinning, martial arts, and other similar activities related to personal or team athletics, exercise, fitness and including their ancillary support services.

RECREATION VEHICLE OR EQUIPMENT: shall include the following:

- A. **Travel trailer,** which is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, commonly identified as "travel trailer" by the manufacturer.
- B. **Pickup camper,** which is a structure designed primarily to be mounted in the bed of a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational, and vacation uses.
- C. **Motorized home,** which is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- D. **Folding tent trailer,** which is a folding structure, mounted on wheels and designed for travel and vacation use, commonly referred to as a "pop-up" trailer.
- E. **Boats and boat trailers,** which shall include boats, floats and rafts, along with the necessary equipment to transport.
- F. **Snowmobile and all-terrain vehicles,** along with the necessary equipment to transport.

RECYCLING: The process by which waste products are reduced to raw materials and transformed into new and often different products.

RECYCLING CENTER: A facility where recycled products or materials are separated, processed, or transformed into new and often different products. A recycling center shall be other than a junkyard.

RELIGIOUS INSTITUTIONS: A place of worship or religious assembly with related facilities such as the following in any combination: rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult day care, playground, and cemetery.

RESEARCH AND DEVELOPMENT FACILITIES: An establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing. This term includes but is not limited to a biotechnology firm or a manufacturer of nontoxic computer components.

RESTAURANT: Any establishment where food and drink are prepared, served, and consumed and whose design or principal method of operation is characterized by customers making a selection off a menu and being served their food and drink by a restaurant employee at the same table or counter at which said items are consumed, but may also offer take-out service.

RETAIL SALES ESTABLISHMENTS: Establishments primarily engaged in retailing new or used goods in stores.

RIGHT-OF-WAY LINE: The line established by the state or county road commission in its right-of-way requirements established for the Township or the Township's adopted Master Plan.

ROADSIDE STAND: A temporary or permanent building operated for the purpose of selling produce raised or produced by the proprietor of the stand or his family on the premises. Such use in an agricultural or residential district shall not be deemed an approved commercial activity.

ROOM: For the purpose of determining lot area requirements and density in a multiple-family district, a living room, dining room, and bedrooms, each equal to at least 80 square feet in area. A room shall not include the area in kitchen and bathrooms, utility provisions, corridors, hallways, and storage. Plans presented having one-, two-, or three-bedroom units and including a den, library, or other extra room shall count as a bedroom for the purpose of computing density.

ROOMING UNIT: A room or group of rooms forming a single habitable unit used for living and sleeping, but not containing kitchen or eating facilities.

14.2.18 "S" Terms

SALVAGE YARD: An open area where 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.

SCREENING: A wall, earth berm, fence or land used for growing heavy concentrations of trees and shrubs, or combinations of these, for the purpose of shielding the view of one use of land from another, and for the protection of adjoining premises.

SEASONAL FESTIVAL, OUTDOOR: An event for feasting and celebration, which may or may not have a theme, but which is conducted outdoors on a seasonal basis for the purpose of bringing together artists, craftspeople, entertainers and food and beverage purveyors for the purpose of entertaining the public.

SECONDARY THOROUGHFARE: A street of limited continuity designed and intended to collect and distribute traffic to and from local streets and to and from major thoroughfares.

SELF-STORAGE FACILITY: A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and may include climate-controlled facilities.

SENIOR LIVING FACILITIES: Licensed personal care facilities, other than hotels, adult foster care homes, hospitals, nursing homes, or county medical care facilities, that provide supervised personal care to 21 or more individuals who are age 60 or older. Homes that are operated in conjunction with and as a distinct part of a licensed nursing home may serve 20 or fewer adults.

SETBACK: The minimum horizontal distance between the furthest most projection of a structure and the nearest lot line or street right-of-way line.

SEXUALLY ORIENTED BUSINESS: A use which shall include the following uses:

- A. **Adult Arcade:** Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.
- B. **Adult Bookstore and Adult Video Store:** A commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:
 1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes or video reproductions, slides, or other audio-visual representations which depict or describe specified sexual activities or specified anatomical areas.
 2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or specified anatomical areas and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental, for consideration, of the specified materials which depict or describe specified sexual activities or specified anatomical areas.
- C. **Adult Cabaret:** A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity.
 2. Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.
 3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
- D. **Adult Motel:** A hotel, motel or similar commercial establishment which:
1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions.
 2. Offers a sleeping room for rent for a period of time that is less than ten hours.
 3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.
- E. **Adult Motion Picture Theater:** A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
- F. **Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.
- G. **Employee:** A person who performs any service on the premises of a sexually oriented business on a full-time, part-time or contract basis, whether or not the person is denominated as employee, independent contractor, agent or otherwise and whether or not such person is paid a salary, wage or other compensation by the operator of the business. The term "employee" does not include a person exclusively on the premises for repair or maintenance of the premises or equipment on the premises, or for the delivery of goods to the premises.
- H. **Escort:** A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
- I. **Escort Agency:** A person or business association which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.
- J. **Establishment:** Includes any of the following:

1. Opening or commencement of any sexually oriented business as a new business.
 2. Conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business.
 3. Addition of any sexually oriented business to any other existing sexually oriented business.
 4. Relocation of any sexually oriented business.
- K. **Licensee:** A person in whose name a license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a license; and, in the case of an employee, a person in whose name a license has been issued authorizing employment in a sexually oriented business.
- L. **Nude Model Studio:** Any place where a person who appears seminude, in a state of nudity, or who displays specified anatomical areas and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. The term "nude model studio" shall not include a proprietary school licensed by the state, or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure:
1. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or seminude person is available for viewing;
 2. Where, in order to participate in a class, a student must enroll at least three days in advance of the class; and
 3. Where no more than one nude or seminude model is on the premises at any one time.
- M. **Nudity and State of Nudity:** The appearance of a human bare buttocks, anus, male genitals, female genitals, or full female breast.
- N. **Permittee:** A person in whose name a permit to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit.
- O. **Seminude and Seminude Condition:** The showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. The term "seminude" and "seminude condition" shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel, provided the areola is not exposed in whole or in part.
- P. **Sexual encounter center:** A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

1. Physical contact in the form of wrestling or tumbling between persons of the opposite sex.
 2. Activities such as, but not necessarily limited to, dancing which is conducted between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is seminude; except no such activity shall include any sexual activities, or any activity which would violate any provisions of state or federal criminal or penal status.
- Q. **Sexually Oriented Business:** An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.
- R. **Specified Anatomical Area:**
1. Human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
 2. Less than completely and opaquely covered human genitals, pubic region, buttocks, or a female breast below a point immediately above the top of the areola.
- S. **Specified Criminal Activity:** Any of the following offenses:
1. Prostitution or promotion of prostitution; dissemination of obscenity; sale, distribution or display of harmful material to a minor; sexual performance by a child; possession or distribution of child pornography; public lewdness; indecent exposure; indecency with a child; engaging in organized criminal activity; sexual assault; molestation of a child; gambling; or distribution of a controlled substance; or any similar offenses to those described above under the criminal or penal code of the state, other states, United States criminal or penal law statutes, or the criminal or penal law statutes of other countries.
 2. An offense for which:
 - a. Less than two years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense;
 - b. Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or
 - c. Less than five years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two or more misdemeanor offenses or combination of misdemeanor offenses occurring within a 24-month period.

The fact that a conviction is being appealed shall have no effect on the disqualification of the applicant or a person residing with the applicant.
- T. **Specified Sexual Activities:** includes any of the following:

1. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.
 2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, and sodomy.
 3. Masturbation, actual or simulated.
 4. Excretory functions as part of or in connection with any of the activities set forth in this definition.
- U. **Substantial Enlargement of a Sexually Oriented Business:** The increase in floor areas occupied by the business by more than 25 percent, as the floor areas exist on September 11, 2023.
- V. **Transfer of Ownership or Control of a Sexually Oriented Business:** Includes any of the following:
1. Sale, lease, or sublease of the business.
 2. Transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means.
 3. Establishment of a trust, gift or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Sexually oriented businesses are classified as follows: adult arcades; adult bookstores or adult video stores; adult cabarets; adult motels; adult motion picture theaters; adult theaters; escort agencies; nude model studios; sexual encounter centers.

SIGN: A name, identification, description display, or illustration which is affixed to, painted or represented, directly or indirectly, upon a building, structure, parcel, or lot and which directs attention to an object, product, place, activity, person, institution, organization, or business. A sign includes the sign faces as well as any supporting structure. A sign shall include the following types:

- A. **Accessory Sign:** A sign which directs attention to a person or profession conducted upon the same premises.
- B. **Animated Sign:** A sign employing actual motion or the illusion of motion.
- C. **Changeable Sign:** A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means, including animated graphics and video.
- D. **Directional Sign:** A sign intended solely for the purpose of showing direction or guiding either by symbol or by language, or by both.

- E. **Freestanding Sign:** A sign which is supported by one or more poles, uprights, or braces, in or upon the ground, which are not part of the building.
- F. **Non-Accessory Sign:** A sign which directs attention to a business, commodity, activity, service or entertainment conducted, sold, placed or otherwise offered elsewhere than on the premises on which the sign is located.
- G. **Projecting Sign:** A sign other than a wall sign suspended from or supported by a building or structure and projecting therefrom, including marquees.
- H. **Roof Sign:** A sign which is erected, constructed and maintained above the roof of a building.
- I. **Temporary Sign:** A sign which is not permanently affixed to a wall or to the ground and whose message does not represent a permanent status of place, product or activity.
- J. **Wall Sign:** A sign which is attached directly to the wall of a building and which extends not more than 18 inches from the wall, including window signs.

SIGN AREA: The sign area within a continuous perimeter enclosing the limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed; provided, however, any open space contained within the outer limits of the display face of a sign or between any component, panel, strip, or figure of any kind composing the display face shall be included in the computation of the area of the sign, whether such open space is enclosed or not by a frame or border. For double-faced signs, each display face shall be measured or counted in computing the sign area. All lettering and other sign elements printed or mounted upon a wall of a building without any distinguished border, panel or background and pertaining to the same enterprise shall be treated as a single sign for purposes of area computation, and enclosed tightly with an imaginary line to define the area for computation.

Site plan: A plan showing all salient features of a proposed development so that it may be evaluated in order to determine compliance with the applicable requirements of this Ordinance.

SOIL SHELTERED: The design and creation of living space by means of cut-and-cover construction in the near-surface or shallow soil environment. Such approved construction is exempt from the definition of a basement.

SOLAR ENERGY CONVERSION SYSTEM, PERSONAL: A ground- or roof-mounted solar installation used to distribute generated energy primarily on-site for consumption, however, excess energy output may be delivered to the power grid with or without compensation.

SOLAR ENERGY CONVERSION SYSTEM, COMMERCIAL: A ground- or roof-mounted solar installation used to distribute generated energy primarily through the utility grid but may also be utilized to meet on-site energy demand.

SOLAR INSTALLATIONS, GROUND-MOUNTED: A personal system installed on the ground of a lot as a principal or accessory use that converts sunlight into electricity or thermal energy, whether by

photovoltaics, concentrating solar thermal devices, or any other various experimental solar technologies. The primary purpose is for consumption of generated energy on site.

SOLAR INSTALLATIONS, ROOF-MOUNTED: A private system installed on the roof of a building as an accessory use that converts sunlight into electricity or thermal energy, whether by photovoltaics, concentrating solar thermal devices, or any other various experimental solar technologies. The primary purpose is for consumption of generated energy on site.

SPECIAL LAND USE: A use of land which requires compliance with certain development or location conditions as set forth for the use in this Zoning Ordinance.

STABLE, LIVERY: A structure or shelter where horses owned and not owned by the proprietor of the property are boarded or are kept for remuneration and where horses may be ridden by the public and trained.

STABLE, PRIVATE: A structure or shelter with capacity for not more than three horses which are not boarded and are not for hire or sale and are owned by the immediate family.

STORY: That part of a building, except a mezzanine and excluding a basement, included between the surface of one floor and the surface of the next floor, or, if there is no floor above, then the ceiling next above. A story shall not be counted as a story when more than 50 percent, by cubic content, is below the height level of the adjoining ground.

STORY, HALF: An uppermost story lying under a sloping roof having an area of at least 200 square feet with a clear height of seven feet six inches. The usable floor area is only that area having at least four feet clear height between floor and ceiling.

STREET, PRIVATE: A street which provides the principal means of access to abutting land use, portions of which may be owned and controlled by the abutting property owners and which may or may not be open to public use.

STREET, PUBLIC: A dedicated public right-of-way, other than an alley, which affords the principal means of access to abutting property.

STRUCTURAL ALTERATION: Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders, stairways, or any change in the width or number of exits, or any change in the roof.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

SWIMMING POOL: Any structure located above grade or below grade, designed to hold water to a depth greater than 24 inches, to be used for swimming.

14.2.19 "T" Terms

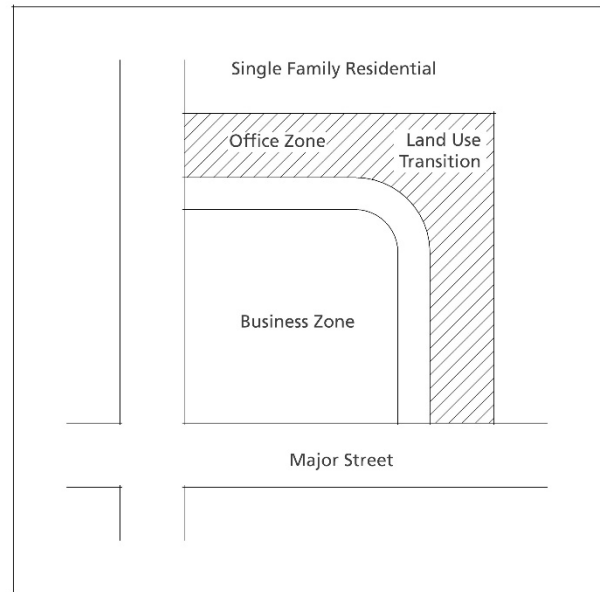
TEMPORARY USE OF BUILDING: A use of building permitted by the board of zoning appeals to exist during periods of construction of the main building or use, or for special events.

TOWNHOUSE: A building occupied by three or more families, where each dwelling unit is divided from the one adjacent to it by a party wall extending the full height of the building. Each dwelling unit is capable of individual use and maintenance without trespassing upon adjoining properties, and utilities and service facilities are independent for each property.

TRANSITION and TRANSITIONAL: A zoning district, a landscaped area, arrangement of lots, wall or other means which may serve as a district or area of transition; i.e., a buffer zone between various land use districts and/or land use and thoroughfares.

TRAVEL TRAILER PARK AND OVERNIGHT CAMPING FACILITY: A place utilized for the temporary storage of travel trailers, for camping purposes, where there is no permanent storage of mobile homes for year-round occupancy, and where commercial activity is limited to service the needs of the temporary occupants of the travel trailer park.

TRUCK TERMINAL: A lot intended to store fleet vehicles, either inside or outside, when not in use.



Transition Through Zoning

14.2.20 “U” Terms

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

14.2.21 “V” Terms

VARIANCE: A modification of the literal provisions of the Zoning Ordinance granted by the Zoning Board of Appeals when strict enforcement of the Zoning Ordinance would cause practical difficulties or unnecessary hardship owing to circumstances unique to the individual property on which the variance is granted.

VEHICLE, COMMERCIAL: as defined in the state vehicle code (MCL 257.7), as amended, means every vehicle which is used for the transportation of passengers for hire or which is constructed or used for the transportation of goods, wares or merchandise. The term "commercial vehicle" also means a motor vehicle which is designated and used for drawing other vehicles and which is not constructed to carry any load thereon, either independently or as any part of the weight of a vehicle or load so drawn.

VEHICLE DEALER: A person or business establishment selling cars, trucks, motorcycles, recreational vehicles, boats and related parts, supplies and services.

VEHICLE TEST FACILITY: A specialized establishment for testing vehicle capabilities.

VETERINARY CLINIC: A place for the care, diagnosis and treatment of sick or injured animals and those in need of medical or minor surgical attention. A veterinary clinic may include customary pens or cages which

are permitted only within the walls of the clinic structure. A veterinary clinic may also be known as a veterinary hospital.

14.2.22 “W” Terms

WALL, OBSCURING: A structure of definite height and location to serve as an opaque screen in carrying out the requirements of this Zoning Ordinance.

WAREHOUSING: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive. May include frequent, heavy truck traffic, open storage of materials, or nuisances such as dust, noise and odors, and wholesale activities, but does not include onsite manufacturing.

WHOLESALE ESTABLISHMENTS: Establishments primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.

WATER SUPPLY AND DISPOSAL PLANTS: ART 3

WILD ANIMAL: Any non-domesticated animal and/or any cross of a non-domesticated animal.

WIND ENERGY CONVERSION SYSTEM, PERSONAL: A wind energy conversion system established as an accessory use to distribute generated energy primarily on-site for consumption, however, excess energy output may be delivered to the power grid with or without compensation.

WIND ENERGY CONVERSION SYSTEM, COMMERCIAL: A wind energy conversion system established as an accessory or principal use to distribute generated energy primarily through the utility grid, but may also be utilized to meet on-site energy demand.

WIND ENERGY CONVERSION SYSTEM: Any device or assemblage which converts wind energy into electricity through the use of a wind turbine generator which may include turbines, blades, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries, and associated electrical equipment. This does not include wiring to connect the wind energy system to the grid.

WIRELESS TELECOMMUNICATION FACILITY: means and includes all structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not necessarily be limited to, radio towers, television towers, telephone devices and exchanges, microwave relay towers, telephone transmission equipment buildings and commercial mobile radio service facilities, but not including citizen band radio facilities, shortwave facilities, ham, amateur radio facilities, satellite dishes, and government facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority. The term "wireless telecommunication facility" shall include the following definitions:

- A. **Attached Wireless Telecommunications Facility:** A wireless telecommunications facility that is affixed to an existing structure, such as a building, tower, water tower, utility tower and the like. A

wireless telecommunications support structure proposed to be newly erected shall not be included in this definition.

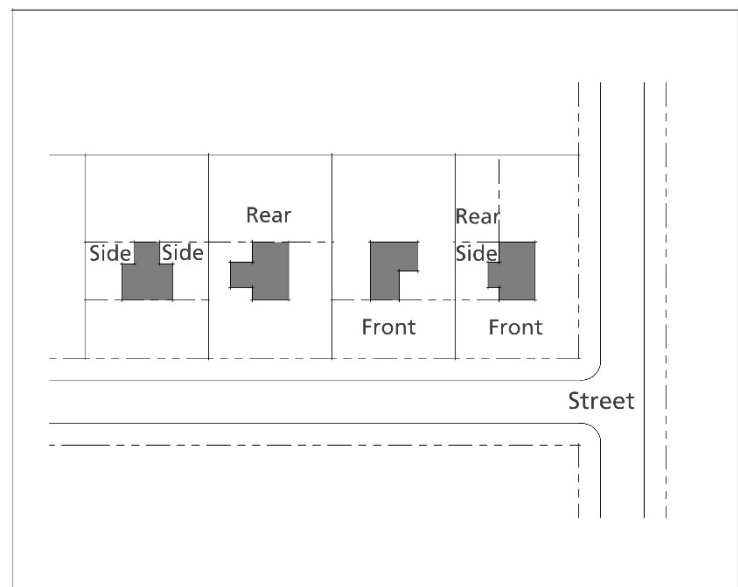
- B. **Colocation:** The location by two or more wireless telecommunication providers of wireless telecommunication facilities on a common support structure, including their related ground equipment facilities.
- C. **Wireless Telecommunications Support Structure:** Structures erected or modified to support a wireless telecommunication antenna or antenna array. Support structures within this definition include, but shall not necessarily be limited to, monopoles, lattice towers, light poles, wood poles, guyed wire towers, or other structures which appear to be something other than a support structure specifically designed to support antennas.

WOODLAND AND WOODLOT: A tract of land dominated by trees but usually also containing woody shrubs and other vegetation.

14.2.23 “Y” Terms

YARD: The open space on the same lot with a main building, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Zoning Ordinance , and as defined herein:

- A. **Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.
- B. **Rear Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- C. **Side Yard:** An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.



Yards

14.2.24 “Z” Terms

ZONING ADMINISTRATOR: The Township official(s) authorized to administer the Zoning Ordinance on a day-to-day basis, including but not limited to processing applications, granting ministerial approvals,

maintaining the records of Planning Commission actions, sending notices of public hearing, and similar work.

ZONING BOARD OF APPEALS: The Body appointed pursuant to the provisions of Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, to serve as the Zoning Board of Appeals for Groveland Township.

ZONING DISTRICT: See **DISTRICT**.

ZONING LOT: See **LOT, ZONING**.

ZONING MAP: An official map of the Township which visually depicts by area, and identifies by name, various zoning districts throughout the Township.