

Sage Township

Zoning Ordinance

**Sage Township
Gladwin County**

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Chapter 1 ■ GENERAL PROVISIONS

SECTION 1.1 TITLE

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

SECTION 1.2 AUTHORITY AND ZONING COMMISSION

The Township Board provides for this Zoning Ordinance pursuant to [Public Act 110 of 2006](#) as amended. This Ordinance hereby establishes a Planning Commission, hereafter known as the Sage Township Planning Commission.

SECTION 1.3 PURPOSE

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

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

SECTION 1.4 INTENT

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or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance or of any private restrictions placed upon property by covenant, deed, or other private agreement.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

SECTION 1.5 PRIOR REGULATIONS AND REQUIREMENTS OF LAND AND BUILDINGS

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

SECTION 1.6 LEGAL BASIS

This ordinance is enacted and administered pursuant to [Public Act 110 of 2006](#), as amended (being the Michigan Zoning Enabling Act)

SECTION 1.7 REPEAL OF ORDINANCE

Other ordinances and parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed. The Zoning Ordinance for Sage Township adopted on January 9, 2013, and as amended is specifically repealed in its entirety

SECTION 1.8 EFFECTIVE DATE

The Sage Township Zoning Ordinance is effective on September 20, 2020.

Chapter 2 ■ DEFINITIONS

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

SECTION 2.1 GENERAL

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

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

The present tense includes the future tense, and the singular number includes the plural, and the plural number includes the singular.

The word "shall" is mandatory; the word "may" is permissive.

The particular shall control the general.

In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.

A "building" or "structure" includes any part thereof.

SECTION 2.2 SPECIFIC TERMS

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

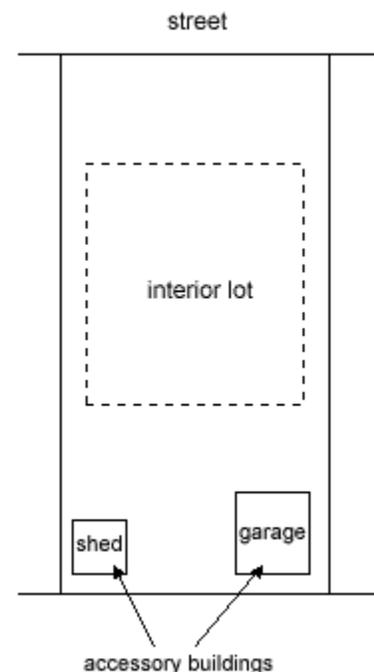
ABANDONMENT: The cessation of a permitted activity in, or a permitted use of, a dwelling structure, or lot, other than that which would normally occur on a seasonal basis, and that has fallen into disrepair or is neglected in some way for a period of one year or longer.

ACCESS: A way of approaching or entering a property.

ACCESSORY BUILDING or ACCESSORY STRUCTURE:

Any unattached subordinate building or structure, such as a private garage, which is incidental to that of the main building, located on the same lot with the main building, or any portion of the main building if that portion is occupied or devoted exclusively to an accessory use. This definition also includes OUTDOOR WOOD-FIRED HYDRONIC HEATERS: "OWHH".

ACCESSORY HOUSING: A free-standing structure, located on a lot with a single family residence, intended to provide accommodations for up to two relatives of those persons occupying the principal dwelling unit on the property.



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

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

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

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

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

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

AGRICULTURAL STORAGE, TERMINALS AND PROCESSING FACILITIES: A building, facility, area, open or enclosed, or any location for the refinement, treatment, or conversion of agricultural products where physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include but are not limited to fruit dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form, including all uses customarily incidental thereto.

AGRICULTURE AND FORESTRY ACTIVITIES: The employment of land for the primary purpose of obtaining a profit in money by raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, fur-bearing animals or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticultural use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines, including, but not limited to, providing riding lessons, training clinics and schooling shows. The growing or harvesting of forest tree species or trees used for commercial or related purposes. Also included are facilities used in the research and testing of agricultural products and techniques. see FARM.

ANIMAL (SMALL): Any animal, including rabbits, weighing 20 pounds or less, except pet animals, unusual animals, or fowl.

ANIMAL (LARGE): Cattle, horses, mules, sheep, goats, beasts of burden, or any other domesticated or wild animal weighing more than 20 pounds except pet animals, unusual animals, or fowl.

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

ANIMAL HOSPITAL/CLINIC: see VETERINARY HOSPITAL/CLINIC

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

AUTO SALES AND SERVICE: An area used for the display, sales, service and rental of new and used motor vehicles, boats, trailers, farm equipment, construction equipment or mobile homes all in operable condition.

AUTOMOBILE SERVICE STATION: see GAS STATION/SERVICE STATION.

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

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

BODY PIERCING PARLOR: see TATTOO/BODY PIERCING PARLOR.

BODY SHOP: see VEHICLE REPAIR

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

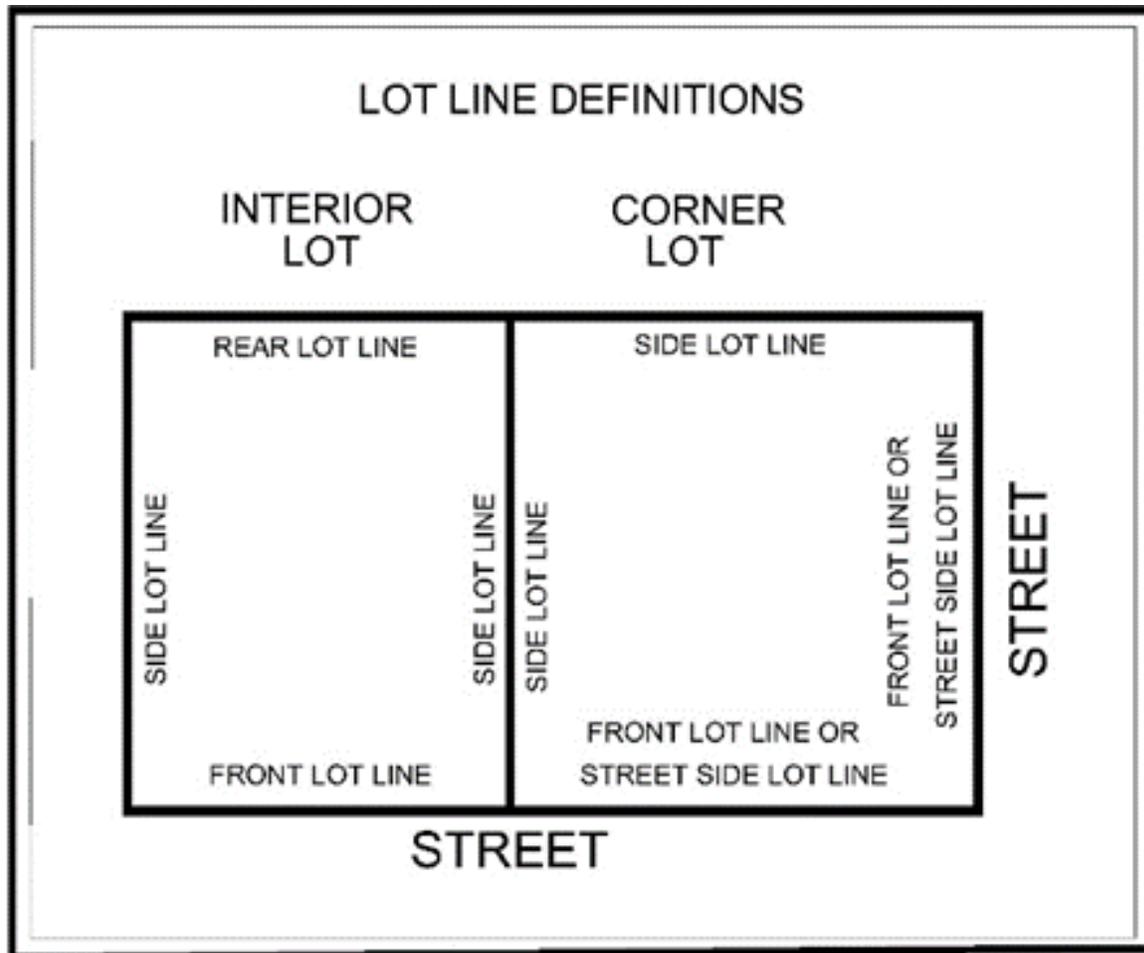
BUILDING: A structure erected on-site, a manufactured home, a mobile home or mobile structure, or a premanufactured or precut structure that is above or below ground and is designed primarily for the use or intended use of shelter, support, or enclosure of persons, animals, or property of any kind.

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

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

BUSINESS SERVICES: Establishments primarily engaged in rendering services to business establishments for a fee or on a contract basis, such as advertising and mailing, building

maintenance, employment services, management and consulting services, protective services, equipment rental and leasing, commercial research, development and testing, photo finishing, and personal supply services.



CAMPGROUND: see RECREATIONAL VEHICLE RV PARK/CAMPGROUND.

CAR RENTAL AND LIMO SERVICES: see AUTO SALES AND SERVICE.

CELLULAR TOWER: see WIRELESS COMMUNICATION FACILITY

CEMETERY: Any publicly or privately owned place for the interment of human remains or storage of cremated human remains, including columbaria, crematories, mausoleums and mortuaries, when operated in conjunction with, and within the boundary of, such cemetery. This definition does not include private burial plots on private property of 1 acre or less used for burial of family members.

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

- d. **CHILDCARE CENTER** or **DAY CARE CENTER** means a facility, other than a private residence, receiving one or more preschool or school age children for group care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a childcare center, day care center, day nursery, nursery school, parent cooperative preschool, pay group, or drop-in center. **CHILDCARE CENTER** or **DAY CARE CENTER** does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.
- e. **FOSTER FAMILY HOME** is a private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- f. **FOSTER FAMILY GROUP HOME** means a private home in which more than four but less than seven children, who are not related to an adult member of the household by blood, marriage or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- g. **FAMILY DAY CARE HOME** means a private home in which one but less than seven minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.
- h. **GROUP DAY CARE HOME** means a private home in which more than six but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

CHURCHES/SYNAGOGUES/MOSQUES: see INSTITUTION, RELIGIOUS

CLUB/LODGE: see INSTITUTION, SOCIAL

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

COMMERCIAL SCHOOL: A school or facility offering training to perform any of the uses by right in the district in which a Commercial School is permitted either by right or by special use permit. A Commercial School is a distinct use, not to be confused with an Institution, Educational.

CONDOMINIUM: A condominium is a system of separate ownership of individual units in multi-unit projects. Such as condominium apartments, site condominiums, mobile home condominiums, campground and boat dock condominiums. For the purposes of this Ordinance, condominium terms shall be defined in the [Public Act 59 of 1978](#), as amended.

CONTRACTOR'S STORAGE YARD: An unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. Designation of the lot or parcel as a contractor's storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade carried on by a construction contractor. If permitted to be used in this manner, the entire lot or parcel would then be classified as a "contractor's storage yard" and will be required to conform to all applicable Zoning District standards and other legislative regulations.

CONVALESCENT OR NURSING HOME: see INSTITUTION, HUMAN CARE

CORNER LOT: see LOT, CORNER.

COTTAGE INDUSTRY: An establishment primarily engaged in the on-site production of goods which have a limited impact on adjoining development by virtue of either low development densities or more stringent review and standards. Examples of Cottage Industries include: mail order businesses, custom manufacturing, or light automotive and equipment repair.

DAY CARE: see CHILDCARE.

DAY CARE FACILITY: see CHILDCARE CENTER.

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

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

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

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

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

DISPLAY PUBLICLY: The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from the property of others, or from any portion

of the premises where items and material other than adult media are on display to the public.

DISTRIBUTION CENTER: A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

DOG CLUBS: see KENNEL

DRIVE-IN RESTAURANT/FAST FOOD: See RESTAURANT, DRIVE-IN/DRIVE-THROUGH/FAST FOOD.

DRY CLEANER/LAUNDRY: An establishment that cleans clothes or other fabrics through a process that uses solvents and specialized equipment instead of using water.

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

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

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

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

EARTH EXTRACTION: see MINING.

ELDERLY HOUSING: see SENIOR HOUSING

ENGINEERED HOME: see MANUFACTURED HOME

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

ESSENTIAL SERVICES: The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground, surface, or overhead gas, electrical, steam, or water transmission, distribution or collection systems, communication, supply, or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, electric sub-stations, telephone exchange buildings, gas regulator stations, and other similar equipment and accessories in connection therewith. Essential Services are those that are reasonably necessary to furnish adequate service by the public utilities or municipal departments or commissions or for the public health or safety or general welfare, but do not include buildings other than the buildings that are primarily enclosures or shelters of the mentioned equipment in this definition. Private wireless communication facilities are not considered Essential Services. see PUBLIC UTILITY

EXOTIC ANIMAL: see ANIMAL, WILD OR EXOTIC.

EXPLICIT SEXUAL MATERIAL: Any hard-core material.

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

FAMILY DAY CARE HOME: see CHILDCARE ORGANIZATION

FARM, FARMING: The act or business of cultivating or using land and soils for the production of crops for the use of animals or humans, and includes, but is not limited to, purposes related to agriculture, farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry. ([Michigan Right To Farm Act 93 of 1981](#)).

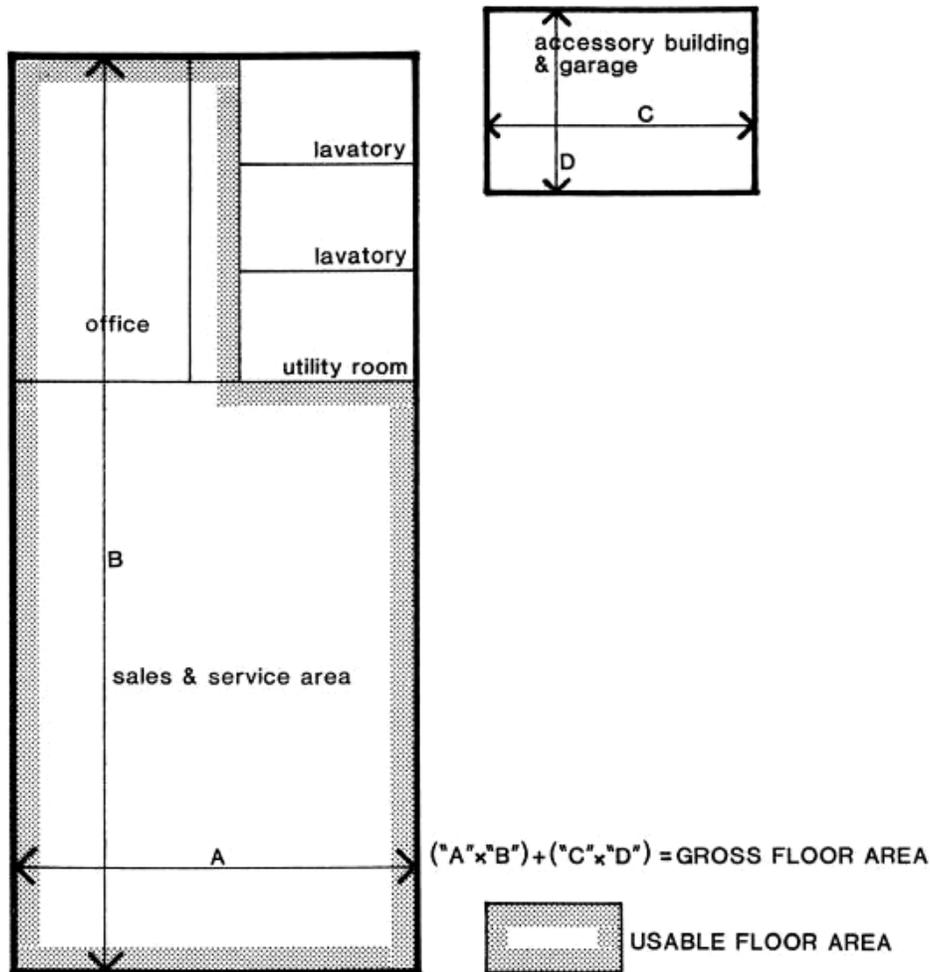
FAST FOOD RESTAURANT: see RESTAURANT/DRIVE-IN/DRIVE-THROUGH/FAST FOOD

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

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

FLEA MARKET: see OUTDOOR USE, TEMPORARY; YARD SALE

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



Floor Area Terminology

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

FOSTER FAMILY GROUP HOME: see CHILDCARE ORGANIZATION

FOSTER FAMILY HOME: see CHILDCARE ORGANIZATION

FRATERNAL ORGANIZATION: see INSTITUTION, SOCIAL

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

FUNERAL HOME/MORTUARY: A building used for the storage and preparation of the deceased for burial and display, and for ceremonies connected therewith before burial or cremation.

GARAGES: Includes the following:

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

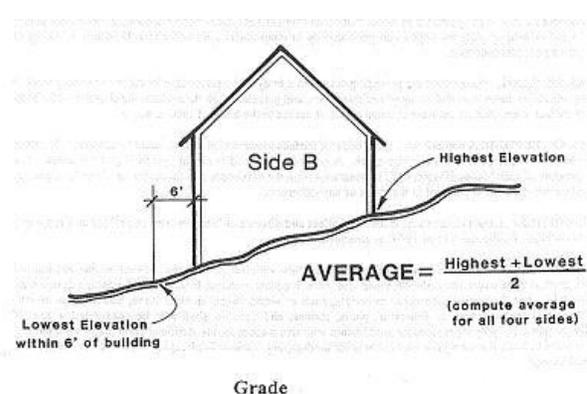
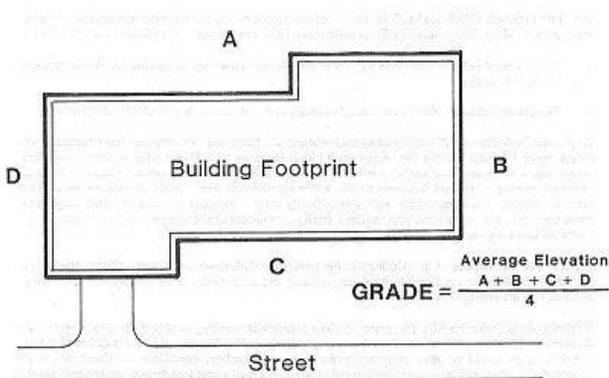
GARAGE SALE: see OUTDOOR USE, TEMPORARY/YARD SALE.

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

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

GOLF COURSE: A tract of land for playing golf, improved with trees, greens, fairways, hazards, and which may include clubhouses or shelters.

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



GRAIN AND SEED ELEVATORS: A structure designed and constructed to house hay, grain, or other horticultural products and that is clearly incidental to agricultural activity, excluding the business of retail trade.

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

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

GROUP DAY CARE HOME: see CHILDCARE ORGANIZATION

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

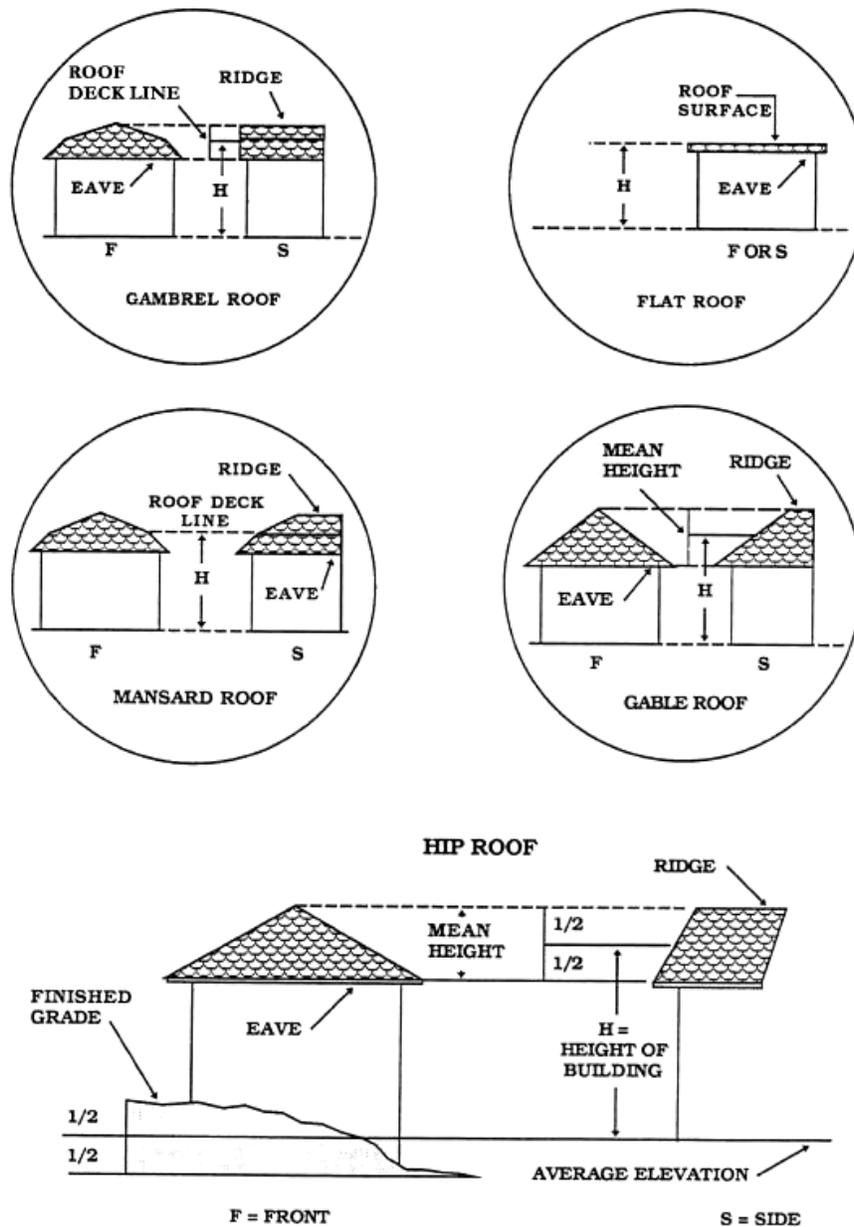
HARD CORE MATERIAL: Media characterized by sexual activity that includes one or more of the following: erect male organ; contact of the mouth of one person with the genitals of another; penetration with a finger or male organ into any orifice in another person; open female labia; penetration of a sex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

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

HEAVY VEHICLE, EQUIPMENT REPAIR AND SALES: An establishment providing sales and major and minor repair services to heavy load vehicles, including trucks, buses, trailers.

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

BUILDING HEIGHT



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

- The majority of activities are carried on indoors.
- It does not display or create outside the structure any external evidence of the operation of the home occupation, including traffic beyond that normally associated with single-family dwellings;

- c. It does not employ any persons other than family members residing on the premises.

HOSPITAL: see INSTITUTION, HUMAN CARE

HOTEL: see MOTEL

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

INCINERATOR: A device used to burn waste substances and in which all the combustion factors, temperature, retention, time, turbulence and combustion air can be controlled.

INDUSTRIAL PARK: A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design, orientation, and open space.

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

INSTITUTION, CULTURAL: see MUSEUM, LIBRARY, EDUCATIONAL INSTITUTIONS

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

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

INSTITUTION, INCARCERATION: Any jail or other place of confinement including work camps, jails, reformatories, penitentiaries, and correctional institutions.

INSTITUTION, REHABILITATION: A public or private facility for mental or substance abuse rehabilitation. A rehabilitation institution may include inpatient or outpatient hospitals, halfway houses, and similar facilities.

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

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

INTENSIVE LIVESTOCK OPERATIONS: See the Michigan Generally Accepted Agricultural Management Practices. [GAAMP](#)

JUNK MOTOR VEHICLE: An automobile, truck, or other motor vehicle which has been damaged to such an extent that it cannot be operated under its own power, and will require

major repairs before being made usable; or such a vehicle which does not comply with State or County laws or Ordinances.

JUNK/SALVAGE YARD: see SAGE TOWNSHIP JUNKYARD ORDINANCE

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

LABORATORY:

- a. Medical or dental: A laboratory that provides analytical or diagnostic services to physicians and dentists. No fabrication is conducted on the premises except the custom fabrication of dentures or surgical supports.
- b. Experimental: A building or part of a building devoted to the testing and analysis of any product or animal.

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

LIBRARY: Institutions for the storage and circulation of books, compact discs, videotapes and other media and materials for use by the general public.

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

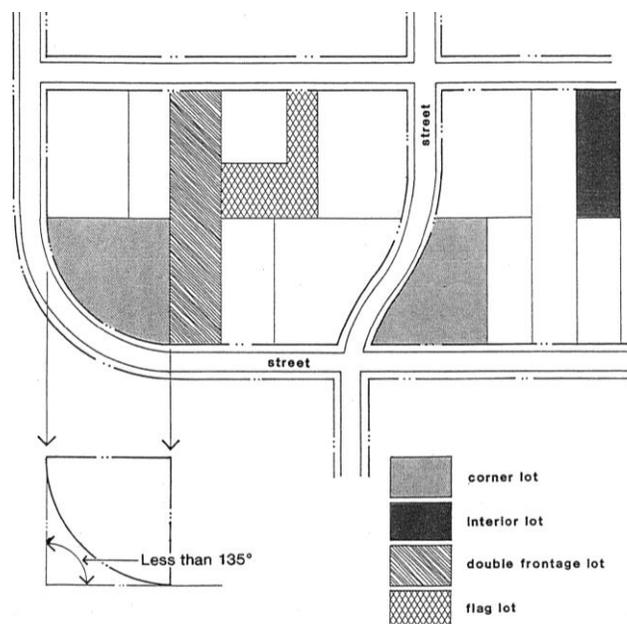
LIVESTOCK: Domesticated animals intentionally reared in an agricultural setting to make produce such as food or fiber, or for its labor.

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

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

LOT, CORNER: Any lot having at least two contiguous sides abutting upon a street.

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



Interior & Corner Lots

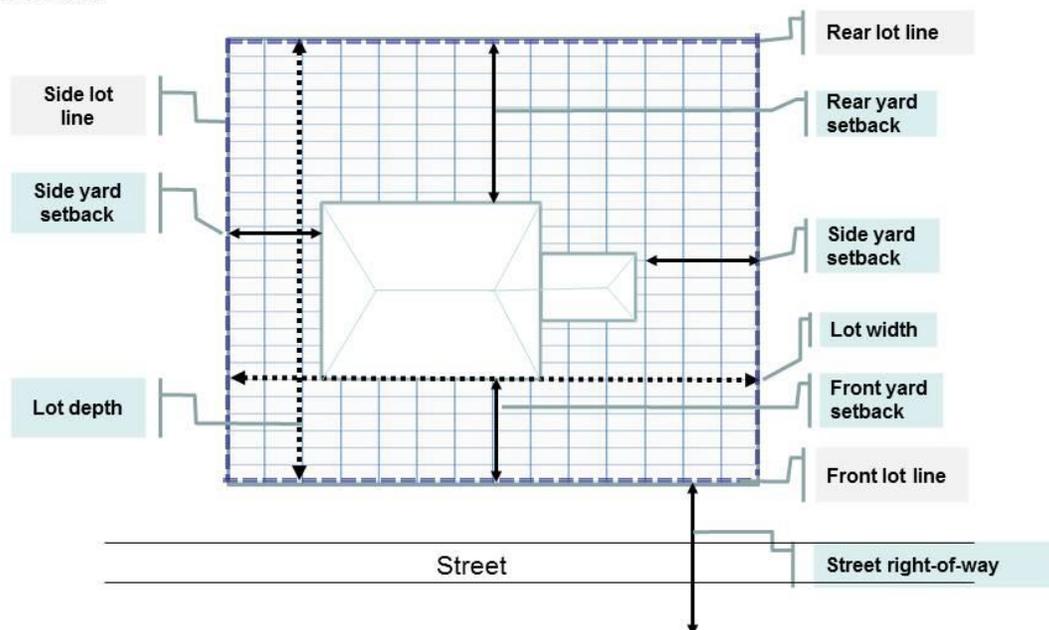
LOT DEPTH: The mean horizontal distance from the front street line to the rear lot line.

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

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

- a. **FRONT LOT LINE.** The line separating the lot from the right-of-way of the street; in the case of a corner lot, the front lot line may be either lot line adjacent to a street right-of-way as determined by the property owner at the time they apply for site plan approval or a zoning permit to erect or modify a structure on their lot.
- b. **REAR LOT LINE.** The line opposite to and most distant from the front line; in irregularly shaped lots, it shall be the straight line entirely within the lot, ten feet long, parallel to and most distant from the front lot line. In the case of a corner lot, there is no rear lot line.
- c. **SIDE LOT LINE.** Any line other than front or rear lot lines. In the case of a corner lot, the side lot line adjacent to the street is a street side lot line.

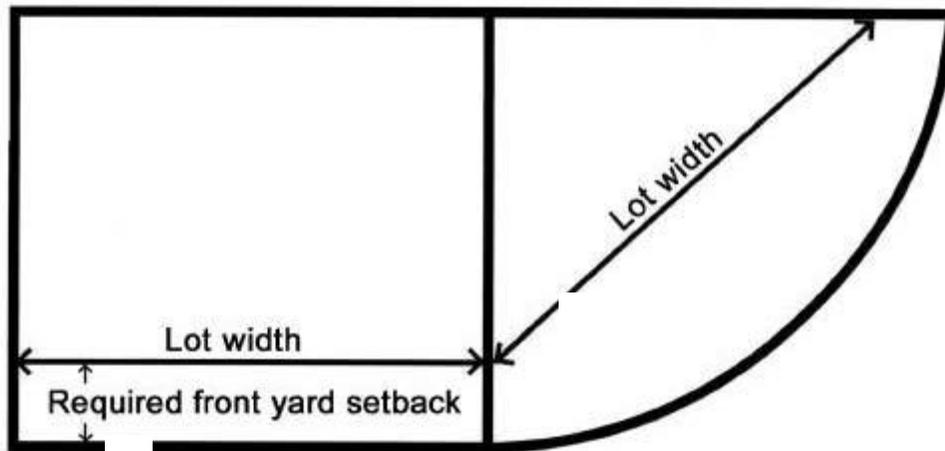
Lot Lines



LOT, THROUGH: Is any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required. See graphic for Corner Lot.

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

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



Lot Width

LOT, ZONING: A single tract of land that, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control.

LOUNGE: see BAR

LUMBER YARD: A commercial or wholesale facility where building materials are sold and where lumber and other construction materials are warehoused within an enclosed yard or building.

MANUFACTURED HOME: see MOBILE HOME.

MANUFACTURING: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. The manufacturing or compounding process of raw materials. These activities or processes would necessitate the 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.

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

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

MEDIA SHOP: A general term, identifying a category of business that may include sexually oriented material but that is not subject to the special provisions applicable to adult media shops. In that context, media shop means a retail outlet offering media for sale or rent, for consumption off the premises provided that any outlet meeting the definition of adult media shop shall be treated as an adult media outlet. [See regulations in Chapter 7.](#)

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

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

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

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

MORTUARY: see FUNERAL HOME

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

MUSEUM: A building having public significance by reason of its architecture or former use or occupancy or building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

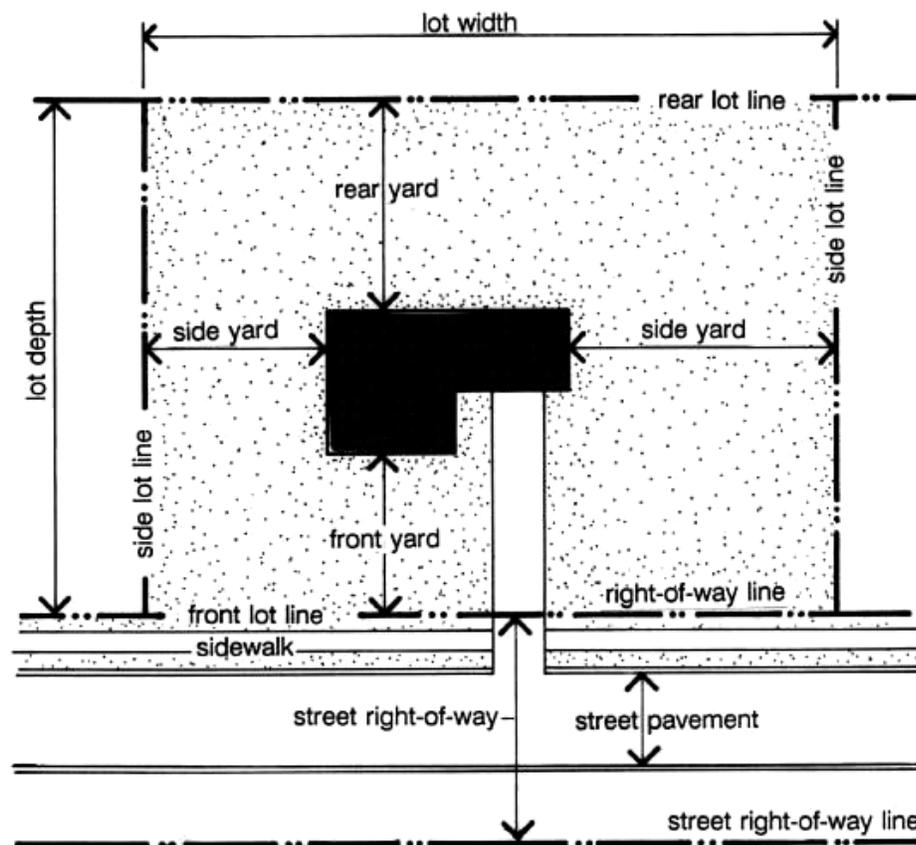
NONCONFORMING: Any building lot, sign or portion thereof lawfully existing at the time this Ordinance became effective and that does not comply with this Ordinance’s regulations.

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

ON SITE WIND ENERGY SYSTEMS: An On Site Use Wind Energy System is intended to primarily serve the needs of the consumer.

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

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



Open Space Terms

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

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

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

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

OUTDOOR WOOD-FIRED HYDRONIC HEATER (OWHH) OR OUTDOOR WOOD BOILER

means a fuel burning device designed to burn wood or other solid fuels; That the manufacturer specifies for outdoor installation or in structures not normally occupied by humans, including structures such as garages and sheds; and Which heats building space and water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

PARK: An outdoor recreation space for passive or playground activities. Motorized vehicles of any kind are not permitted in parks, except for personal motorized handicapped vehicles.

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

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

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

POND: A permanent or temporary body of man-made open water.

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

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

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

PROFESSIONAL SERVICES: Services offered to the general public such as law, medicine, engineering, accounting, and architecture.

PROCESSING: Any operation changing the nature of material or materials such as the chemical composition, physical qualities, or size or shape. Does not include operations described as fabrication, or assembly.

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

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

RAISING AND KEEPING OF LIVESTOCK: see FARMING

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

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

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

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

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

RELIGIOUS INSTITUTION: see INSTITUTION, RELIGIOUS

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

RESOURCE RECOVERY FACILITY: A fully enclosed building where waste is sorted and classified by type and material, such as ferrous metal, nonferrous metal, aluminum, paper,

newsprint, boxed board, plastic and glass colors. The purpose of such a building is to reuse the recovered materials.

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

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

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

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

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

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

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

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

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

ROADSIDE STANDS: A booth or stall from which produce and farm products are sold to the general public.

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

SALVAGE/JUNK YARD: see SAGE TOWNSHIP JUNKYARD ORDINANCE

SAND AND GRAVEL PIT: see MINING, SAND AND GRAVEL

SANITARY LANDFILL, SOLID WASTE TRANSFER STATION: Any operation that is licensed by the State of Michigan or its agencies as a sanitary landfill or is subject to the requirement of having such a license.

SAWMILL, LUMBERING: The cutting and storing of forest products and the operation of portable sawmills and planers.

SCHOOL: see INSTITUTION, EDUCATIONAL

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

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

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

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

SEWAGE TREATMENT PLANT: A facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area.

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

a. The establishment offers for sale items from any two of the following categories:

- 1) Adult media:
- 2) lingerie
- 3) leather goods marketed or presented in a context to suggest their use for the sadomasochistic practices

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

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

SEXUALLY ORIENTED BUSINESS: An inclusive term used to describe collectively: adult cabaret, adult motion picture theater; adult media store; bathhouse; massage shop;

modeling studio and/or sex shop. This collective term does not describe a specific land use and should not be considered a single-use category.

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

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

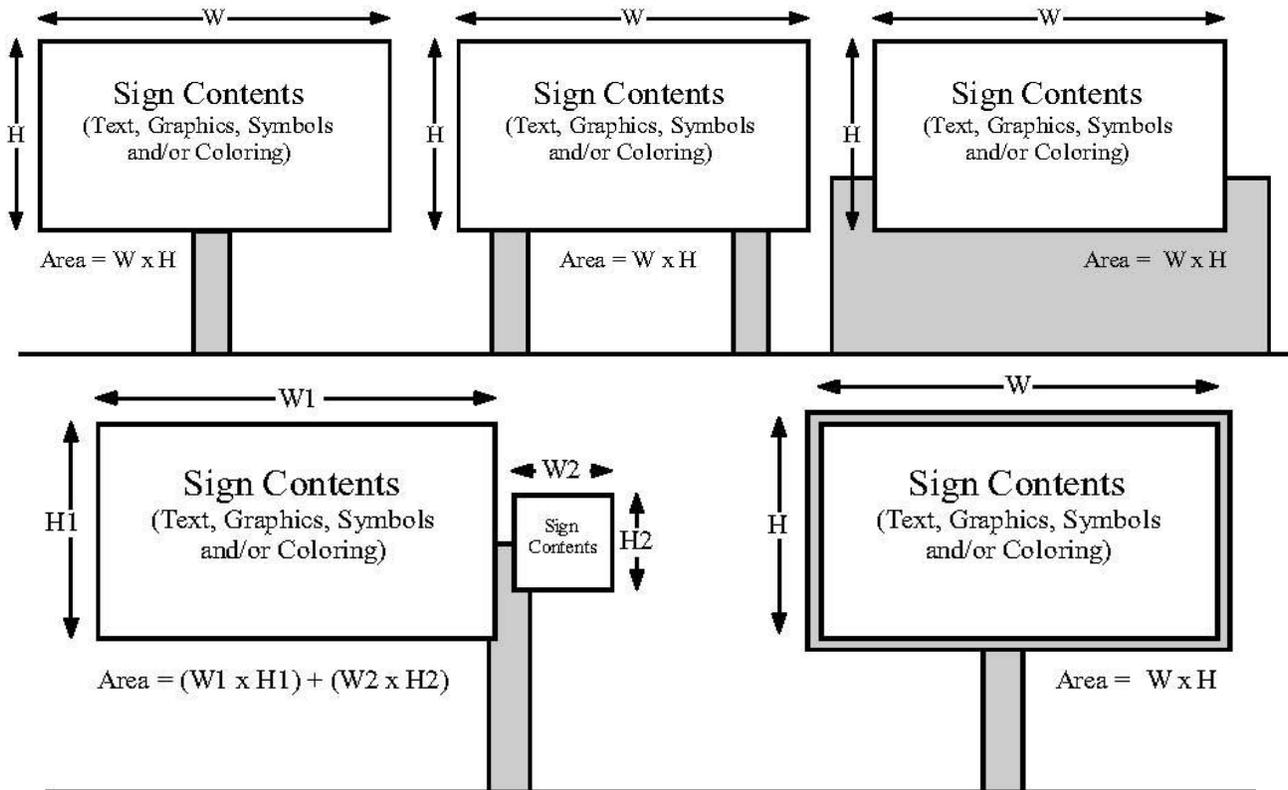
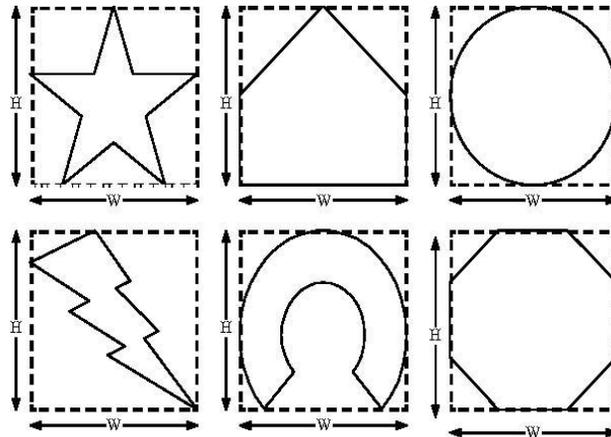
SIGNS: A structure which includes the name, identification, image, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building, structure or parcel of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business, or idea and which is visible from any street, right of way, sidewalk, alley, park or other public property. This definition includes the base, frame, and support members of the Sign. Customary displays of merchandise or objects and material within an enclosed building or placed behind a store window are not Signs.

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

a. **Abandoned:** A sign shall be deemed Abandoned if:

- 1) It does not display a well-maintained structure or sign face for a consecutive one hundred twenty (120) day period;
- 2) The owner of the sign cannot be located at the owner's last known address, as reflected on the records of the department; or
- 3) A structure designed to support a sign no longer supports the sign for a period of one hundred twenty (120) consecutive days.
- 4) Any sign not repaired or maintained properly, after notice, pursuant to the terms of this section.

b. **Area/measurement of Sign.** The entire area within a circle, triangle, parallelogram, or other geometric configuration enclosing the extreme limits or writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed and any numbers displaying the address of the use. Only one side of a sign with two faces is used to calculate the area of the sign.



- c. **Awning Sign.** Any Sign attached to or constructed on a canopy or awning. A canopy is a permanent roof-like shelter extending from part of or all of a building face.
- d. **Clear Vision Area.** The area bounded by the street property lines of corner lots and a line intersecting the street property lines, thirty (30') feet from their point of intersection.

e. **Construction Sign.** A Sign containing identifying information concerning construction activity in progress on the premises on which the Sign is located, such as the name of the future occupant or business, development name, type of development, name of the developer, and names of architects, engineers, contractors and lenders involved in the construction activity.

f. **Directional Sign:** A Sign on private property the primary purpose of which is to direct traffic movement onto or off of a premises. Such signs include entrance, exit, or street number.

g. **Electronic Message Board.** Video terminal or electronic changeable copy Sign in which the copy or animation consists of an array of lights activated and deactivated simultaneously with a frequency of message change of not less than five (5) seconds.



Electronic Message Board

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



Freestanding Sign

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

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

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



Marquee Sign



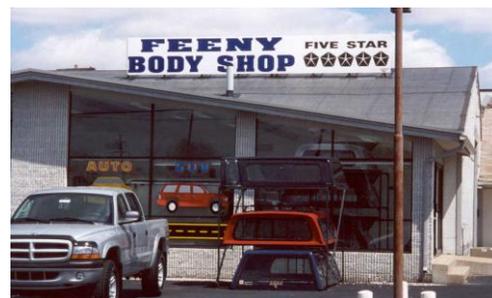
Monument Sign

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

- m. **Monument Sign:** A Freestanding Sign where the base of the Sign structure is permanently in the ground or integrated into landscaping or other solid structural features.
- n. **Nonconforming Sign.** Any advertising structure or Sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this ordinance, or a Sign for which a permit was previously issued that does not comply with the provisions of this ordinance.
- o. **Owner:** A Person owning the Sign and/or the property owner upon which the Sign is located.
- p. **Parcel:** Contiguous real estate taxed as a single parcel on one side of a public road.
- q. **Permit:** The authorization for the installation of a Sign issued by the department.
- r. **Person:** Any individual or entity, including a firm, partnership, association, corporation, limited liability company, trustee, and their legal successors.
- s. **Portable/Temporary Sign:** A Sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured in the ground, included but not limited to “sandwich” Signs and Signs mounted on wheels so as to be capable of being pulled by a motor vehicle from one location to another. Banners, pennants, pinwheels, ribbons, streamers, strings of light bulbs, inflatables or similar devices intended for a limited period of display shall also be considered a portable sign. This definition does not include specified exceptions for grand opening type signs.
- t. **Projecting Sign:** A Sign affixed to any part of a building or structure that extends beyond the building or structure by more than twenty (20”) inches.
- u. **Property Sign:** A sign related to the property on which it is located and offering such property for sale or lease, advertising contemplated improvements, announcing the name of the builder, designer, owner, or developer of a project, or warning against trespass.
- v. **Replacing Copy.** Any change to a Sign's face or display other than changing letters and numbers designed to be removed on a daily or weekly basis for a temporary advertisement or sale.
- w. **Roof Line.** The highest point on any building where an exterior wall encloses usable floor space. The term “roof line” includes the top of any parapet wall, providing said parapet wall extends around the entire perimeter of the



Projecting Sign



Roof Sign

building at the same elevation. The façade of a building is not defined as part of the roof line.

- x. **Roof Sign:** A Sign erected, constructed, or maintained upon, or which projects above, the Roof Line of a building.
- y. **Special Event Sign:** See Portable/Temporary Sign. A Sign advertising display that is temporary in nature, is not permanently attached to the ground or Sign surface, and is used for special events, such as, but not limited to grand openings, seasonal sales, liquidations, going out of business sales, fire sales and promotions.
- z. **Street Banner:** See Portable/Temporary Sign. Fabric Signs, suspended across public streets advertising a public entertainment or event. The location and contents of each street banner must be specially approved by the Michigan Department of Transportation.
- aa. **Structural Alteration.** Any change other than incidental repairs and maintenance that would prolong the life of the supporting members or face(s) of the Sign.
- bb. **Temporary Sign:** See Portable/Temporary sign
- cc. **Wall Sign:** A Sign attached to, painted upon, placed against, or supported by the exterior surface of any building. Wall signs also include Marquees and Canopy Signs.

SITE CONDOMINIUM: see CONDOMINIUM.

SPECIFIED ANATOMICAL AREA:

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

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

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

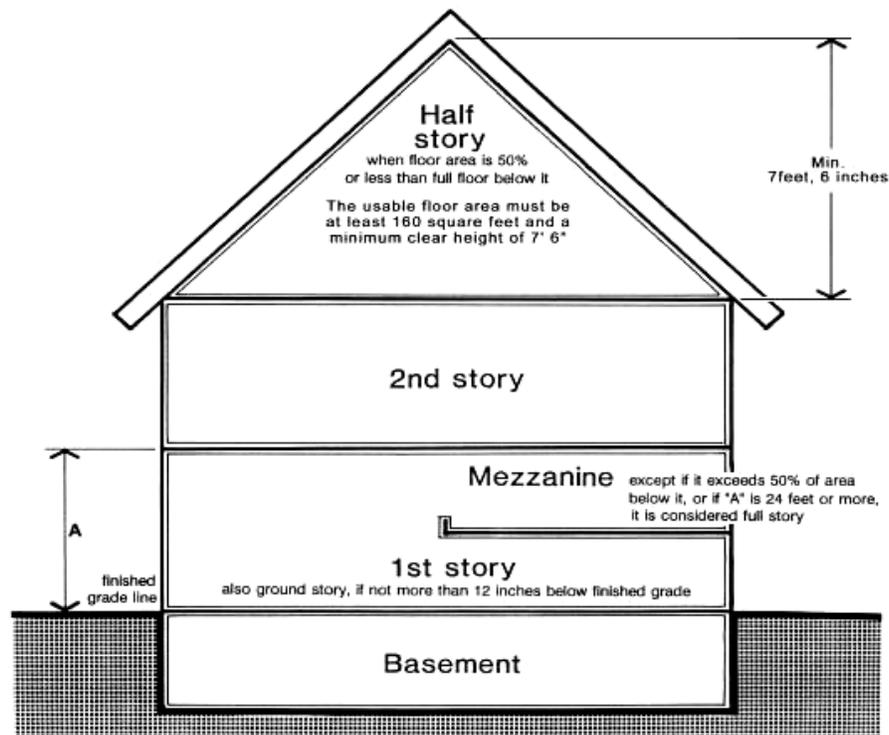
STABLE, PRIVATE: Any building or structure and adjacent lands used for or designed for the boarding, breeding, or care of not more than two (2) horses, ponies and similar animals, other than horses used for farming or other agricultural purposes. A private riding stable may include areas and facilities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

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

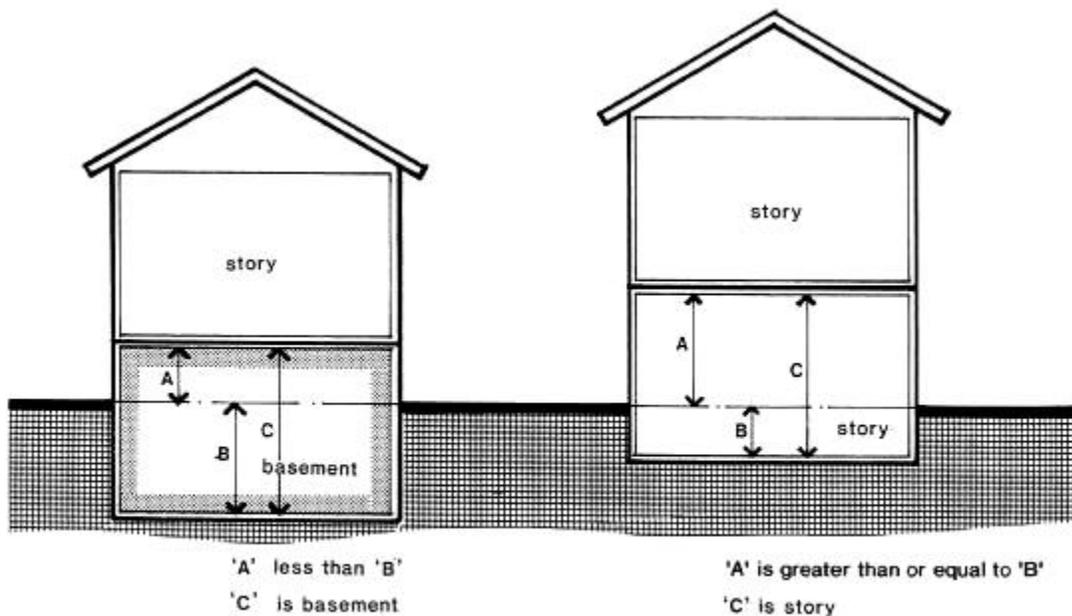
STORAGE, INDOOR: see WAREHOUSE

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

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



Basic Structural Terms



Basement and Story

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

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

STRUCTURE: see BUILDING

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

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

SUBSTANCE ABUSE REHABILITATIONS CENTER: see INSTITUTION, REHABILITATION

SYSTEM BUILT HOME: see MANUFACTURED HOME

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

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

TAVERN: see BAR

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

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

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

THEATER: A building, or part of a building, devoted to showing motion pictures, or dramatic, musical, or live performances.

TOOL AND DIE SHOPS: see MANUFACTURING.

TOWING OPERATIONS: see VEHICLE REPAIR.

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

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

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

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

USED CAR LOT: see VEHICLE SALES

UTILITY GRID WIND ENERGY SYSTEMS: A Utility Grid wind energy system is designed and built to provide electricity to the electric utility grid.

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

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

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

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

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

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

VIDEO-VIEWING BOOTH OR ARCADE BOOTH: Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or seat patrons and is used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means or media (including but not limited to, film, video or magnetic tape, laser disc, CD, books, magazines, or periodicals) for observation by patrons therein. A video-viewing booth shall not mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than 600 square feet.

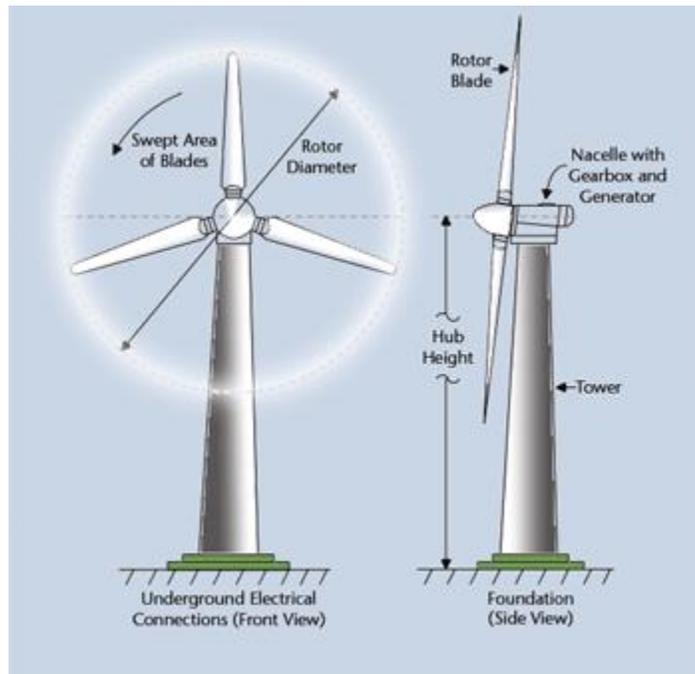
WAREHOUSE: A building primarily used for the storage of goods and materials. See MINISTORAGE.

WAREHOUSING/DISTRIBUTION: The storing of different types of equipment and merchandise to be shipped or sold for resale.

WHOLESALE SALES:

Establishments or places of business primarily engaged in selling 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.

WIND ENERGY SYSTEM: A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator and includes the turbine, blades, and tower as well as related electrical equipment. This does not include wiring to connect the wind energy system to the grid.



Drawing of the rotor and blades of a wind turbine, courtesy of ESN

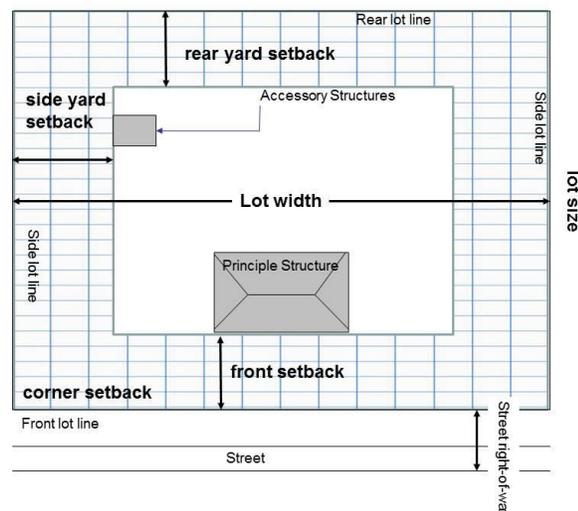
WIND SITE ASSESSMENT: An assessment to determine the wind speeds at a specific site and the feasibility of using that site for construction of a wind energy system.

WIND POWER GENERATING FACILITIES: Wind generating facilities which generate original power on site to be transferred to a transmission system for distribution to customers. The definition of wind power generating facilities shall not include individual wind power generating facilities erected and used primarily for private use.

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

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

- Front yard is defined as the yard extending across the full width of a premises between the nearest line of the main building or accessory structure and the front line or highway right-of-way, as the case may be.
- Side yard is defined as the yard extending the full depth (extending from the lot line or highway right-of-way line to the



rear line of the premises) of a premises between the nearest line of the main building or accessory structure and adjacent lot line.

- c. Back yard is defined as all open, unoccupied spaces on the same premises with the building, between the building and rear lot line.
- d. Required yard is a yard, as defined, that occupies the area of a required setback.

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

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

Chapter 3 ■ GENERAL REGULATIONS

SECTION 3.1 USE REGULATIONS

- a. **INOPERATIVE OR DISMANTLED VEHICLES.** The storage of dismantled, wrecked and/or unlicensed vehicles within any district is regulated according to the Sage Township Blight Ordinance.
- b. **DUMPSTERS.** All permanent dumpsters must be screened in all districts except Agriculture and Industrial.
- c. **CORNER CLEARANCE.** No fence, wall, shrubbery, sign or other obstruction to vision above the height of three (3') feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of thirty (30') feet from their point of intersection.
- d. **NONCOMMERCIAL DOMESTICATED ANIMALS.** Large domestic animals which are used essentially for pets, contests, riding, educational or other special purposes as individual animal specimens are permitted in the Residential District at the rate of one (1) on a minimum five (5) acres for the first animal and one (1) acre for each additional animal. Housing and animal manure sites or containers for all animals shall be located at least one hundred (100) feet from the property line.
- e. **COMMERCIAL FARM ANIMALS.** All commercial farm animal structures excluding fences must be at least fifty (50') from all property lines and one hundred (100') from all dwellings excluding the dwelling on the property with the commercial farm animal, unless in conflict with the [Right to Farm Act](#).
- f. **WILD OR EXOTIC ANIMALS.** No wild, exotic or vicious animal shall be kept permanently or temporarily in any district in the Township except in an accredited American Association of Zoologies Parks and Aquariums facility.
- g. **OUTDOOR WOOD FIRED HEATERS:** Regulated in Accessory Buildings.

SECTION 3.2 DWELLING REGULATIONS

- a. **ONE (1) MOBILE HOME MAY BE PLACED TEMPORARILY ON A PARCEL.** The Mobile Home may house only the owner(s) of the parcel and immediate family members during the repair or construction of a Single Family Home. The Temporary Permit shall be valid for up to twelve (12) months and may be issued by the Code Authority or designee under emergency conditions. The temporary building must be removed upon expiration of the temporary permit.
- b. **ACCESSORY BUILDING NOT FOR DWELLING USE.** No portion of an accessory building in any zoning district is to be used as a dwelling.
- c. **ATTACHED GARAGE YARD REQUIREMENTS.** Attached garages shall be considered part of the principal building for the purpose of computing required yards.
- d. **CAMPING** is allowed in tents and RVs for not more than 90 days in any calendar year.

1. Only one (1) camper, tent, or RV shall be permitted per lot of (1) acre or less. One additional camper/tent/RVs may be added for each additional acre, with a maximum of 3 campers/tents/RVs at any one time.
2. All camper sites must be maintained in a neat, orderly and blight-free fashion
3. All campers/tents/RVs shall comply with Sec. 3.12 (d)

SECTION 3.3 PARCEL REGULATIONS

ACCESS TO A STREET. All parcels created after the effective date of this Ordinance shall have access to a public street or approved private road. If more than two dwellings are accessed by one driveway, a private road must be constructed according to specifications required by the Gladwin County Road Commission. Every lot or premise upon which a dwelling is hereafter moved on or erected shall satisfy the following conditions:

1. Be a minimum area of one (1) acre, with a minimum road frontage of 132 foot of road frontage.
2. Land-locked parcels: must be a minimum area of two acres (2), with a minimum front/back and side/side measurement of 200 feet and must have a minimum of 66 feet of public roadway frontage which is exclusively dedicated to the premises by an instrument of record.

SECTION 3.4 STRUCTURE REGULATIONS

- a. **PERMITTED YARD ENCROACHMENTS.** The following items shall be considered to be accessory structures, even though they may be attached to a principal building, and may project into required side or rear yards for the principal building. Setbacks for accessory structures, as defined in the DIMENSIONS list of the DISTRICT REGULATIONS chapter, must be adhered to, as well as any requirements listed herein.
 - 1) Enclosed porches are considered to be part of the principal building, subject to all yard, setback and area requirements.
 - 2) Structural elements such as cornices, sills, chimneys, gutters, and similar features projecting a maximum of two and one half (2.5') feet.
 - 3) Fire escapes, outside stairways, and balconies, if of open construction, projecting a maximum of five (5') feet.
 - 4) Signs, subject to provisions of [Chapter 6](#).
- b. **PERMITTED HEIGHT EXCEPTIONS.** The following exceptions shall be permitted to height limitations in the DIMENSIONS lists of the DISTRICT REGULATIONS chapters, subject to an approved site plan. These permitted exceptions shall not be for human occupancy or dwelling.
 - 1) Appurtenances to mechanical or structural functions, such as elevator and stairwell penthouses, ventilators, heating or air conditioning equipment, water storage tanks, and safety equipment shall be permitted to a maximum height of fifty-five (55') feet in the Commercial Zoning District and in the Industrial Zoning District.

- 2) Special structures, such as chimneys or smoke stacks, radio or television transmitting towers or antennas, or microwave relay towers shall be permitted to a maximum height of two hundred (200') feet in the Commercial Zoning District.
 - 3) Structures for purely ornamental purposes such as religious spires, belfries, cupolas, domes, ornamental towers, flagpoles and monuments shall not exceed seventy-five (75') feet in height.
 - 4) Residential television antennas, wind turbines or flagpoles shall be permitted to a maximum height of one hundred (100') feet in any Residential Zoning District.
- c. **ACCESSORY BUILDINGS OR ACCESSORY STRUCTURES IN ANY DISTRICT.**
Accessory structures and buildings may not be inhabited. No accessory building (except for school bus shelters) shall be placed in any front or side yard or closer than ten feet to any other building. Accessory Buildings include but are not limited to:
- 1) Customary refreshment and service uses and buildings that are incidental to the recreational use of any park or recreational area.
 - 2) Home occupations.
 - 3) Use of premises as a voting place.
 - 4) Storage sheds, detached garages and shelters for transit or school bus passengers.

SECTION 3.5 BUFFERING REGULATIONS

The intent and purpose of the buffer zone is to protect residential uses from the negative impacts associated with nonresidential uses where residential and nonresidential uses abut. These negative impacts include noise, debris, odors, dust, dirt, traffic, soil erosion, rain water runoff and in some cases visible aspects of the abutting use. The buffer zone is also intended to prevent and improve blight in both residential and commercial areas by encouraging improvements to uses that abut residential districts.

- a. The objectives of this approach are:
 - 1) To give the Planning Commission and the proponent as much opportunity to achieve the regulations by any suitable means.
 - 2) To encourage business owners to continue to invest in commercial improvements, including relocating on lots where a strict interpretation of the distance requirement cannot be met.
- b. Buffers are required for cottage industry, commercial or industrial property on the side which abuts residentially zoned property. Buffers are required even when the adjacent lot is unimproved. A buffer will be required when any parcel used for commercial or industrial purposes is expanded by way of an addition or demolition or a special land use approval is requested or a site plan review is requested. Buffers are not required on commercial lots that are already developed as such.
- c. A buffer may consist of both a physical distance separation and a physical sight, sound and odor separation as described in this Ordinance by a fence, wall, berm or screen.

- d. The Planning Commission shall determine the character of the buffer based on the following criteria:
- 1) Traffic impact
 - 2) Increased building and parking lot coverage.
 - 3) Increased outdoor sales, display and manufacturing area.
 - 4) Physical characteristics of the site and surrounding area such as topography, vegetation, etc.
 - 5) Visual, noise and air pollution levels.
 - 6) Health, safety and welfare of the Township .
- e. A buffer may consist of any or all of the following:
- 1) Buffer area distance. The distance required to be achieved between zones, in addition to the required yard on the side on which a residential district abuts a business or manufacturing district, shall be according to the following table:

District	Distance between AG zones	Distance between Residential zones
I	45'	45'
C	30'	30'

- 2) The equivalent of one canopy tree and one evergreen tree must be planted per thirty (30') lineal feet or fraction of buffer area length.
 - 3) Continuous rolling screen six (6') feet in height comprised of plant material, berming, screen walls or fences or any combination of these elements is required.
- f. Construction Standards:
- 1) If a screen wall or fence is used for all or part of the buffer area then:
 - a) The equivalent of two (2) shrubs are required per thirty (30') feet of wall or fence with at least fifty (50%) percent being twenty-four (24") inches high at the time of planting and none being less than twelve (12") inches at the time of planting.
 - b) All required plants shall be placed on the side facing the exterior.
 - c) Two (2) evergreen trees must be planted for every thirty (30) linear feet or fraction of buffer area length.
 - d) Continuous rolling screen at least six (6') feet in height comprised of plant material, berming, screen walls or fences, or any combination of these elements is required.

- e) If berming is used for all or part of the buffer zone, all required plant material shall be placed on top and side slopes facing the exterior of the site.
- 2) All areas outside of planting beds shall be covered with grass or other living ground cover.
- 3) Minimum Standards for Berms:
 - a) Berms shall be constructed so as to maintain a side slope not to exceed one foot (1) rise to three foot (3') run ratio.
 - b) Berm areas not containing planting beds shall be covered with grass or living ground cover maintained in a healthy growing condition. In addition to district requirements, the equivalent of one canopy tree and one evergreen tree per twenty (20') linear feet or fraction of buffer area achieves a minimum of six (6) feet high on average. Additional landscaping must be used within any areas that do not have a berm six (6) feet high.
 - c) Berms shall be constructed in such a manner so as not to alter drainage patterns on site or adjacent properties or obstruct vision for reasons of safety, ingress or egress.
- 4) If a berm is constructed with a retaining wall or by terracing, the earthen slope shall face the exterior of the site.
- 5) If berming is used for all or part of the buffer zone, all required plant material shall be placed on top and side slopes facing the exterior of the site.
- 6) Buffers are required to extend into the front yard area but shall not be closer to a road right of way than fifteen (15') feet. The Planning Commission may require the buffer to extend to the road right of way if it deems it necessary to accomplish the intent of this ordinance.
- 7) All plantings including grass must be maintained in good, healthy condition and must be replaced if they should die at any time.
- 8) Buffer areas. A drawing of all required landscaping, top and side profile must be submitted to the Planning Commission for review prior to site plan approval.
- 9) The Planning Commission may require a performance bond, cash, irrevocable letter of credit, or other similar financial assurance satisfactory to the Township. All financial deposits must be deposited with the Township prior to the issuance of a building permit, in the amount of the Planning Commission's estimated cost of installing landscaping on a parcel and shall be held until all approved landscaping is installed. If landscaping is not installed in accordance with the approved site plan as determined solely by the Township, the deposited financial assurance may be used to install the required landscaping and only any unused portion thereof will be returned.

SECTION 3.6 NONCONFORMITIES

- a. INTENT. It is the intent of this section to permit the continuation of any lawful use of a building or land existing as of the effective date of this Ordinance. However, it is hereby

declared that nonconformance with the provisions of this Ordinance is not in the best interests of the Township and ought to be discontinued as circumstances permit. Any nonconforming building, structure or use shall not be enlarged or expanded and may be changed, repaired, or reconstructed only as prescribed by this Section.

- b. **HISTORIC PROPERTIES.** Any nonconforming property in Sage Township which is listed on the State or National Register of Historic Places is specifically excluded from any requirement of this Section which would damage the historic character of the property. When any such property is the subject of any administrative decision, the input of Michigan's State Historic Preservation Officer shall be requested in writing not less than 30 days before any regulatory action may take effect.

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

- c. **LEGALITY OF NONCONFORMITIES.** Nonconformities will be classified as "legal" or "illegal" based on the following guidelines. Regulation of nonconformities will vary based on their legality.
- 1) **ILLEGAL** nonconformities are those that have been developed in conflict with zoning regulations.
 - 2) **LEGAL** nonconformities are those that meet each applicable criterion, listed below. Note that temporary signs are not considered legal nonconforming structures.
 - a) The nonconformity existed legally before the effective date of this Ordinance.
 - b) The nonconformity complied with the District Regulations of the previous zoning ordinance, or existed legally through a special use permit or variance.
 - c) **Nonconforming Setback or Lot Size only:** The nonconformity resulted from land acquisition by a government agency, such as for a road right-of-way.
 - d) **Nonconforming Buildings or Structures only:** The building or structure does not extend into a public right-of-way, or over a neighboring property line.
- d. **LOSS OF LEGAL NONCONFORMING STATUS.** If a nonconforming use of land or structure ceases for any reason for a period of one year or more, any reuse of the land or structure must conform to all requirements of this Ordinance.
- e. **EXPANSION OF NONCONFORMITY PROHIBITED.** No structure may be enlarged or structurally altered in such a way as to increase its nonconformity. A reduction of the degree of nonconformance in one respect is not permitted to offset an increase in the degree of nonconformance in another respect. Thus, square footage may not be "traded" from one portion of a building to another. Nor may one nonconforming use be replaced by another unless the degree of nonconformance is reduced in some way. This regulation excludes single family homes in the commercial and industrial districts.

- f. **RECONSTRUCTION AND RESTORATION.** Any lawful nonconforming use damaged by fire, explosion or act of God, or by other causes may be restored, rebuilt or repaired provided that the reconstruction or restoration work does not increase the footprint of the existing structure. If the damage includes greater than 40% of the structure, the entire structure must be brought up to the current building code.

All such restoration must be started within a period of one year of the time of such damage and diligently pursued to completion. The Board of Appeals may extend the period of time for restoration of any such building or structure when a bona fide emergency renders it impossible to make the restoration of the building or structure within the required time period. No fee shall be charged for an appeal to the Board of Appeals under the provisions of this section. Any basements, large holes, etc. remaining on the site after removal of the structure shall be filled in and leveled within ninety (90) days of removal of the structure. Residential structures in the commercial district are exempt from these requirements. Residential structures undergoing reconstruction or restoration for purposes of providing handicapped facilities are exempt from these requirements.

- g. **REPAIR.** Nothing in this Ordinance shall prohibit the repair, improvement, or modernizing of a lawful nonconforming building to correct deterioration, obsolescence, depreciation, or wear. No repair may enlarge or structurally alter the structure in such a way as to increase the nonconformity. Residential structures undergoing repair for purposes of providing handicapped facilities are exempt from these requirements.
- h. **CHANGING USES.** If no structural alterations are made, the Board of Appeals may authorize a change from one nonconforming use to another nonconforming use, PROVIDED the proposed use would be more suitable to the zoning district in which it is located, than the nonconforming use which is being replaced. Whenever a nonconforming use has been changed to a more nearly conforming use or to a conforming use, such use shall not revert or be changed back to a nonconforming or less conforming use.
- i. **NONCONFORMING LOTS.** In any district in which single family dwellings are permitted, a single family dwelling and the accessory buildings may be erected on any single legal lot of record at the effective date of adoption or amendment of this Ordinance. Yard dimensions shall conform to the regulations for the district in which the lot is located.

SECTION 3.7 ANIMAL HOUSING/SHELTER, AND ACREAGE REQUIREMENTS

Structure requirements: Any structure or outbuilding used, or intended for use, as housing or as a shelter for any domestic animal, other than those commonly known as “pets”, shall be subject to the following conditions:

- a. Large Animal Structures:
- 1) Be located on a parcel no less than five (5) acres in area.
 - 2) Be located at least one hundred (100) feet from all lot lines.
 - 3) Be located at least one hundred (100) feet from any dwelling.

- b. Acreage Requirements:
 - 1) Large animals: Five (5) acre minimum for keeping of one (1) large animal, one acre additional requirement for each additional large animal; maximum of six (6) large animals on ten (10) acres.
 - 2) Small animals: One (1) acre minimum for keeping a maximum of twelve (12) small animals (of one type or combination thereof) providing that said animals are caged or confined to a pen and subject to residential setbacks.
- c. On parcels of greater than ten (10) acres, the provisions of subsection b.1) and b.2) above shall not apply.
- d. In residential districts no person shall keep over four (4) dogs.

SECTION 3.8 BED AND BREAKFAST OPERATIONS

Any dwelling unit used for bed and breakfast operation shall comply with the following requirements:

- a. Not more than seventy (70%) percent of the total floor area shall be used for bed and breakfast sleeping rooms.
- b. There shall be no separate cooking facilities provided to the bed and breakfast customers.
- c. Occupancy by a guest shall be no more than seven (7) consecutive days.
- d. Adequate off-road parking will be provided for the number of guests. Parking shall not be permitted within a required front yard.

SECTION 3.9 FENCES

- a. In any district, fences may be installed on individual property.
- b. In Residential/Recreation districts any fence over seven (7) feet tall shall require a site-plan review and approval by the Zoning Board. The Zoning Board may consider the effect of such fence on ventilation to adjacent premises, the nature of the same among other relevant factors in the decision to approve the proposed fence.
- c. On any water front parcel, no fence shall be installed or erected closer than forty (40) feet from the established water's edge, except a fence which shall not exceed four (4) feet in height and which shall not prevent the free passage of air along its length, and not closer than ten (10) feet from the water's edge.
- d. Privacy fences of seven (7) feet tall shall not be installed or erected closer than twenty five (25) feet to the right-of-way of the abutting road way on any property.
- e. All posts on fences shall be installed on the side of the fence owner and constructed such that the better side of the fence faces the neighbor.

SECTION 3.10 COTTAGE INDUSTRIES

- a. INTENT. It is the intent of this Chapter to provide for limited commercial and industrial uses in conjunction with a dwelling which are more extensive than home occupations, but which, like home occupations, do not alter or disturb the residential or rural nature of the premises or its surroundings. Such limited commercial and industrial uses are known as cottage industries and are defined within this Chapter.
- b. PERMIT. Cottage industries are permitted by right within the Commercial District (C) and by Special Land Use Permit grant from the Planning Commission within the Residential Farming District (R-F) and Residential District (R).
- c. SPECIAL USE STANDARDS.
 - 1) The particular uses conducted by the cottage industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surrounding.
 - 2) The use is environmentally sound regarding the project site and region.
 - 3) No additional service demands will be created by the use.

SPECIFIC STANDARDS

- 4) Not more than three (3) employees working on the premises in addition to the members of the family residing on the premises.
- 5) The cottage industry shall be clearly incidental and subordinate to the use of the premises for residential purposes.
- 6) Multiple uses may be permitted within the cottage industry. The total area occupied by all uses within the cottage industry, including storage, shall not exceed two thousand four hundred (2,400) square feet. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except as specifically provided by the special use permit.
- 7) Cottage Industry land uses shall be permitted in accordance with the following scale:

Dimensions	Residential – Farming District (R-F)		Residential District (R)		Setback from all lot lines
	Lot Coverage	Max Bldg. Size	Lot Coverage	Max Bldg. Size	
1.0 to 19.9 acres	35%	2,400 SFT	35%	2,400 SFT	50'
20.0 to 39.9 acres	35%	4,800 SFT	35%	4,800SFT	75'
40.0 to 79.9 acres	35%	7,200 SFT	35%	7,200 SFT	100'
80 acres or greater	35%	9,600 SFT	35%	9,600 SFT	150'

- 8) One (1) non-illuminated sign not exceeding sixteen (16) square feet.
- 9) The sale of merchandise not produced on the premises (except mail order only businesses) shall be incidental and accessory to the merchandise or service produced by the cottage industry and shall not be advertised in any manner.

- 10) No equipment or process used in the cottage industry shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood.
- 11) There shall be no dumpster located on the property.
- 12) No disabled, unlicensed or inoperable vehicles of any kind, including trailers, semi cabs or tractor trailers shall be stored outside.
- 13) All outside storage of other evidence of a cottage industry shall be screened from view from the road and all adjacent properties either by fencing, installation of berms or vegetation.

SECTION 3.11 HOME OCCUPATIONS

- a. Does not display, or create any external evidence of the operation of the home occupation outside the structure including but not limited to noise, vibration, odor, light or waste products.
- b. There shall be no open display of goods, materials or services in connection with a home occupation, no sale of pre-packaged products produced off premises.
- c. Does not have signage beyond permitted by this ordinance is [Section 7.7, Table 16](#).
- d. Does not employ any persons other than family members residing on the premises.
- e. Is not conducted in such a way as not to constitute a nuisance or annoyance to adjoining residents by reason of noise, dust, glare, heat, smoke, fumes, odor, vibrations or electrical disturbance. There shall be no discharge of polluting materials, fluids or gases into the ground or surface water, soil or atmosphere.
- f. Does not require parking beyond that which can be accommodated on the property and outside of the required yards.
- g. Is not open to the public earlier than 8:00 a.m. or later than 8:00 p.m.
- h. Does not have any outdoor storage.

SECTION 3.12 LAND DEVELOPMENT

- a. DWELLINGS PER LOT.
 - 1) Only one (1) dwelling shall be erected on parcels of less than two (2) acres.
 - 2) On a single lot or parcel of 2 acres or more, a second (2nd) dwelling may be erected; providing that both dwellings meet Residential setbacks and both dwellings must have their own separate water supply and sewage disposal systems.
- b. ACCESSORY BUILDINGS. Accessory buildings must meet setback requirements of the zoning district in which they are to be located.
- c. DRIVEWAYS. Every driveway hereafter installed or repaired (except for unusual circumstances) shall comply with the requirements of the Gladwin County Road Commission's specifications.

- d. WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES. Every building and structure hereafter erected or moved on any premises and used in whole or in part for human occupancy or frequency shall be provided with a safe and sanitary water supply and a method or system of sewage disposal erected and maintained in accordance with the Standards of material and installation of the Central Michigan District Health Department who shall file with the Zoning Administrator a certificate of compliance before residency occurs.

SECTION 3.13 KEYHOLE DEVELOPMENT

This section applies to Pratt Lake, Wiggins Lake, McGilvery Lake and Lake Contos in Sage Township.

- a. In Residential/Recreation districts, there shall be at least fifty (50) feet of lake frontage as measured along the normal high water mark of the lake for each single-family home, dwelling unit, cottage, condominium unit, site condominium unit or apartment unit utilizing or accessing the lake frontage.
- b. Any multiple-unit residential development in Residential/Recreation zoning district that shares a common lake front area or frontage may not permit lake use or access to more than one (1) single-family home, dwelling unit, cottage, condominium unit, site condominium unit, or apartment unit for each thirty five (35) feet of lake frontage in such common lake front area as measured along the normal high water mark line of the lake.
- c. In addition to the above limitations, no easement, private park common area, lot or access property abutting or adjoining a lake shall be used to permit access to the lake for more than one (1) single-family home, dwelling unit, condominium unit, site condominium unit, apartment unit or any other use unless such additional access use is approved as a special use or as a planned unit development (PUD)

Chapter 4 ■ DISTRICT REGULATIONS

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

SECTION 4.1 DIVISION OF THE TOWNSHIP

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

R-F	Residential/Farming
R	Residential
C	Commercial

SECTION 4.2 OFFICIAL ZONING MAP

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

SECTION 4.3 INTERPRETATION OF BOUNDARIES

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

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

SECTION 4.4 SCOPE OF REGULATIONS

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

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

d. GROUND WATER PROTECTION

All uses shall comply with the following provisions:

- 1) Wastewater treatment systems, including on-site septic systems, shall be located to minimize any potential degradation of surface water or ground water quality.
- 2) Sites which include storage of hazardous materials or waste, fuels, oil, salt, fertilizers or chemicals shall be designed and constructed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby bodies of water.

e. SOIL EROSION AND SEDIMENTATION CONTROL

The provisions of the [Natural Resources and Environmental Protection Act, Act 451](#) of 1994, as amended, shall apply to all land uses premises, and earth changes as defined and regulated in said Act.

f. FLOOD PLAIN REGULATIONS

No building, structure, or dwelling designed, constructed, used, or intended to be used for human occupancy shall be moved on, constructed, erected, or occupied in the one hundred (100) year flood plain of a river and its tributaries without a permit from the proper enforcing agency.

g. RIVER AND STREAM CORRIDOR SETBACKS

No building or structure shall be moved on, constructed, erected, or moved to less than thirty-five (35) feet from the banks of major rivers, streams, and tributaries without permit from the proper enforcing agency.

SECTION 4.5 ROAD RIGHTS-OF-WAY

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

SECTION 4.6 DISTRICT REGULATION TABLES

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

- a. INTENT AND PURPOSE— This table lists the intent and purpose of each Zoning District.
- b. USES By DISTRICT (CONSOLIDATED) — This table lists all of the uses – either permitted or special land use – for all districts.

- c. **DIMENSIONS**— This table specifies parcel dimensions and setback requirements for parcels in each Zoning District.
- d. **USES for each ZONING DISTRICT** –These tables describe permitted activities for the various Zoning Districts. Each Zoning District may be host to several types of activity, but only the activities specified for a given Zoning District will be permitted there. Uses permitted by right may be allowed upon meeting all other requirements of this Ordinance. Uses permitted by Special Use Permit are subject to the process described in [Chapter 7, Special Use Permit Regulations](#).

TABLE 1 DISTRICTS: INTENT AND PURPOSE

Zoning District	Stated Intent and Purpose
R-F Districts: Residential/Farming	The purpose of this zone is to establish a district for agricultural and single family residential uses associated with farming operations, together in a compatible environment and to encourage the preservation and enhancement of agricultural land and farming practices together with specified non-agricultural activity allowed by ordinance.
R Districts: Residential	The purpose of creating Residential, R, is to provide areas primarily of single family dwellings on separate lots, on premises adequate in size to provide for safe water and sewage disposal facilities.
C District: Commercial	The primary purpose of Commercial District, C is to provide areas for retail and wholesale business activities and for services for commonly associated with commercial districts including light manufacturing.

TABLE 2 USES BY DISTRICT

Uses by Category Key: P = Permitted Use by Right SLU = Special Land Use A = Accessory Use Permitted by Right PR = Prohibited Use	R-F	R	C
Agricultural Uses			
Agricultural and Forestry Activities	P	P	P
Agricultural Bulk Storage and Processing	SLU		
Grain and Seed Elevators	SLU		SLU
Greenhouses	P		P
Raising and Keeping Small Animals (see Sec. 3.7)	P	P	
Stables, public or private	P		SLU
Residential Uses			
Accessory Housing	SLU	SLU	

Uses by Category Key: P = Permitted Use by Right SLU = Special Land Use A = Accessory Use Permitted by Right PR = Prohibited Use	R-F	R	C
Bed & Breakfasts	SLU	SLU	
Cemeteries	SLU		
Home Occupations	SLU	SLU	
Manufactured Home Developments			
Single-Family Residential Dwellings	P	P	P
State Licensed Residential Facilities 6 residents or fewer	P	P	P
State Licensed Residential Facilities 7-20 residents	SLU	SLU	SLU
Tiny House as Accessory Dwelling Unit	SLU	SLU	SLU
Two-Family Dwellings	SLU	SLU	SLU
Dwellings above first floor (Upper)	P	P	P
Commercial Uses			
Assembly Buildings			P
Bars/Taverns			P
Childcare Organizations	P	P	P
Cottage Industry	SLU	SLU	P
Drive-Through Establishments	SLU		SLU
Dry Cleaning/Laundry			P
Equipment, Rental and Sales			P
Fuel Sales, Bulk	SLU		SLU
Funeral Homes and Mortuaries			P
Gas Station/Service Station			SLU
Hotel/Motel	SLU		P
Kennels, Commercial	SLU		P
Medical Marihuana Facilities regulated by the Medical Marihuana Facilities Licensing Act	PR	PR	PR
Mini-Storage			P
Outdoor Commercial Sales and Uses	SLU		P
Personal Services	SLU	SLU	SLU
Professional Office/Office Services	SLU	SLU	P
Production, Procession, Assembling, Treatment or Packaging of Goods	SLU		P
Public Utility/Service Installations			SLU
Recreational Marihuana establishments regulated by the Michigan Regulation and Taxation of Marihuana Act	PR	PR	PR
Restaurants			P
Retail Business			P
Roadside Stands	P	SLU	P
Sexually-Oriented Business			SLU
Theaters, including Drive-Ins			SLU
Towing Operations			P
Vehicle Repair, Sales, and Washes	SLU	SLU	SLU
Veterinary Hospitals and Clinics	SLU		SLU
Wholesale Sales			P

Uses by Category			
Key: P = Permitted Use by Right SLU = Special Land Use A = Accessory Use Permitted by Right PR = Prohibited Use	R-F	R	C
Industrial Uses			
Contractor Storage Yards			SLU
Distribution Terminals			SLU
Heavy Vehicle Equipment Repair and Sales	SLU		SLU
Incinerators			SLU
Industrial Parks			SLU
Junkyards, Scrap Yards, Salvage Yards			SLU
Laboratories			P
Lumber Yards			P
Light Manufacturing			SLU
Reduction, Conversion and Disposal of Waste			SLU
Research and Development			SLU
Sand and Gravel Pits, Earth Extraction	SLU		SLU
Sawmills and Lumbering	SLU		P
Sewage Treatment and Disposal			SLU
Warehousing and Storage			SLU
On-Site Roof-Mounted Solar Energy Collector	P	P	P
On-Site Ground-Mounted Solar Energy Collector (15 percent Lot Coverage or Less)	P	P	P
On-Site Ground-Mounted Solar Energy Collector (Over 15 percent of Lot Coverage)	SLU		SLU
Commercial Solar Energy Collector	SLU	SLU	SLU
Wind Energy Conversion Facility Small Scale	P		P
Anemometer Tower "MET Tower"	P		P
Wind Energy Conversion, Utility	SLU		SLU
Wireless Communications Facilities	P	SLU	P
Institutional Uses			
Commercial Schools	SLU		P
Institutions, Cultural	P	SLU	P
Institutions, Educational	P	SLU	P
Institutions, Human Care	SLU	SLU	P
Institutions, Rehabilitations			P
Institutions, Social	SLU		P
Institutions, Substance Abuse			SLU
Other Uses			
Accessory Uses	P	P	P
Campgrounds, RV Park	SLU		
Golf Courses	SLU	SLU	SLU
Parks	SLU	SLU	P
Recreation, Indoor			P
Recreation, Outdoor	SLU		SLU
Temporary Buildings and Structures (see Sec. 7.12)	P	P	P
Temporary Indoor and Outdoor Uses	SLU		P

TABLE 3 DISTRICT DIMENSIONS

Dimensions	R-F		R		C
	Existing lots ≤ 1 acre	Newly created lots	Existing lots ≤1 acre	Newly created lots	
Min lot area	NA	1 acre	NA	1 acre	None
Min lot width	NA	132'	NA	132'	None
Front yard setback	50'	50'	50'	50'	50'
Side yard setback	6'	20'	6'	25'	25'
Street side yard setback	20'	20'	20'	20'	25'
Rear yard setback	20'	25'	20'	25'	25'
Min floor area	750 sf	750 sf	750 sf	750 sf	NA
Min building width	14'	14'	14'	14'	NA
Max building height	50'	50'	50'	50'	NA
Maximum lot coverage	45%	35%	45%	35%	NA
Lot line setbacks for accessory structures	6'	25'	6'	25'	NA

Notes:

- a. For waterfront parcels, the “front yard” shall be considered to be the waterfront side and the “back Yard” shall be considered to be the thoroughfare side.
- b. For waterfront parcels,
 - 1) Structures are not permitted to be taller than eight (8') feet in the back yard or the waterfront (lake or river) yard.
 - 2) Between the water's edge and ten (10') feet from the water, there are to be no structures except ground steps that may go down to the waterfront or a level deck.
 - 3) Between ten (10') feet and thirty (30') feet from the water, all decks must be at less than or equal to one (1') foot in height.
 - 4) Between over thirty (30') feet and to fifty (50') from the water, all decks may up to four (4') feet in height.

TABLE 4 USES/DIMENSIONS: RESIDENTIAL/FARMING DISTRICT

Table 4 Uses / Dimensions: Residential / Farming District	
Permitted Use	Special Land Use
Agricultural Uses	Agricultural Uses
Agricultural and Forestry Activities	Agricultural Bulk Storage and Processing
Raising and Keeping Small Animals (see Sec. 3.7)	Grain and Seed Elevators
Stables, public or private	Residential Uses
Residential Uses	Bed & Breakfasts
Dwellings above first floor (Upper)	Cemeteries
Single-Family Residential Dwellings	Home Occupations
State Licensed Residential Facilities 6 residents or fewer	Manufactured Home Developments
Commercial Uses	
Childcare Organizations	State Licensed Residential Facilities 7-20 residents
Roadside Stands	Tiny House as Accessory Dwelling Unit
Industrial Uses	Two-Family Dwellings
On-Site Roof-Mounted Solar Energy Collector	Commercial Uses
On-Site Ground-Mounted Solar Energy Collector (15 percent Lot Coverage or Less)	Cottage Industry
Wind Energy Conversion Facility Small Scale	Drive-Through Establishments
Anemometer Tower "MET Tower"	Fuel Sales, Bulk
Wireless Communications Facilities	Hotel/Motel
Institutional Uses	Kennels, Commercial
Institutions, Cultural	Outdoor Commercial Sales and Uses
Institutions, Educational	Personal Services
Other Uses	Professional Office/Office Services
Accessory Uses	Production, Procession, Assembling, Treatment or Packaging of Goods
Temporary Buildings and Structures (see Sec. 7.12)	Vehicle Repair, Sales, and Washes
	Veterinary Hospitals and Clinics
	Industrial Uses
	Heavy Vehicle Equipment Repair and Sales
	Sand and Gravel Pits, Earth Extraction
	Sawmills and Lumbering
	On-Site Ground-Mounted Solar Energy Collector (Over 15 percent of Lot Coverage)
	Commercial Solar Energy

Table 4 Uses / Dimensions: Residential / Farming District	
Permitted Use	Special Land Use
	Collector
	Wind Energy Conversion, Utility
	Institutional Uses
	Commercial Schools
	Institutions, Human Care
	Institutions, Social
	Other Uses
	Campgrounds, RV Park
	Golf Courses
	Parks
	Recreation, Outdoor
	Temporary Indoor and Outdoor Uses
Prohibited Uses	
Medical Marihuana Facilities regulated by the Medical Marihuana Facilities Licensing Act	
Recreational Marihuana establishments regulated by the Michigan Regulation and Taxation of Marihuana Act	
Dimensional Requirements	
	<p>Existing Lots < 1 acre</p> <ul style="list-style-type: none"> • Front Yard Setback: 50 ft. (50 ft.) • Side Yard Setback: 6 ft. (6 ft.) • Street Side Yard Setback 20 ft. (20 ft.) • Rear Yard Setback: 20 ft. (6 ft.) • Min Floor Area: 750 sq. ft. • Min Bldg. Width: 14 ft. • Max Bldg. Ht.: 50 ft. • Max Lot Coverage: 45% <p>Newly Created Lots or Existing Lots > 1 acre</p> <ul style="list-style-type: none"> • Min Lot Area: 1 acre • Min Lot Width: 132 ft. • Front Yard Setback: 50 ft. (25 ft.) • Side Yard Setback: 20 ft. (25 ft.) • Street Side Yard Setback 20 ft. (25ft.) • Rear Yard Setback: 25 ft. (25 ft.) • Min Floor Area: 750 sq. ft. • Min Bldg. Width: 14 ft. • Max Bldg. Ht.: 50 ft. • Max Lot Coverage: 35% <p>() indicates accessory structures</p>

() indicates accessory structures

TABLE 5 USES/DIMENSIONS: RESIDENTIAL DISTRICT

Table 5 Uses / Dimensions: Residential District	
Permitted Use	Special Land Use
Agricultural Uses	Agricultural Uses
Agricultural and Forestry Activities	Residential Uses
Raising and Keeping Small Animals (see Sec. 3.7)	Bed & Breakfasts
Residential Uses	Home Occupations
Dwellings above first floor (Upper)	State Licensed Residential Facilities 7-20 residents
Single-Family Residential Dwellings	Tiny House as Accessory Dwelling Unit
State Licensed Residential Facilities 6 residents or fewer	Two-Family Dwellings
Commercial Uses	Commercial Uses
Childcare Organizations	Cottage Industry
Industrial Uses	Personal Services
On-Site Roof-Mounted Solar Energy Collector	Professional Office/Office Services
On-Site Ground-Mounted Solar Energy Collector (15 percent Lot Coverage or Less)	Roadside Stands
Institutional Uses	Vehicle Repair, Sales, and Washes
Other Uses	Industrial Uses
Accessory Uses	Commercial Solar Energy Collector
	Wireless Communications Facilities
Temporary Buildings and Structures (see Sec. 7.12)	Institutional Uses
	Institutions, Cultural
	Institutions, Educational
	Institutions, Human Care
	Other Uses
	Golf Courses
	Parks
Prohibited Uses	
Medical Marihuana Facilities regulated by the Medical Marihuana Facilities Licensing Act	
Recreational Marihuana establishments regulated by the Michigan Regulation and Taxation of Marihuana Act	

Table 5 Uses / Dimensions: Residential District	
Permitted Use	Special Land Use
	<p>Existing Lots < 1 acre</p> <ul style="list-style-type: none"> • Front Yard Setback: 50 ft. (6 ft.) • Side Yard Setback: 20 ft. (6 ft.) • Street Side Yard Setback 20 ft. (20 ft.) • Rear Yard Setback: 20 ft. (6 ft.) <p>Min Floor Area: 750 sq. ft.</p> <ul style="list-style-type: none"> • Min Bldg. Width: 14 ft. • Max Bldg. Ht.: 50 ft. • Max Lot Coverage: 45% <p>Newly Created Lots or Existing Lots > 1 acre</p> <ul style="list-style-type: none"> • Min lot: 1 acre • Min Width: 132 ft. • Front Yard Setback: 50 ft. (50 ft.) • Side Yard Setback: 25 ft. (25 ft.) • Street Side Yard Setback 20 ft. (25 ft.) • Rear Yard Setback: 25 ft. (25 ft.) • Min Size: 750 sq. ft. • Min Bldg. Width: 14 ft. • Max Bldg. Ht.: 50 ft. • Max Lot Coverage: 35% <p>() indicates accessory structures</p>

() indicates accessory structures

TABLE 6 USES/DIMENSIONS: COMMERCIAL DISTRICT

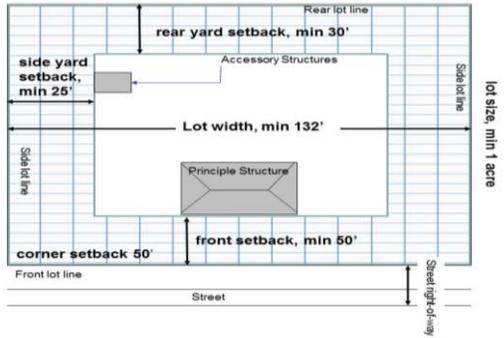
Commercial District, C	
Permitted by Use	
Agricultural and Forestry Activities	Parks
Anemometer Tower "MET Tower"	Personal Services
Funeral homes/mortuaries	Production, processing, assembling, treatment or packaging of goods
Assembly buildings	Professional offices/office services
Bars/taverns	Recreation, indoor
Childcare organizations	Research and development
Commercial schools	Restaurants
Accessory uses	Retail business
Drive-through establishments	Roadside stands
Dry Cleaner/laundry	Sawmill, lumbering
Dwellings above the first floor	Solar Energy Collector, On-Site Roof Mounted
Equipment, rental and sales	Solar Energy Collector, On-Site Ground Mounted (15 percent Lot Coverage or less)
Gas station/service station	Stable, public or private
Greenhouses	Single Family residential
Heavy vehicle, equipment repair and sales	State licensed residential facilities, 7-20 residents
Hotel/motel	Temporary indoor and outdoor uses
Institutions: Cultural, Educational, Human Care, Rehabilitation, Religious, Social	Theaters, including drive-ins
Kennels, commercial	Towing operations
Laboratories	Vehicle repair, sales and wash
Lumberyards, Contractor storage yard	Veterinary hospital/clinics
Manufacturing	Warehousing and Storage
Ministorage	Wholesale sales, Distribution and terminals
Wind Energy Conversion Facility Small Scale	Wireless communication facilities
Outdoor commercial sales and use	
Special Land Uses	
Institutions: Substance Abuse	Sand and gravel pits, earth extraction
Public utility service stations	Wind energy, utility
Recreation, outdoor	Sexually Oriented Business
Reduction, conversion and disposal of waste	Incinerators
Sewage treatment and disposal	Junk, salvage yard, landfills, resource recovery
Industrial parks	Fuel Sales, bulk
Solar Energy Collector, On-Site Ground Mounted (Over 15 percent Lot Coverage)	Solar Energy Collector, Commercial
Prohibited Uses	

Commercial District, C

Medical Marihuana Facilities regulated by the Medical Marihuana Facilities Licensing Act

Recreational Marihuana establishments regulated by the Michigan Regulation and Taxation of Marihuana Act

Dimensions



- Min lot: 1 acre
- Min width: 132 ft
- Front yard setback: 50 ft
- Side yard setback: 25 ft
- Rear yard setback: 30 ft
- Corner setback: 50 ft
- Min 1st floor: none
- Min bldg width: none
- Max bldg ht: 45 ft
- Max lot coverage: none

Chapter 5 ■ PARKING

SECTION 5.1 INTENT

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

SECTION 5.2 CONSTRUCTION AND DESIGN

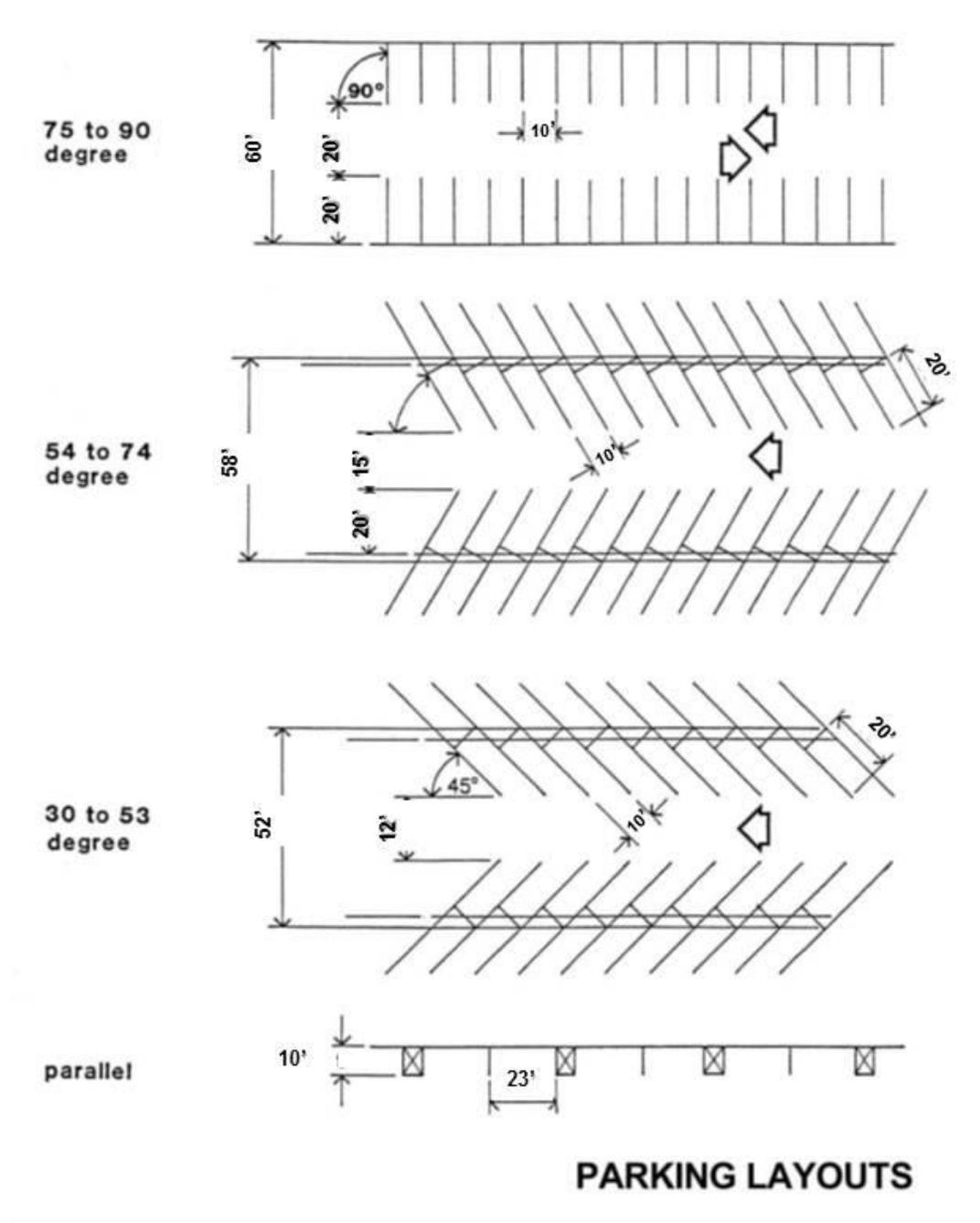
Regulations in this section apply to all nonresidential uses in all districts.

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

- any Public Street Right-of-Way, for a sight distance of fifty (50') feet along the near edge of the pavement in either direction .(Road Commission MDOT Regulations.)
- 7) STRIPING. Except for parallel parking, all parking spaces on paved surfaces shall be clearly marked with STRIPING that shall be maintained.
 - 8) LANDSCAPING. Off-street parking shall be permitted to occupy required front, side and rear yards after approval of the parking plan layout, provided that there shall be maintained a minimum landscaped setback of ten (10') feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line.
 - 9) LAYOUT. Plans for the layout of parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane (Aisle) Width, ft.	Parking Space Width, ft.	Parking Space Length, ft.	Total Width of One Tier of Spaces Plus Maneuvering Lane, ft.	Total Width of Two Tiers of Spaces Plus Maneuvering Lane, ft.
0° (parallel parking)	12	10	23	20	28
	24	10	23	32 – one-way	40 – two-way
30° to 53°	12	10	20	32	52
54° to 74°	15	10	20	36 ½	58
75° to 90°	20	10	20	40	60

- 10) SCREENED. Screening must be provided according to the buffering requirements in Chapter 4.
- 11) SURFACE. In cases where the Planning Commission determines that the level of traffic using a parking area or the nature of traffic in the parking area requires a hard surface for safe and efficient operation, the parking area shall be paved surface with an asphalt, concrete, or similar durable surface, and shall be graded and drained to dispose of all surface water.
 - a) GRAVEL. This surface must be of a material that provides a durable, smooth parking lot which is graded to properly drain and dispose of storm water. Dust Mitigation measures must be implemented.
 - b) PAVED (HARD SURFACED). Pavement must consist of at least six inches (6") of reinforced concrete or two inches (2") of bituminous surface laid over six inches (6") of compacted crushed stone.



- c. **SHARED ACCESS.** The Planning Commission must require shared access between and among uses where feasible, excluding agricultural single family residential uses. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and

access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway agreement must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an agreement to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Refusal to design a site with provisions for joint access or refusal to participate in a joint access agreement is justification for site plan denial by the Planning Commission.

- d. **DRIVEWAY CLOSURE.** Nonconforming driveways, per this Ordinance, shall be made to be less nonconforming at the time a site is redeveloped. Lessening the degree of driveway nonconformance may include the Planning Commission requiring closing a driveway or combining driveways or access points at the time of site plan review in instances where there is redevelopment or a change in use.
- e. **BONUS FOR COMBINED PARKING:** In case of a situation where there is more than one use in a single structure the following off-street parking regulations may apply:
 - 1) For two (2) uses per structure, eighty (80%) percent of the otherwise combined required parking.
 - 2) For three (3) uses, seventy-five (75%) percent.
 - 3) For four (4) uses, seventy (70%) percent.
 - 4) For five (5) or more, (65%) percent.
 - 5) In no case shall less than sixty-five (65%) percent be allowed.
- f. **EMPLOYEE PARKING:** Employee parking shall consist of one (1) parking space for every one (1) employee on the largest shift. Handicapped parking shall be required.

SECTION 5.3 RESIDENTIAL DISTRICTS

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

SECTION 5.4 COMMERCIAL DISTRICTS

- a. **OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES.**
 - 1) An off-street waiting space is defined as an area with a minimum width of ten (10') feet and a minimum length of twenty (20') feet and shall not include the use of any

- public space, street, alley or sidewalk and shall be located entirely within any commercial district.
- 2) Drive-through lanes shall have a minimum centerline radius of twenty-five (25') feet.
 - 3) Drive-through lanes shall be striped, marked, or otherwise distinctively delineated.
 - 4) No space shall be located closer than fifty (50') feet to any lot in any residential district, unless enclosed on all sides facing residential zones, by a wall or uniformly painted solid board or masonry fence of uniform appearance which is not less than six (6') feet in height.

USE SERVED BY DRIVE-THROUGH LANE	MINIMUM STACKING REQUIREMENTS (PER LANE)
Restaurant	The distance between the order board and the pick-up window shall store four (4) vehicles, and storage shall be provided for four (4) vehicles in advance of the menu board (not including the vehicles at the pick-up window and menu board)
Financial Institution	Six (6) vehicles per lane inclusive of the vehicle at the window.
Car Wash and Quick Oil Change	Four (4) times the maximum capacity of the car wash in advance of the tunnel and three (3) vehicles beyond the tunnel for drying areas.
Childcare Center	One (1) vehicle per fifteen (15) children inclusive of the vehicle at the drop-off point. No parking area or maneuvering lanes shall be permitted between the drop-off point and the principal entrance to the building.
Other Uses	For uses not listed above, the Planning Commission shall make a determination of minimum required vehicle stacking at the time of site plan review, based upon analysis by the Traffic Engineer and Township Supervisor.

Source: American Planning Association Parking publications

SECTION 5.5 NUMBER OF PARKING SPACES REQUIRED

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

- a. FLOOR AREA. In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the total floor area, except that such floor area need not include any area used for incidental service, storage installations of mechanical equipment, penthouses, housing ventilators and heating systems, and similar uses.

- b. SINGLE USES. In cases where there is a single specified use, the following regulations shall apply:

TABLE 7 PARKING SPACES BY USE

Use	Parking Spaces
Barber and beauty shops.	Two (2) parking spaces for each chair or booth.
Bowling alleys.	Four (4) parking spaces for each bowling lane. If in addition to alleys, patrons are provided with assembly halls, bars, restaurants, or other businesses, additional off-street parking spaces will be required in accordance with regulations of this section for the uses.
Cemetery	One (1) space per employee of largest shift, plus 1 space for each 3 seats of seating capacity in any facility for interment services
Commercial recreation (outdoor).	Twenty-five (25%) percent of lot area, but in no case less than ten (10) parking spaces.
Commercial recreational (indoor).	One (1) parking space for each one hundred (100) square feet of building floor space.
Dance hall, roller rink, assembly hall.	Without fixed seats, five hundred (500%) percent of the building floor area used for dancing or assembly. One (1) for each three (3) seats or one (1) for each one hundred (100) square feet of gross floor area.
Funeral homes.	Four (4) spaces for each slumber room or one (1) space for each fifty (50) square feet of gross floor area, whichever is greater, plus one (1) space for each fleet vehicle.
Furniture sales, retail.	One (1) parking space for each five hundred (500) square feet of building floor area.
Gasoline service stations.	One (1) parking space for each employee on the largest shift, plus one for each service bay.
Hospitals and convalescent homes.	One (1) parking space for each hospital bed and one (1) parking space for each three (3) rest home beds.
Laundromats.	One (1) parking space for every two (2) washing machines or two hundred (200) square feet of gross building floor area, whichever is greater.
Libraries and Museums.	One (1) parking space for each eight hundred (800) square feet of floor area, plus one (1) parking space for each employee working during maximum employment hours.
Livestock Auction.	One (1) space for each one hundred (100) square feet of building, pens, and all enclosed areas on the premises of the auction facility.
Motels, hotels, motor courts, tourists or lodging homes, trailer courts, and clubs	. One parking space for each sleeping room. If, in addition to sleeping rooms, patrons are provided with assembly halls, bars, restaurants, retail shops or other businesses, additional off-street parking spaces shall be required for the other uses in accordance with the

Use	Parking Spaces
	regulations of this section for those uses. Parking reductions may apply.
Office buildings, including banks, business and professional offices.	One (1) parking space for each two hundred (400) square feet of building floor area, but in no case less than five (5) spaces.
Places of public assembly.	One (1) parking space for each three (3) seats or where those in attendance occupy benches, pews, or other similar seating facilities; each eighteen (18) inches of such seating facilities shall be counted as one (1) seat.
Private clubs and lodges.	One (1) for each three (3) active members and one (1) for each employee normally engaged in and about the premises, with a minimum of one (1) for each one hundred (100) square feet of floor space.
Restaurants, taverns, bars, cocktail lounges, and similar eating establishments.	One (1) parking space for each four (4) seats provided for patron use.
Retail sales and personal services self-serve food market or supermarket.	Parking area equivalent to one (1) space per one hundred fifty (150) square feet of the public floor area. In addition, for uses over 100,000 square feet of retail use, a maximum of 1 space per 150 square feet shall be permitted.
Schools: Private or Public Elementary, Middle and High Schools.	One (1) space for each employee working during the maximum employment hours in the building and on the grounds, plus one (1) space for each thirty (30) students of maximum enrollment capacity and one (1) for each eight (8) auditorium seats.
Senior High School and Institutions of Higher Learning, Private or Public.	One (1) parking space for each employee plus one (1) for each five (5) students, plus the parking requirements for an auditorium, a gymnasium and an athletic field if they are included.
Theaters, auditoriums, stadiums.	One (1) parking space for each four (4) seats.
Vehicle sales.	One parking space per each five hundred (500') square feet of sales floor area.
Vehicle service garages.	One parking space for each five hundred (500') square feet of building floor area.
Warehouses, storage buildings, lumber and supply yards, wholesale sales.	Two (2) parking spaces for each employee. If retail sales exist, required parking spaces shall be determined by using retail floor space requirements for the building floor area used for retail in conjunction with the employee requirement.

Chapter 6 ■ SIGNS

SECTION 6.1 SCOPE

These standards are adopted to:

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

SECTION 6.2 PERMIT PROCEDURE

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

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

- and exact location of the proposed sign(s) with setback from all structures and property lines. The drawings submitted for sign permits must comply with all pertinent aspects of the approved site plan in instances where a site plan is required.
- 3) An elevation drawing of the proposed sign(s) depicting its design, lettering, method of illumination and other relevant information. The dimensions of the height and length, and width of the sign(s) and height between ground elevation and the bottom of the sign, shall be noted.
 - 4) In the case of a wall sign, an elevation of the wall of the building on which the sign is to be placed, including a depiction of the wall sign at scale, shall be shown. The dimension of the building wall and the sign shall be depicted.
 - 5) The proposed dates of construction and completion of the sign.
 - 6) Structural information necessary to comply with all current building codes.
 - 7) In the case of a portable sign, the length of time the proposed sign will be on the site.
- c. **TEMPORARY/PORTABLE SIGNS.** Portable or temporary signs are allowed 4 times each year per parcel for a maximum of 30 days each time the sign is displayed. This time period may run consecutively.

SECTION 6.3 SIGNS ALLOWED**TABLE 8 TABLE OF SIGNS ALLOWED**

District	Type	# per Parcel	Maximum square footage per sign	Placement	Height
Residential Farming (Agricultural)	•Non dwelling use sign	1	16 sq. ft.	Within required yard	5 ft.
	•Small sign	1	16 sq. ft.	Within required yard	5 ft.
	•Wall sign	1	4 sq. ft.	Anywhere on bldg.	Wall Height
	•Portable/Temporary	1	32 sq. ft.	Within required yard	5 ft.
	• Home Occupation	1	16 sq. ft.	Within required yard	5 ft.
	• Cottage Industry - nonilluminated	1	16 sq. ft.	Within required yard	5 ft.
Residential Recreational	•Non dwelling use sign	1	16 sq. ft.	Within required yard	5 ft.
	•Small sign	1	16 sq. ft.	Within required yard	5 ft.
	•Wall sign	1	4 sq. ft.	Any wall	Wall Height
	•Portable/Temporary	1	32 sq. ft.	Within required yard	5 ft.
	• Home Occupation	1	16 sq. ft.	Within required yard	5 ft.
Commercial (Requires a permit)	•Wall	Total wall signage may not exceed 32 sq. ft.		Anywhere on bldg.	Wall Height
	•Monument/freestanding	1	32 sq. ft.	Within required yard	8 ft.
	•Marquee/Canopy	1	32 sq. ft.	On structure	Highest eave
Industrial (Requires a permit)	•Wall	1	32 sq. ft.	Anywhere on wall	Height of wall
	•Monument/freestanding	1	32 sq. ft.	Within required yard	8 ft. at grade of lot line
	•Portable/Temporary	1	32 sq. ft.	Within required yard	5 ft.

NOTES TO TABLE

- 1) In the case of through lots and corner lots, excluding through lots on a corner, (a lot or lots held under one ownership fronting on two streets), on a street, one sign may be allowed per access.
- 2) Only one (1) monument sign shall be permitted on each lot, except that a business center shall be permitted one (1) monument sign for each major street frontage. A business center shall be allowed one (1) sign not exceeding one (1) foot by four (4) feet for each business within the business center. The entire sign shall not exceed thirty-two (32) feet in height. If more than five (5) businesses are located in one center, additional monument signs will be allowed using the same one (1) foot by

- four (4') foot signs. One (1) wall is allowed per individual business of thirty-two (32) square feet in a strip mall or mini mall.
- 3) Each business occupancy other than the ground floor shall be entitled to one (1) additional sign of the wall or flat type on the structure or incorporated within a permitted projecting sign. These wall signs shall not be larger than two-thirds (66%) of the permitted wall sign for the first floor business.
 - 4) One (1) sign not exceeding four (4) square feet may be permitted per additional building entrance, exit or service window.
 - 5) Parcels with greater than four hundred (400) lineal feet of frontage may be granted additional signage at the site plan review phase.
 - 6) In the Agricultural, Single and Multi-Family districts, only nondwelling use signs may be illuminated provided that the light is not visible from any street or adjoining property.
 - 7) Garage Sale signs are not included in Portable/ Temporary signs. See Section 6.4 item "j".

SECTION 6.4 SIGNS EXEMPT FROM PERMIT REQUIREMENTS

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

- a. Historical or Memorial Signs or tablets, not to exceed eight (8) square feet in area, containing the name of the building and date of erection.
- b. Centennial farm signs.
- c. Address and identification of farms and homes within the maximum square footage, height and placement limitations.
- d. Signs painted on or permanently attached to legally licensed vehicles that are used upon the highways for transporting persons, goods or equipment.
- e. Traffic or other municipal Signs including, but not limited to, the following, legal notices, historic site designations, municipal facility directional Signs, street or traffic Signs, railroad crossing Signs, danger and other emergency Signs as may be approved by the Township Board or any Federal, State or County agency having jurisdiction over the matter of the Sign. Such Signs may be located in any zoning district. However, all Signs on governmental property on which a municipal building is located shall meet the commercial zoning district requirements state herein at the discretion of the Township Code Authority or designee.
- f. Community special event Signs approved by the Township Board or Township Supervisor.
- g. One Sign advertising parcels of land or building for rent, lease or sale, when located on land or building intended to be rented, leased or sold, not exceeding six (6) square feet in area, four (4) feet in height in residential districts and twenty-four (24) square feet in area, six (6) feet in height in office, commercial and industrial districts.

- h. Signs of a decorative nature, not used for any commercial purpose and commonly associated with any national, local or religious holiday; provided that such Signs shall be displayed for a period of not more than sixty (60) consecutive days, nor more than sixty (60) days in any one year.
- i. Political campaign Signs, not to exceed one sign per candidate or issue, and not to exceed thirty-two (32) square feet of area per Sign, shall be permitted on all occupied lots, regardless of zoning. Political campaign Signs may not be displayed more than ten (10) days after an election for which they are related. [Attorney General Opinion on Political Campaign Signs](#)
- j. Garage sale signs not exceeding five (5) square feet in area and not displayed in excess of three (3) days.
- k. One Sign identifying on site construction activity, during the time of construction, not exceeding thirty-two (32) square feet in area. Such Signs shall not exceed five (5) feet in height.
- l. Help wanted Signs not exceeding six (6) square feet in area and four (4') feet in height may be displayed on private property for a period of up to four (4) weeks at a time and not more than four (4) times within each calendar year.
- m. Painting, re-painting, cleaning, maintenance, repair, and change of Sign message or graphics shall not be considered erection or alteration of a Sign which requires issuance of a Permit, provided that no structural alterations or additions to the display area are made.
- n. Private traffic control on private property such as directional Signs. Such Signs may not exceed one and one half (1½) square feet or three (3') feet in height.

SECTION 6.5 PROHIBITED SIGNS

Signs are prohibited that:

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

SECTION 6.6 ILLUMINATION

- a. LED, LCD, and all other changeable forms of lighted signs fall under this regulation.
- b. There shall be no flashing, oscillating, or intermittent illumination of any sign located in the line of vision of a traffic control device or interfering with safe vision along any roadway, especially at intersections. All illuminated signs shall be designed and located to prevent the light from being cast upon adjoining residences and shall be located at least one hundred fifty (150') feet from any residential use. The illumination of any sign shall not be detrimental or annoying to surrounding property nor constitute a safety hazard, as determined by the Township Code Authority or designee.

- c. In the Agricultural, Single and Multi-Family districts, only nondwelling use signs may be illuminated. Cottage Industry signs may not be illuminated.

SECTION 6.7 CONSTRUCTION AND MAINTENANCE

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

SECTION 6.8 ABANDONED SIGNS

A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business is no longer conducted on the premises. If the owner or lessee fails to remove it within 30 days of the termination of business, the Township Code Authority or designee may remove the sign at cost to the property owner. When a successor to a defunct business agrees to maintain the signs as provided in this code, this removal requirement shall not apply.

Chapter 7 ■ SPECIAL USE

SECTION 7.1 INTENT, PURPOSE AND PROCESS

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



- b. **STANDARDS.** During the Special Use Permit process, various considerations will be explored before approval of the Site Plan or the Special Use Permit. Some of these are defined in this Chapter as additional site plan review standards for various Special Uses. These standards are intended to reduce the impact of a Special Use on surrounding properties. They are minimum requirements that must always be met.
- 1) The nature, location, and size of the special use shall not change the essential character of the surrounding area, nor disrupt the orderly and proper development of the district as a whole. The use shall not be in conflict with, or discourage the permitted uses of the adjacent lands or buildings.
 - 2) The special use shall not increase traffic hazards or cause congestion on the public roads of the area. Adequate access to the parcel shall be provided.
 - 3) The water supply and sewage disposal system shall be adequate for the proposed special use.
 - 4) Uses by special permit shall not be significantly more objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, odor, smoke, glare lights, or disposal of waste than the operation of any principal permitted use, nor shall the use increase hazards from fire or other dangers to either the property or adjacent property.
 - 5) This special use shall be consistent with the intent and purpose of this Ordinance and in conformance with the intent of the Sage Township Master Plan, shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.
- c. **CONDITIONS.** The Planning Commission may attach additional conditions to the approval of the Site Plan or the Special Use Permit. These conditions must be based on requirements or concerns defined by this Ordinance.

- d. **PERMANENCE.** Note that once a Special Use Permit has been granted, it may only be revoked if the conditions mentioned above, or other requirements of this Ordinance, have been violated. Otherwise, the Special Use Permit "runs with the land" and is one of the rights that transfers when the parcel is rented or sold. Therefore, this Ordinance does not provide for placement of any time limit on a Special Use Permit, except that the Special Use Permit may be revoked for violation of permit provisions.

SECTION 7.2 HOW A SPECIAL USE PERMIT IS REVIEWED

- a. **SUBMISSION OF APPLICATION.** The application package is to be submitted to the Township Zoning Administrator or designee.
 - 1) **CONTENTS.** The application package consists of a Special Use Permit Application form completed in full by the applicant, accompanied by a fee as established by the Township Board.
 - 2) **APPLICATION DEADLINE.** The complete application package must be submitted to the Zoning Administrator or designee at least thirty (30) days before the Planning Commission meeting at which it will be considered.
- b. **CONSIDERATION OF REZONING AND SPECIAL USE PERMIT.** In the event that allowance of a desired use requires both a rezoning (change in Zoning District designation for the parcel) and a Special Use Permit, both requests may be submitted jointly and considered at a single meeting of the Planning Commission, subject to the following requirements.
 - 1) **SEPARATE.** The rezoning shall be considered separately & prior to the Special Use Permit.
 - 2) **PROCEDURES.** The Ordinance procedures for each decision shall be followed as specified. Any Special Use Permit approval must be conditioned upon adoption of the rezoning by the Township Board, after submission to the County Planning Commission if there is one.
 - 3) **STANDARDS.** All standards required by this Ordinance shall be observed for each action.
 - 4) **PUBLIC HEARINGS.** The public shall be given the opportunity for input on both the rezoning and Special Use decisions. Thus, two (2) separate public hearings shall be held at the same meeting.
- c. **PLANNING COMMISSION REVIEW AND HEARING.** The Special Use Permit application package shall be the subject of both a Site Plan Review and a public hearing conducted by the Planning Commission. If the applicant wishes to have the Site Plan Review and Special Use Permit considered at a single Planning Commission meeting, the following process occurs:
 - 1) **PUBLIC HEARING ON SPECIAL USE.** The Planning Commission shall hold a public hearing on the application as part of the meeting in which the Special Use Permit is considered.
 - a) **NOTICE.** A notice of public hearing shall be mailed to all parties specified in the Administration chapter and published in a newspaper of general

circulation in the Township not less than fifteen (15) days before the date of such hearing.

- b) **DELAY AT APPLICANT'S REQUEST.** If a site plan for a Special Use has been denied, the applicant may ask that the Special Use Permit, including the public hearing, be postponed. However, postponing the hearing prior to the hearing taking place, requires an additional notification of neighboring property owners and newspaper publication of another notice. Therefore, the applicant will be required to pay an additional application fee to offset the Commission's added cost.
- 2) **SITE PLAN REVIEW.** The Planning Commission shall conduct a Site Plan Review for the proposed use, using the procedure and standards presented in the Site Plan chapter and any specific standards identified for the Special Use by this Chapter. The Planning Commission may approve the site plan as presented, approve it with conditions, deny it, or table approval of it to a specific meeting date.
- a) **PUBLIC INPUT.** The Site Plan Review may be completed before public input is heard on the question of granting the Special Use Permit. This is because the Site Plan Review process is intended to be an objective review of factual information to determine whether precise standards have been met. However, the Planning Commission may choose to accept public comments or questions relating only to design considerations of the site plan.
 - b) **IF THE SITE PLAN IS DENIED.** In the event the site plan is denied, consideration of the Special Use Permit shall still occur, including the public hearing. The Special Use Permit may still be approved with the condition that site plan approval must be obtained before the Special Use Permit is valid.
- 3) **CONSIDERATION OF SPECIAL USE PERMIT.** Following the close of the public hearing, consideration of the Special Use permit shall take place.
- a) **OPEN MEETING.** Note that the Open Meetings Act requires this vote to take place in an open public meeting.
 - b) **PROMPT DECISION.** In the interest of fairness and a timely response for all concerned parties, the Planning Commission shall render their decision on the Special Use Permit during the same meeting in which the public hearing is held, unless further information must be obtained before a decision can be made. In such cases, action upon the Special Use Permit may be tabled to a public meeting of the Planning Commission to be held on a specific date which is identified in the motion to table.
- d. **REAPPLICATION.** An application for a Special Use Permit that has been denied, may not be resubmitted until one (1) year after the date of denial has passed.
 - e. **TERMS OF PERMIT.** A Special Use Permit consists of a permit that specifies the Special Use which is to be allowed and any conditions which were attached by the Planning Commission.
 - f. **PERMIT LAPSE.** If a use established under a Special Use Permit is discontinued for a period of one (1) year, the Special Use Permit shall expire. To reestablish the use after

such expiration will require granting a new Special Use Permit, starting with a new application. If it is anticipated that the use will be discontinued for one year or more and the applicant intends to restart the use according to the original permit specification, the applicant may notify the Zoning Administrator or designee within 180 days of permit expiration for a one year extension.

- g. **REVOCACTION.** The privilege of a Special Use Permit is subject to all the conditions that have been attached to it during the process described above. Except as noted in item e – Terms of Permit, the permit remains valid as long as all of those conditions are met and is transferable from owner to owner or “runs with the land.” However, the Planning Commission shall revoke any Special Use Permit after it has been proven that the permit conditions have been violated.
- 1) **FIRST NOTICE.** The Zoning Administrator or designee shall send written notice of a violation to the holder of the permit by certified mail. The notice shall state that correction must be made within thirty (30) days or the Planning Commission will revoke the Special Use Permit and order the use to cease.
 - 2) **CONSIDERED NONCONFORMING.** From the time the Zoning Administrator or designee's notice of violation is issued, until compliance with all Special Use Permit conditions is restored, the use in question shall be treated as an unacceptable Nonconforming Use.
 - 3) **PLANNING COMMISSION ACTION.** The Zoning Administrator or designee shall notify the Planning Commission of the violation of conditions of the Special Use Permit at the next regular Planning Commission meeting, and revocation of the Special Use Permit shall be considered then. The Planning Commission's meeting will usually take place before the thirty (30) day period for the first notice has expired. In that case, the resolution to revoke the Special Use Permit should be worded so that it takes effect only if compliance with all requirements is not restored. It shall also include authorization for the Zoning Administrator or designee to order the permit holder to cease the permitted use if the violations are not corrected by the end of the first notice period.
 - 4) **SECOND NOTICE AND ORDER.** After expiration of the thirty (30) day period, the Zoning Administrator or designee shall notify the permit holder by certified mail that the Special Use Permit has been revoked, and the use for which the permit was granted must cease within sixty (60) days from the date of this second notice.
 - 5) **ENFORCEMENT OF ORDER.** Failure to comply with the order to cease an activity for which a Special Use Permit has been revoked is a violation of this Ordinance, subject to all penalties thereof.
- h. **STANDARDS TO CONSIDER WHEN REVIEWING A SPECIAL USE PERMIT.**
- 1) **STANDARDS ATTACHED TO SITE PLAN REVIEW.** Before approving or denying a Special Use Permit Application, the Planning Commission reviews the site plan for said use, to establish that all applicable standards are satisfied. The Site Plan review shall determine compliance with the applicable District Regulations, the Site Plan Review Standards and any applicable standards from this Chapter.

- 2) **ADDITIONAL CONDITIONS.** The Planning Commission may stipulate any additional conditions or safeguards deemed necessary to achieve the objectives of this Ordinance. These conditions may include but are not limited to changing the parking, lighting or building configuration to promote compatibility on the site. These may be defined during the Site Plan Review process or during consideration of whether to grant the Special Use Permit. All conditions attached to the approval of the site plan are also conditions of the Special Use Permit. These conditions, and the reasoning behind them, must be documented in the Planning Commission's minutes, written on the site plan itself, communicated to the applicant in writing, and based directly on the intent of this ordinance. The permit will not take effect until the conditions of approval are accepted by the applicant, signified by the signatures on the site plan itself, of both the applicant and the Planning Commission chairman.
- 3) **ENFORCEMENT OF CONDITIONS.** The breach of any condition shall be cause for the Planning Commission to revoke a Special Use Permit.

SECTION 7.3 BED AND BREAKFAST

- a. A Bed and Breakfast must be licensed by the Township according to current licensing regulations. Please see the current state law for complete regulations.
- b. Each premise must have been originally designed and constructed as a single-family residence and must be occupied and operated by its owner. The structure shall remain a residential structure; i.e. the kitchen shall not be remodeled into a commercial kitchen.
- c. Not more than twenty-five (25%) percent of the total floor area of the dwelling unit shall be used for bed and breakfast sleeping rooms.
- d. No bed and breakfast sleeping rooms shall be located in a basement or attic.
- e. Cooking for bed and breakfast guests shall take place in the same kitchen as used by the property owner. There shall be no separate cooking facilities in the rented rooms for bed and breakfast stay. Breakfast is the only meal that may be served to guests.
- f. Bed and breakfast bedrooms shall contain a minimum of one hundred twenty (120) square feet for the first two (2) occupants, with an additional thirty (30) square feet for each additional occupant.
- g. Bed and breakfast occupants shall be limited to four (4) in (1) room at any one (1) time.
- h. The stay of bed and breakfast guests shall be no more than fourteen (14) consecutive days and not more than thirty (30) days in any one (1) calendar year.
- i. A maximum of six (6) persons per each restroom will be permitted.
- j. Signage must meet Home Occupation standards.
- k. All parking shall be off the street, in the side or back (not front) yard. Two (2) parking spaces plus one (1) additional space per room to be rented must be provided. All parking spaces shall be paved or graded to Township standards with materials which maintain the historical character of the neighborhood. Natural screening by use of plant materials or other screening may be required to screen parking areas from adjoining residential properties.

- I. No additions to existing structures will be approved for the purpose of adding bed and breakfast space. New construction in residential zones will be permitted subject to review and approval of the Planning Commission.
- m. Bed and breakfast guests shall have access to all common areas, including but not limited to, dining rooms, parlors, screened-in porches, etc.

Section 7.3A Accessory Housing

Accessory housing is permitted as a special land use as an accessory use in the R-F and R zoning districts. A free-standing structure “micro home” or “tiny house” intended to provide accommodations for up to two relatives of those persons occupying the principal dwelling unit on the property is permitted. The purpose of the accessory housing unit shall be to provide an opportunity for elderly family or disabled members to live semi-independently while receiving the support and care of nearby family members.

a. SITE AND DEVELOPMENT REQUIREMENTS

- 1) The accessory housing unit may be a freestanding structure.
- 2) The accessory housing unit shall have its own kitchen, bath, living area, sleeping area.
- 3) The accessory housing shall be located in the side or rear yard, shall comply with the maximum lot coverage requirements, shall be at least 10’ from any other building and shall comply with all setback requirements for an accessory building.
- 4) No accessory structures shall be established in association with the accessory family housing unit, including an attached or detached garage.
- 5) The accessory housing unit shall have a minimum floor area of 400 square feet and a maximum floor area of 800 square feet.
- 6) Connection to potable water and sanitary septic system approved by the Central Michigan District Health Department shall be required.
- 7) The accessory housing unit shall possess the appearance of a single-family detached dwelling.
- 8) The accessory housing unit shall provide adequate access for emergency vehicles.

b. SPECIAL PERFORMANCE STANDARDS

- 1) Separate sale or ownership of the accessory unit from the primary dwelling on a lot or parcel is prohibited.
- 2) The owner may reside in either the accessory family housing unit or the principal dwelling unit.
- 3) The Planning Commission may impose any other reasonable conditions deemed necessary to protect adjoining properties and the public welfare.

- 4) A permit for an accessory family housing unit shall be reviewed by the Planning Commission two years after its issuance to verify compliance with the permit, including that the occupants continue to meet the standards qualifying for the issuance of the Special Land Use Permit. The permit shall be reviewed annually thereafter.
- 5) The Planning Commission may require a performance guarantee as authorized by Section 8.1.b.3) j) of this ordinance equal to the cost of removing a free-standing accessory housing unit from the subject property.
- 6) The accessory housing unit shall be removed from the property within 120 days after the Special Land Use Permit has expired or been revoked.
- 7) The rental of an accessory housing unit to someone other than the person or persons authorized in the Special Land Use Permit shall be a violation of the permit and serve as the basis for revocation of the permit and the imposition of penalties authorized under this ordinance.

SECTION 7.4 COTTAGE INDUSTRY

- a. **INTENT.** It is the intent of this section to provide for limited uses in conjunction with a dwelling which are more extensive than home occupations, but which, like home occupations, do not alter or disturb the residential or rural nature of the premises or its surroundings. Such uses are known as cottage industries and are defined within this section.
- b. **SPECIAL USE STANDARDS.**
 - 1) The particular uses conducted by the cottage industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surrounding.
 - 2) The use is environmentally sound regarding the project site and region.
 - 3) No additional service demands will be created by the use.
- c. **SPECIFIC STANDARDS**
 - 1) Not more than three (3) employees working on the premises in addition to the members of the family residing on the premises.
 - 2) The cottage industry shall be clearly incidental and subordinate to the use of the premises for residential purposes.
 - 3) Multiple uses may be permitted within the cottage industry. The total area occupied by all uses within the cottage industry, including storage, shall not exceed four thousand eight hundred (4,800) square feet. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except as specifically provided by the special use permit.
 - 4) Signs as permitted in the Agricultural district list of signs.

- 5) The sale of merchandise not produced on the premises (except mail order only businesses) shall be incidental and accessory to the merchandise or service produced by the cottage industry and shall not be advertised in any manner.
- 6) No equipment or process used in the cottage industry shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood.
- 7) All dumpster located on the property must be screened.
- 8) All outside storage or other evidence of a cottage industry shall be screened from view from the road and all adjacent properties either by fencing, berming or vegetation.

SECTION 7.5 HIGH INTENSITY USES, SAWMILL, LUMBERING, WASTE TREATMENT AND DISPOSAL

Standards in this section shall apply to all of the following uses in Zoning Districts where they are identified as Special Uses in the District Regulations for each zone. These uses are:

- | | |
|---|--|
| ■ Sewage Treatment and Disposal | ■ Salvage Yard, Scrap Yard, Junk Yard, Landfill |
| ■ High Intensity Food Processing | ■ Petroleum or flammable liquid production, refining and storage |
| ■ Reduction, conversion & disposal of waste goods and materials, Incinerators | ■ Agricultural Bulk Storage and Processing |

- a. **GENERAL.** All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of this subsection are less than those in applicable state statutes, the state requirements shall prevail. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property and individual, or to the community in general.
- c. **CONTRACTUAL AGREEMENTS.** The provisions of this section are not intended to diminish or alter the enforceability or application of any separate contractual agreements between the Township and any individual or company which owns a landfill or is involved with landfill operations.
- d. **TREE BUFFERS FOR LANDFILLS AND JUNKYARDS.** Buffers of tree cover shall be provided on the periphery of the property. The buffer shall be no less than fifty (50) feet in width, and may be natural vegetation or planted evergreens if the existing cover is destroyed.
- e. **NO HAZARDOUS OR TOXIC WASTE.** No hazardous or toxic wastes, as defined by the Department of Natural Resources and Environmental Quality, may be deposited or stored by any use in this group.

- f. TRUCK ACCESS. Routes for truck movement to and from the site shall be identified by the Road Commission. Wear on public roads, traffic hazards, and encroachment of noise, dust, and other nuisances upon adjacent uses must be considered.
- g. ACTIVITY RESTRICTIONS. No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing (other than landfill compaction operations), or packaging shall be conducted within a completely enclosed building.
- h. PERFORMANCE STANDARDS. Where uses are within 200' of a residentially zoned area, excessive noise shall be contained through means established by the applicant and approved by the Planning Commission.
- i. FENCE REQUIREMENTS:
 - 1) AROUND LANDFILL OR INCINERATOR. Berms and fences shall be constructed around any landfill or incinerator as required by the Regulations promulgated by solid waste laws of the State of Michigan. The berms and fences shall be placed on the interior of the vegetated buffers mentioned above and shall not decrease their width. Fences shall have a gate entrance which shall be locked during hours when no operation is taking place.
 - 2) AROUND JUNK YARD OR RESOURCE RECOVERY. Storage of junk should be screened by a solid fence or wall at least eight (8) feet in height. Such fence or wall shall be of sound construction, painted, or otherwise finished neatly and inconspicuously. All activities shall be confined within the fenced-in area. There shall be no stacking of material above the height of the fence or wall, except that moveable equipment used on the site may exceed the wall or fence height. No equipment, material, signs, or lighting shall be used or stored outside the fenced-in area. Aesthetic and structural qualities of fencing shall be regulated by the Planning Commission at the time of site plan review.
 - 3) AROUND SEWAGE TREATMENT OR DISPOSAL FACILITY. All operations shall be completely enclosed by a wire link fence not less than eight (8) feet high.
- j. RESTORATION OF LANDFILL SITES. Grading or reseeding upon completion of operations in a portion of a landfill site is required. Each used portion of the site must be restored with topsoil, graded and revegetated to promote proper drainage. The restoration shall eliminate all hazards and be blended to the general surrounding ground form.

SECTION 7.6 INSTITUTIONS: CULTURAL, EDUCATIONAL, HUMAN CARE, RELIGIOUS, RETREATS, SOCIAL, STATE LICENSED RESIDENTIAL FACILITIES FOR 7-20 ADULTS, PROFESSIONAL AND OFFICE SERVICES

Institutions are subject to the following conditions:

- b. Direct ingress and egress shall be from a paved road unless determined to be unnecessary by the Planning Commission.
- b. The buildings on the site shall be set back from abutting properties zoned and used for residential use not less than fifty (50) feet.

- c. Buildings of greater than the maximum height allowed in the zoning district that a religious institution is located in may be allowed, provided that front, side and rear yards are increased above the minimum requirements by one (1) foot of building that exceeds the maximum height allowed.

SECTION 7.7 INSTITUTIONS: INCARCERATION, SUBSTANCE ABUSE REHABILITATION, HOMELESS SHELTERS

- a. Frontage and Access. Such uses shall front onto a county primary road. The main means of access to the facility for patients, visitors and employees shall be via the primary road. In no case shall access be off of a residential street.
- b. The principle building shall be setback at least seventy-five (75') feet from side and rear property lines. The front yard setback shall meet the requirements of the district in which the facility is located.
- c. Open space will be required and will be site specific.
- d. Screening will be required and will be site specific.
- e. All Institutions shall maintain a minimum distance of 1500' from educational and religious institutions.

SECTION 7.8 INTENSIVE LIVESTOCK OPERATIONS

It is the intent of this Section to allow for intensive livestock operations while providing additional protection to the Township and neighboring land uses in order to minimize noise and odors and prevent surface water and groundwater contamination, and further subject to the following conditions:

- a. The [Michigan Right to Farm Act](#) shall control minimum site area.
- b. There shall be adequate fencing, or other restraining devices, for the purpose of maintaining animals within a restricted area. See the Michigan Right to Farm Act, [Generally Accepted Agricultural and Management Practices](#) for the Care of Farm Animals.
- c. The refuse and wastes resulting from the feeding and maintenance of animals shall be controlled upon the premises, and shall be subject to the Michigan Right to Farm Act, Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Production Facilities.
- d. All feed and other materials used for the maintenance of animals shall be appropriately stored so as not to attract rats, mice, or other vermin.
- e. For the location of new or expanding intensive livestock operations see The Michigan Right to Farm Act, Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Production Facilities.
- f. The storage of manure, odor or dust producing materials is also prohibited within one hundred (100) feet of any property line pursuant to the Right to Farm Act.
- g. Proper disposal of deceased animals shall be in accordance with State laws.

SECTION 7.9 KENNELS, VETERINARY HOSPITALS/ CLINICS

kennels/Veterinary Hospitals are subject to the following conditions:

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

SECTION 7.10 MEDICAL HARDSHIP HOUSING OPPORTUNITY

- a. It is the intent of this Section to provide standards that will allow extended family living in traditional single family neighborhoods. Such provisions will permit the conversion of, or addition to, a single family dwelling to include an accessory apartment as a means of accommodating an elderly parent or other family member with a documented medical hardship requiring daily assistance and care. Also permitted will be the placement of detached, removable, self-contained residential units designed for installation on the same lot as the principal dwelling.
- b. Accessory Apartment: The following provisions shall apply.
 - 1) Principal dwelling must be owner occupied.

- 2) Such conversion or addition of an accessory apartment shall not change the exterior presentation of the principal as a single-family dwelling.
- 3) One additional parking space beyond that provided for the principal dwelling.
- 4) Approval by the Gladwin County Health Department to utilize existing water and septic facilities, or approval to modify, increase in size, or implement a new system.
- 5) For the property under petition, a statement recorded with the Osceola County Register of Deeds that no person unrelated to the owner of the principal dwelling shall occupy said accessory apartment and that the accessory apartment shall provide housing opportunity for a person being cared for or is caring for a relation.
- 6) An Accessory Apartment shall not be rented or used by nonfamily members after the medical hardship have ceased.

SECTION 7.11 MINING, QUARRYING, GRAVEL PROCESSING, EARTH REMOVAL

The purpose of this Section is to allow limited commercial quarrying, gravel processing and mining of minerals within the Township under certain defined conditions, and to minimize the impacts of those operations upon adjacent properties and the surrounding neighborhood. The following requirements also apply to expanded or new areas of earth removal quarrying, gravel processing, mining and mineral extraction businesses actively in existence with the Township at the time of adoption of the Ordinance.

a. STREET ACCESS

All such operations shall be located on a major road for ingress and egress thereto, or on a road which does not create traffic through an area developed primarily for residential purposes. Where necessary, the Planning Commission may require the applicant to construct and/or improve a road to accommodate the truck travel necessitated by the operations as a condition to such operations, and for the purpose of routing traffic around residential areas and preventing the breaking up of existing roads which are not "all weather" roads.

b. SETBACKS AND GRADE LEVELS

- 1) Sufficient setbacks shall be provided from all property lines and public rights-of-way to assure adequate lateral distances from adjacent public and private property. No such excavation operation shall be permitted closer than thirty-five (35) feet to interior boundary lines of the property but larger setbacks may be required by the Planning Commission to adequately protect adjoining properties.
- 2) No such excavation operation shall be permitted within fifty (50') feet of adjoining public rights-of-way except for the lowering of land adjoining the rights-of-way to the grade level of the rights-of-way.
- 3) The permanent processing plant and its accessory structures shall not be located closer than two hundred fifty (250') feet from the interior property lines and adjoining public rights-of-way and shall, where practicable, be located at a lower level than the surrounding terrain to lessen visual and noise impact. In addition, the foregoing shall apply to digging or excavating apparatus, to the stockpiling or loading of materials and to the location of transportation equipment.

- 4) No such excavation operation shall be located within one hundred (100') feet of the banks of any stream or waterway unless previously approved, in writing, by the Michigan Water Resources Commission, or such other state commission having appropriate jurisdiction. No such mining operations shall be conducted to the detriment or damage of adjoining public or private properties.
- 5) The slope of the pit shall maintain a 3/1 ratio or one (1) foot of vertical elevation for every three (3) feet of horizontal distance.

c. SIGHT BARRIERS

Sight barriers shall be provided along all boundaries of the site which lack natural screening conditions through existing contours or evergreen growth. Such barriers shall consist of one or more of the following:

- 1) Earth berms constructed to a height of six (6') feet above the mean elevation of the centerline of the adjacent public roadway and/or six (6') feet above the general level of terrain along interior property lines. Such berms shall have slopes that are not in excess of one (1') foot vertical to three (3') feet horizontal and shall be planted with grass, trees or shrubs.
- 2) Plantings of evergreen trees or shrubbery in rows parallel to the boundaries of the property, not less than four (4') feet in height at the time of planting and which grow to not less than six (6') feet in height at maturity and sufficiently spaced to provide effective sight barriers when six (6') feet in height.

d. NUISANCE ABATEMENT

- 1) NOISE AND VIBRATIONS. Noise and vibration shall be minimized in their effect upon adjacent properties by the utilization of modern equipment designed to accomplish such minimization and by the proper use of berms, walls, and natural planting screens. All equipment shall be maintained and operated in such a manner so as to eliminate, as far as practicable, excessive noise and vibrations which are not necessary in the operation of such equipment.
- 2) AIR POLLUTION. Air pollution in the form of dust and dirt shall also be kept to a minimum by the use of modern equipment and methods of operation designed to avoid any excessive dust or dirt or other air pollution injurious or substantially annoying to adjoining property owners. Interior and adjoining roads used in the operations shall have their surface treated to minimize any such nuisance.
- 3) HOURS OF OPERATION. The operation shall be restricted to the hours of seven (7:00 AM) o'clock a.m. until six (6:00 PM) o'clock p.m. Monday through Saturday or other hours as determined by the Planning Commission.
- 4) FENCING. In addition to the sight barriers along the boundaries of the site all steep excavations, pits and pond areas, banks or slopes shall be fenced and posted with signs around the perimeter thereof and maintained to prevent injury to children or others. Such excavation, pits, pond areas, banks and slopes upon termination of operations, shall be eliminated as expeditiously as possible.

e. RECLAMATION OF MINED AREAS

- 1) TIME PERIODS. Reclamation and rehabilitation of mined areas shall be accomplished as soon as practical following the mining or excavation of an area. Rehabilitation and reclamation shall be commenced immediately upon the termination of the mining or excavation operations in any area consisting of one (1) acre or more. Substantial completion of reclamation and rehabilitation shall be effected within one (1) year after termination of mining or excavation activity. Inactivity for a twelve (12) month consecutive period shall constitute, for this purpose, termination of mining activity.
- 2) STANDARDS.
 - a) All excavation shall be either to a water producing depth of not less than five (5) feet below the average summer level of water in the excavation, or shall be graded or backfilled with non-noxious, non-flammable, non-polluting and non-combustible solids to ensure:
 - (i) That the excavated area shall not collect stagnant water and not permit the same to remain; or,
 - (ii) That the surface of such area which is not permanently submerged is graded or backfilled as necessary to produce a gently rolling surface that will minimize wind and water erosion, and which will be generally compatible with the adjoining land area.
 - b) The banks of all excavations shall be sloped to the waterline in a water-producing excavation, and to the pit floor in a dry operation at a slope which shall not be steeper than one (1) foot vertical to three (3) feet horizontal.
 - c) Top soil of a quality equal to that occurring naturally in the area shall be replaced on excavated areas not covered by water, except where streets, beaches, or other planned improvements are to be completed within a one (1) year period. Where used, top soil shall be applied to a minimum depth of four (4") inches sufficient to support vegetation.
 - d) Vegetation shall be restored by the appropriate seeding of grasses or the planting of trees and shrubs to establish a permanent vegetative cover on the land surface and to minimize erosion.
 - e) Upon cessation of mining operations by abandonment or otherwise, the operating company, within a reasonable period of time not to exceed twelve (12) months thereafter, shall remove all plant structures, foundations, buildings, stockpiles and equipment, provided that buildings and structures which have a function under the reclamation plan and which can be lawfully used under the requirements of the zoning district in which they will be located under such plan may be retained.
 - f) The approval shall meet the standards put forth by the "Very Serious Consequences" provision in the State of Michigan Zoning Enabling Act of 2008 Section 125.3205(3).

f. PERFORMANCE BOND

A performance bond or cash shall be furnished to the Township Clerk ensuring the proper rehabilitation and reclamation of the mined and excavated areas prior to the commencement of any such mining or excavating operations. Mined areas resulting in a water depth of five (5) feet or more shall be deemed to be reclaimed areas to within fifteen (15) feet of any vertical shoreline thereof and to the extent of the shoreline where the same has been sloped to a grade of not more than one (1) vertical to three (3) horizontal, for the purpose of this financial guarantee. Such financial guarantee shall be reviewed annually on or about the anniversary date of the excavation permit for adjustment and compliance with the foregoing requirements by the Zoning Administrator or designee and the Planning Commission.

g. SUBMISSION OF OPERATIONAL AND RECLAMATION PLANS

PLAN CONTENTS. No earth removal, quarrying, gravel processing, mining and related mineral extraction businesses shall be allowed or commenced until a plan has been submitted to the Planning Commission disclosing compliance with all of the provisions of this Ordinance or the manner in which compliance will be secured by the applicant. Such plans shall include, among other things, the following:

- 1) A contour map of the tract of land involved in the operations, including dimensions of the same, access thereto abutting public streets, and whether or not the same are "all weather" roads, additional roads, if any, to be constructed, and the location and nature of abutting improvements on adjoining property.
- 2) The number of acres and the location of the same proposed to be operated upon within the following twelve (12) month period after commencement of operations.
- 3) The type of mining or processing proposed to be conducted and the nature of the equipment to be used.
- 4) The location of the principal processing plant and the distance of any proposed excavation or mining from the boundaries of the site.
- 5) Soil boring tests shall be made around the perimeter of the excavation site in the event excavation or activities are to be conducted closer than one hundred fifty (150) feet from the boundaries of the site. The soil boring tests shall disclose conditions satisfactory for lateral support of adjacent premises as determined by a registered civil engineer. The written consent of the Planning Commission shall be required if mining operations shall be closer than specified in this Ordinance to the boundaries of the site.
- 6) A map or plan disclosing the final grades and elevations to be established following the completion of the mining operations, including the proposed uses then contemplated for the land, future lakes and roads and such other matters as may evidence the bona fide nature of the reclamation and rehabilitation plans and the fact that the land will not be devastated and rendered unusable by the proposed mining activities.

h. ADDITIONAL CONDITIONS. In making any decision, the Planning Commission shall have the right and authority to impose such additional conditions and safeguards as it deems necessary for the protection of the health, safety and general welfare of the

neighborhood and of the adjoining residents and property owners. It may also limit the length of time its special use permit is to be effective and may provide for a periodic review of the proposed operations to ascertain compliance with the conditions and limitations imposed upon such operations. It shall be empowered to renew or extend a special use permit where all standards and conditions are complied with and may revoke or refuse to renew the same where non-compliance exists. No revocation or failure to renew or extend a permit shall release the applicant from the duty of rehabilitation and reclamation of the mined or disturbed area. No permit shall be revoked or not renewed until the operator has been given written notice of any violation forming the basis of the revocation or denial of renewal and not less than thirty (30) days have elapsed to correct the stated violation. All permits shall be reviewed by the Planning Commission annually.

- i. **INSPECTIONS AND CONFORMANCE.** Inspections shall be made of the mining site no less often than twice in each calendar year by the Zoning Administrator or designee in order to ensure conformance with the requirements of the approved special use permits.
- j. **LIABILITY INSURANCE.** All operators shall be required to carry personal injury and property damage insurance while any unreclaimed or unrehabilitated area exists, in amount to be established by the Township Board. The insurance shall cover injury or damage occurring upon the site of the operations as well as upon adjoining properties, as a result of conditions or activities existing upon the site. A copy of the policy shall be filed with the Township Clerk.

SECTION 7.12 OUTDOOR ASSEMBLY, TEMPORARY OUTDOOR USE, TEMPORARY BUILDING AND STRUCTURES

- a. **USES NOT REQUIRING AN OFFICIAL SITE PLAN OR PLANNING COMMISSION APPROVAL.** Private garage and yard sales, as defined in this ordinance, in the Agricultural or any Residential districts are exempt from the special use permits requirements of this section.
 - 1) The use is for five (5) days or less within a one hundred and eighty (180) day period,
 - 2) No structures for display, sale or storage remain on the site other than during the hours of operation,
 - 3) The temporary use location must meet all yard requirements of the zone in which it is located.
- b. **USES REQUIRING AN OFFICIAL SITE PLAN AND PLANNING COMMISSION REVIEW.** If the use is for greater than five (5) days, within a one hundred and eighty (180) day period, a site plan must be submitted to the Planning Commission, and all other provisions of this section must be followed, but no fee is required. The owner of the property on which the Temporary use is located is responsible for providing the site plan showing the temporary indoor or outdoor use and its conformance with ordinance requirements. This site plan may be an addition to the original plan for the property. Any violations of the Temporary Use are the responsibility of the owner of the property on which it is located.

- c. EVIDENCE OF OWNERSHIP OR PERMISSION. Evidence of ownership, lease, or permission for use of any site for which a Temporary Permit or approval is sought, must accompany all permit requests.
- d. LENGTH OF PERMIT. A temporary permit may be granted by the Planning Commission for a maximum of three (3) consecutive months. Additional temporary permits for the same proponent on the same site may be granted no sooner than one (1) month following the expiration of the previous permit. The total time period for all temporary permits granted to one applicant shall not exceed six (6) months in one calendar year.
- e. STRUCTURES-OUTDOOR USES. Structures for the display of outdoor sales items are allowed provided they are not used for human shelter. Structures may not be used for an indoor sales area. One structure for storage of sales items is allowed under the following conditions:
 - 1) It is no larger than one hundred and fifty (150) square feet,
 - 2) There is no foundation,
 - 3) No portion of the structure may become unattached or move as a result of wind,
 - 4) It is anchored to withstand thirty (30 lbs.) pounds per square foot wind stress factor.
 - 5) Structures of any kind must be removed PRIOR to expiration of the permit.
- f. STRUCTURES-INDOOR USES. Structures, such as tents, for the display of indoor sales items or activities are allowed provided they are not used for human shelter. One structure for sales items is allowed under the following conditions:
 - 1) There is no foundation,
 - 2) No portion of the structure may become unattached or move as a result of wind,
 - 3) It is anchored to withstand thirty (30) pounds per square foot wind stress factor.
 - 4) Structures of any kind must be removed PRIOR to expiration of the permit.
- g. TEMPORARY SIGNS. Temporary signs shall be allowed, by permit, for a total of thirty (30) days in any six (6) month period. A total of two (2) temporary [sign permits](#) may be granted for (1) one parcel in a year.
- h. SANITARY FACILITIES. Sites selling items for human consumption must have access to hand washing and toilet facilities. Sites selling items not for human consumption must have access to toilet facilities only.
- i. DISPLAY OF GOODS. Display and sale of goods may not be within the required yards for the zoning district.

SECTION 7.13 RECREATION, OUTDOOR

Outdoor Recreation uses shall include, but may not be limited to: archery, rifle ranges, miniature golf, animal racing, go-carts, automobile or motorcycle track, off-road or mud bogging, amphitheater, amusement and water park, drive-in theater, air gun or survival games, wake

boarding, amusement park, golf driving range, fairground, batting cages, ski slope, and skate board park.

- a. The site shall be located on, or shall take principal access from a major thoroughfare, or county primary road.
- b. All points of entrance or exit shall be no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.
- c. Minimum site area shall be based on the underlying district. However, the Planning Commission and the Township Board may increase the minimum required site area depending upon the described use and anticipated extraneous impacts on adjoining properties. Such an increase will be for the purpose of buffering, screening, and otherwise negating or limiting the potential nuisance to adjacent properties caused by noise, dust, odor and the like. To this end, the Planning Commission and the Township Board may require additional information concerning the proposed use and the potential for nuisance.
- d. No building or spectator seating parking area shall be located within one hundred (100) feet of a lot line of an adjoining residentially planned, zoned, or used property.
- e. A landscaped buffer strip of no less than one hundred (100) feet shall be provided along the property lines of all residentially planned, zoned, or used land. However, the Planning Commission and the Township Board may reduce such requirement by 50% if it is determined that the potential for off-site nuisance is limited.
- f. Race tracks of any sort shall be enclosed around the entire periphery according to the specifications of the Planning Commission with the intent of promoting safety and sound barriers.
- g. Golf driving ranges shall provide safety screening as deemed reasonable and necessary by the Planning Commission and Township Board.
- h. Operating hours for all uses shall be determined by the Planning Commission and the Township Board based on the nature of the use and the nuisance potential to adjoining property owners.

SECTION 7.14 RECREATIONAL VEHICLE PARK, CAMPGROUND

- a. **OCCUPANCY.** Spaces in RV parks or campgrounds may be used by motor homes, travel trailers, campers, tents or other short term housing or shelter arrangements.
- b. **RESIDENT MANAGER.** Each RV Park or campground shall be directly supervised by a resident manager who may share such duties with other members of the family. Management shall be accessible to park tenants at all times (24 hours) when park spaces are rented.
- c. **REGULATORY COMPLIANCE REQUIRED.** RV parks or campgrounds must maintain compliance with all regulations of the Michigan Department of the County Health Department and the Michigan Department of Natural Resources which apply to such enterprises. Failure to comply with any such regulation shall constitute a violation of this Ordinance.

- d. **PERSONAL CARE FACILITIES.** Each RV Park or campground shall include men's and women's restroom and bathing facilities in all-weather, heated structures. These facilities shall include adequate water outlets, wash basins, toilets, showers and waste containers. These facilities shall be provided uniformly throughout the park at a ratio not less than one (1) toilet and sink for each eight 8 camping or RV sites. These facilities shall be kept in good working order and each structure shall be cleaned thoroughly daily.

SECTION 7.15 SEXUALLY ORIENTED BUSINESS AND ADULT MEDIA STORES

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

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

- d. **PARKING AND LIGHTING.** All parking shall be situated in the front yard, adjacent to and visible from a public road and shall be lighted. All entrances and exits to the structure shall be lighted during the hours of operation.
- e. **PRECAUTIONARY NOTE TO THE ZONING BOARD OF APPEALS.** When considering any appeal from a Sexually Oriented Business or Adult Media Store for reduction of

spacing or separation standards established herein, the Zoning Board of Appeals shall address each of the following issues and include the findings regarding each point in their minutes.

- 1) **ORDINANCE INTENT.** The proposed use shall not be contrary to the intent and purpose of this Ordinance, or injurious to nearby properties.
- 2) **BLIGHTING INFLUENCE.** The proposed use shall not enlarge or encourage the development of a concentration of such Uses or blighting influences.
- 3) **NEIGHBORHOOD CONSERVATION.** The proposed use shall not be contrary to any program of neighborhood conservation, revitalization or urban renewal.
- 4) **OTHER STANDARDS.** The proposed use, and its principal building, shall comply with all other regulations and standards of this Ordinance.

SECTION 7.16 CEMETERY

- a. **Size:** Minimum property size shall be twenty (20) acres.
- b. **Accessory Buildings:** A crematorium, mausoleum, columbarium, or other accessory building may be permitted within a cemetery provided that any such building shall be designed and located in accordance with a cemetery plan, and in compliance with appropriate district setbacks.
- c. **Setbacks:** No building or structures containing bodies or remains, other than subterranean graves, shall be located closer than fifty (50) feet to the boundary line of any residential or commercial district.
- d. The Planning Commission shall determine that the cemetery will have a "park like" setting through preservation or provision of woodlands, landscaping and open spaces.
- e. The perimeter of the site shall be enclosed by a decorative wall or decorative fence subject to approval by the Planning Commission in relation to surrounding area.
- f. At least one (1) property line of the site shall abut a county primary road.
- g. The use shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly area shall be provided in addition to any required off-street parking area.
- h. Points of ingress and egress for the site shall be designed so as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.
- i. A landscape buffer of ten (10) feet shall be provided where a Cemetery abuts a residentially zoned or used parcel.

SECTION 7.17 WIND ENERGY

The purpose of this Section is to provide a structure for the designation of properties suitable for the location, construction, and operation of Wind Energy Conversion Systems (Wind Energy Facilities) within Sage Township, Gladwin County, Michigan to meet the needs of the Township's citizens for energy service and the use of a renewable natural resource; while

promoting the health, safety, and welfare of the general public, and to ensure compatible land uses in the vicinity of the areas affected by wind energy systems.

a. DEFINITIONS

- 1) **Ambient Sound** shall mean the all-encompassing sound associated with a given environment, being usually a composite of sound from many sources near and far, as defined by ANSI S12.9 Part 3.
- 2) **A-weighted sound level** shall mean the sound pressure level in decibels as measured on a sound level meter using the A-weighting network, a method for weighting the frequency spectrum to mimic the abilities of the human ear. Expressed as dB(A) or dBA.
- 3) **ANSI** shall mean the American National Standards Institute.
- 4) **ASTM** shall mean the American Society for Testing and Materials.
- 5) **Background Sound** shall mean the all-encompassing sound associated with a given environment without contribution from the source or sources of interest, as defined by ANSI S12.9 Part 3.
- 6) **Commission** shall mean the Sage Township Planning Commission.
- 7) **Continuous Background Sound** shall mean background sound measured during a measurement period, after excluding the contribution of transient background sounds, as defined by ANSI S12.9 Part 3.
- 8) **Decibel** see **Sound Pressure Level** and **Sound Power Level**
- 9) **Downwind** shall mean the position where the direction of the wind vector is within the angle of ± 45 degrees of the direction connecting the center of the sound source and the center of the specified receiver area, as defined by ANSI S12.18.
- 10) **End of Useful Life** shall mean the Wind Energy Conversion System, or portion thereof, such as one or more individual wind turbines, that have not produced electrical energy for 12 consecutive months.
- 11) **Equivalent A-Weighted Continuous Sound Level** shall mean the level of a steady sound which, in a stated period of time and at a stated location, has the same A-weighted sound energy as the time varying sound, denoted as $LeqA$, and expressed as dBA.
- 12) **FAA** shall mean the Federal Aviation Administration.
- 13) **FERC** shall mean the Federal Energy Regulatory Commission.
- 14) **Frequency** shall mean the number of oscillations or cycles per unit of time, expressed as Hertz (Hz).
- 15) **Hertz** means the frequency of sound expressed by cycles per second.

- 16) **IEC** shall stand for the International Electrotechnical Commission. The current revision of each referenced standard shall be used.
- 17) **ISO** stands for the International Organization for Standardization. The current revision of each referenced standard shall be used.
- 18) **INCE** means the Institute of Noise Control Engineering.
- 19) **Inhabited** means to live within or reside in.
- 20) **Inhabited Structure** means a structure designed for human occupancy and provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation needs.
- 21) **MET Tower** shall mean a meteorological tower used for the measurement of wind speed or other atmospheric conditions.
- 22) **Michigan Tall Structure Act** means PA 259 of 1959 which governs the height of structures in the proximity to any airport related uses and as included as a standard in this Article by reference.
- 23) **Noise Sensitive Facility** means an inhabited structure, school, hospital, church, public library, or other area designated by the Planning Commission.
- 24) **Non-Participating Parcel** means a parcel of real property which is not under lease or other property agreement with Wind Energy Conversion Facility (WECF) owner/operator.
- 25) **Octave Band** shall mean the frequency interval where the upper frequency is twice the lower frequency.
- 26) **One-Third Octave Band** shall mean the frequency interval where the upper frequency is the lower frequency times the cube root of two.
- 27) **Participating parcel** means a parcel of real property which is under the lease or other property agree with the Wind Energy Conversion Facility (WECF) owner/operator.
- 28) **Rotor** means an element of a wind energy system that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the atmospheric wind.
- 29) **SCADA** shall mean the supervisory control and data acquisition, a computer system for gathering and analyzing real time data.
- 30) **Shadow Flicker** shall mean alternating changes in light intensity caused by the rotation of the moving blade of a wind energy system, casting shadows on the ground and stationary objects, such as but not limited to a window at a dwelling.
- 31) **Small-Scale Wind Energy Conversion Facilities** are Wind Energy Conversion systems that are constructed to generate electricity on-site to provide the owner/operator with a direct source of renewable energy. Small scale WECF systems tend to be less than 140 feet in height and typically consist of vertical and/or

- horizontal turbine blades. Small scale WECF systems can be attached to a principal or accessory structure directly or constructed as a free-standing system.
- 32) **Sound Power** shall mean the rate per unit time at which sound energy is radiated, expressed as watts (W).
- 33) **Sound Power Level** shall mean ten times the logarithm to the base 10, of a ratio of a given sound power to the reference sound power of one (1) picowatt, expressed as decibels (dB).
- 34) **Sound Pressure** shall mean the difference at a given point between the pressure produced by sound energy and the atmospheric pressure, expressed as pascals (Pa).
- 35) **Sound Pressure Level** shall mean 20 times the logarithm to the base 10, of the ratio of the root-mean-square sound pressure to the reference pressure of twenty micro pascals, expressed as decibels (dB). Note that unless expressed with reference to a specific weighting network (such as dBA), the unit dB shall refer to an un-weighted measurement.
- 36) **Tip Height** means the distance measured from the ground level to the furthest vertical extension of the rotor and blade.
- 37) **Transient Background Sound** shall mean background sound associated with one or more sound events which occur infrequently during the basic measurement period, a measurement interval with or without the source operating, as defined by ANSI S12.9 Part 3.
- 38) **Utility Grade Wind Energy Conversion Facility** is a WECF system is designed to generate electricity through utilization of atmospheric wind as a sustainable energy resource and be either stored on-site or transmitted from the site to be collected and sold onto the market for public energy consumption by the owner/operator. These facilities typically contain towers exceeding 140 feet in height and generate more than 100 kilowatts of power. Utility grade systems often contain one (1) or more individual towers on a participating parcel.
- 39) **Wind Energy Conversion Facility (WECF)** or Wind Energy Facility shall mean an electricity generating facility consisting of one or more wind turbines under common ownership or operation control, and may include substations, MET Towers, cables/wires, and other buildings accessory to such facility, located on private land which is under control, lease, or property agreement with a WECF owner/operator, whose main purpose is to supply electricity to on-site and/or off-site customer(s). It includes substations, MET Towers, cables/wires, and other buildings accessory to such facility.
- 40) **Wind Energy Facility Permit** is a zoning permit that is issued through special land use regulations upon compliance with the standards outlined in this ordinance.
- 41) **Wind Energy Facility Site Plan Review** is the process used to review a proposed Wind Energy Facility.

42) **Wind Turbine** shall mean a wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blades, tower, base, and pad transformer.

b. REGULATORY FRAMEWORK

1) Zoning

An Anemometer Tower (MET Tower) may be constructed on land through Special Land Use permit only in the Residential Farming (R-F), Residential (R), and Commercial (C) zoning districts.

A small-scale Wind Energy Conversion Facility may be constructed on land through Special Land Use permit in the Residential Farming (R-F), Residential (R), and Commercial (C) zoning districts.

Utility grade level Wind Energy Conversion Facilities can only be constructed through Special Land Use permits within a Residential Farming (R-F) zoning district only.

2) Zoning Districts Table

Table of Uses <i>Key:</i> <i>SLU = Special Land Use</i>	R-F	R	C
Anemometer Tower "MET Tower"	P		P
Small-Scale WECS	P		P
Utility WECF	SLU		SLU

c. SMALL SCALE WECS

Small Scale WECS may be permitted in any zoning district subject to the following Special Land Use Approval Requirements. Shall have a tower height of sixty-six (66) feet or less.

- 1) **Property Set-back:** The distance between a small scale WECS tower and the owner's property lines shall be equal to the height of the tower measured to the top of the blade in its vertical position. The distance between a small scale WECS and any structure on an adjacent residential lot shall be equal to twice the height of the wind energy system tower including the top of the blade in its vertical position. No part of the wind energy system structure, including guy wire anchors, may extend closer than ten feet to the owner's property lines, or the distance of the required setback in the respective zoning district, whichever results in the greater setback.
- 2) **Noise:** The audible sound from a small scale WECS at a Noise Sensitive Facility may not exceed the equivalent A-weighted continuous sound level (LeqA) limits set forth in the table below, measured in accordance with the methodology described in this ordinance

Time	Equivalent A-weighted
	Continuous Sound Level (dBA)
7:00 a.m. to 10:00 p.m.	45
10:01 p.m. to 6:59 a.m.	40

- 3) Construction Codes, Towers, & Interconnection Standards: Small scale WECS including towers shall comply with all applicable state construction and electrical codes and local building permit requirements. On-site wind energy systems including towers shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 et seq.), and the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.). An interconnected on-site wind energy system shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
- 4) Safety: A small scale WECS shall have automatic braking, governing, or a feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six feet above the guy wire anchors. Guy wires are not allowed for towers in residential zoning districts. The minimum vertical blade tip clearance from grade shall be twenty (20) feet for a wind energy system employing a horizontal axis rotor
- 5) In addition to the siting and design requirements listed above, the structure mounted wind energy systems shall be subject to the following:
 - a) Height: The height of a structure mounted wind energy system shall not exceed fifteen (15) feet as measured from the highest point of the roof, excluding chimneys, antennae, and other similar protuberances.
 - b) Setback: The setback of the structure mounted wind energy system shall be a minimum of fifteen (15) feet from the property line, public right-of-way, public easement, or overhead utility lines if mounted directly on a roof or other elevated surface of a structure. If the structure mounted wind energy system is affixed by any extension to the side, roof, or other elevated surface, then the setback from the property line or public right-of-way shall be a minimum of fifteen (15) feet. The setback shall be measured from the furthest outward extension of all moving parts
 - c) Location: The structure mounted wind energy system shall not be affixed to the wall on the side of a structure facing a road
 - d) Quantity: No more than three (3) structure mounted wind energy system s shall be installed on any parcel of property
 - e) Separation: If more than one structure mounted wind energy system is installed, a distance equal to the height of the highest structure mounted wind energy system must be maintained between the furthest outward extension of any moving part of each structure mounted wind energy system

d. UTILITY GRADE WIND ENERGY CONVERSION FACILITIES

Utility Grade Wind Energy Conversion Facilities including towers shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 et seq.), the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.), and local jurisdiction airport overlay zone regulations.

- 1) Construction: Tower construction shall be in accordance with the latest edition of the Michigan Building Code, and any future amendments and/or revisions to it. The structural design shall be signed and sealed by a professional engineer, registered in the State of Michigan, certifying that the structural design complies with all the standards set forth for safety and stability in all applicable codes then in effect in the State of Michigan and all sections referred to herein above
- 2) Electric-Magnetic Interference (EMI): Wind energy conversion system generators and alternators shall be filtered and/or shielded so as to prevent the emission of radio frequency energy which would cause harmful interference with radio and/or television broadcasting or reception, and shall comply with the provisions of Title 47, Chapter 1, Part 15 of the Federal Code of Regulations and subsequent revisions governing said emissions.
- 3) Setbacks: The minimum setbacks for towers shall be as follows:
 - a) From road right-of-way lines one and a half (1.5) times the height of the tower.
 - b) From non-participating parcel lines, two and a half (2.5) times the height of the tower or 1,000 feet; whichever is greater
 - c) From participating property parcel lines, the height of the tower
- 4) The WECS shall be located a sufficient distance from any overhead utility lines, excluding service drops, such that a structural failure of any portion of the WECS or its supporting structure will not cause any portion of it to fall within 5 feet of utility lines
- 5) Maximum Height: The maximum height permitted as a special land use shall be 400 feet, unless otherwise prohibited by any state or federal statutes or regulations.
- 6) Minimum Blade Height: The minimum distance between the ground and any protruding blades utilized on a WECS shall be 35 feet, as measured at the lowest point of the arc of the blades.
- 7) Labeling Requirements: A minimum of one (1) sign shall be clearly posted near ground level on the tower structure warning of high voltage. In addition, the following information shall be posted on a label or labels on the generator or alternator of the WECS.
 - a) The maximum power output of the system and the wind speed at which it is achieved.
 1. Nominal voltage and maximum current.

2. The maximum power output of the system and the wind speed at which it is achieved.
 3. Manufacturer's name and address, serial number, and model number.
 4. Maximum survival wind speed and the emergency and normal shutdown procedures
- 8) Utility Company Notification: The applicable utility shall be notified in writing of any proposed interface with that company's grid prior to installing such interface and shall conform with any legislated requirements governing installations of WECS so as to comply with the Utility Tariff specifications. Verification of this shall also be supplied to the Township.
- 9) Safety: The WECS' manufacturers shall document that the WECS model has been tested and certified by Underwriter's Laboratory, or other such applicable independent accrediting agency, and that when installed in accordance with recommended specifications shall have a maximum survival wind speed of not less than 80 miles per hour.
- 10) Noise: The audible sound from a Wind Energy Facility at a Noise Sensitive may not exceed the equivalent A-weighted continuous sound level (LeqA) limits set forth in the table below, measured in accordance with the methodology described in this ordinance.

Zone	Time	Equivalent A-weighted
		Continuous Sound Level (dBA)
Participating Parcel	7:00 a.m. to 10:00 p.m..	45
	10:01 p.m. to 6:59 a.m.	45
Non-Participating Parcel	7:00 a.m. to 10:00 p.m.	45
	10:01 p.m. to 6:59 a.m.	40

- b) Any noise level falling between two whole decibels shall be rounded to the nearest whole number.
- c) In the event the noise levels resulting from the Wind Energy Facility exceed the criteria listed above up to 5 dBA, a waiver to said levels may be approved provided that the following has been accomplished:
 1. Written consent from the affected property owner has been obtained stating they are aware of the noise limits allowed; and
 2. A noise impact easement shall be recorded In the Lapeer County Register of Deeds office which describes the benefitted and burdened properties, and which advises all subsequent owners of the burdened property that noise levels in excess of those otherwise permitted by the ordinance may exist on or at the burdened property.

- 11) Decommissioning: The applicant shall submit a decommissioning plan which shall include:
- a) The anticipated life of the project.
 - b) The estimated decommissioning costs net of salvage value in current dollars, the method of ensuring that funds will be available for decommissioning and restoration.
 - c) The anticipated manner in which the project will be decommissioned, and the site restored.
 - d) A provision to give notice to the Township one year in advance of decommissioning. A surety bond to assure payment of the cost of decommissioning shall be required. To ensure proper removal of the structure when it ceases to be used for a period of one (1) year or more, any application for a new tower shall include a description of the financial security guaranteeing removal of the tower which will be posted at the time of receiving a building permit for the facility. The security shall be a:
 1. cash bond;
 2. irrevocable bank letter of credit; or
 3. performance bond in a form approved by the Township. The amount of such guarantee shall be no less than the estimated cost of removal and may include a provision for inflationary cost adjustments. The estimate shall be prepared by the Engineer for the developer and shall be approved by the Township. The applicant shall be responsible for the payment of any costs or attorney fees incurred by the Township in securing removal.
 4. The standard for inactivity shall be 12 months.
- 12) Miscellaneous
- a) All electric line/utility wires shall be buried under ground unless otherwise approved by the Township.
 - b) Any mechanical equipment associated with and necessary for operation, including a building for batteries and storage cells shall be enclosed with a 6-foot view obscuring fence or hedge unless stored within a building. The supporting tower shall also be enclosed with a 6-foot view obscuring fence or hedge unless the base of the tower is not climbable for a distance of 12 feet.
 - c) When a building is necessary for storage of cells or related mechanical equipment, the building may not exceed 140 square feet in area nor 8 feet in height and must be located at least the number of feet equal to the height of the tower from any property line. Such building shall not be considered an accessory building in terms of the total number or total size of accessory buildings permitted onsite.

- d) The tower and generating unit shall be kept in good repair and sound condition. Upon abandonment of use, the tower and related structure shall be dismantled and removed from the property within 60 days.
 - e) Every WECS shall be insured with minimum liability insurance of five hundred thousand dollars (\$500,000) for each occurrence. Proof of insurance shall be furnished to the Township.
 - f) The windmill shall not be used for the purposes of advertising.
 - g) The windmill, blades, and associated equipment must be a neutral color or non-reflective material.
- 13) It is prohibited to artificially light any component of the windmill, except to the extent required by the FAA or other applicable authority, or otherwise necessary for the reasonable safety and security thereof.

e. SCADA AND ANEMOMETER TOWER REQUIREMENTS

- 1) Prior to construction of a wind energy conversion system, a wind site assessment is conducted to determine the wind speeds and the feasibility of using the site. Anemometer towers or "Met Towers," more than 65 feet in height used to conduct a wind site assessment for possible installation of a wind energy conversion system shall also be a Special Land Use.
- 2) The distance from the center of a Met tower and the property lines between the participating property and the non-participating property shall be no less than a distance equal to 125 percent of the height of the Met tower. Participating property can include more than one piece of property and the requirement shall apply to the combined properties.
- 3) The anemometer tower or Met tower shall only be permitted for a period of one (1) year. The Planning Commission can grant an extension for the anemometer up to one (1) additional year to conduct testing.

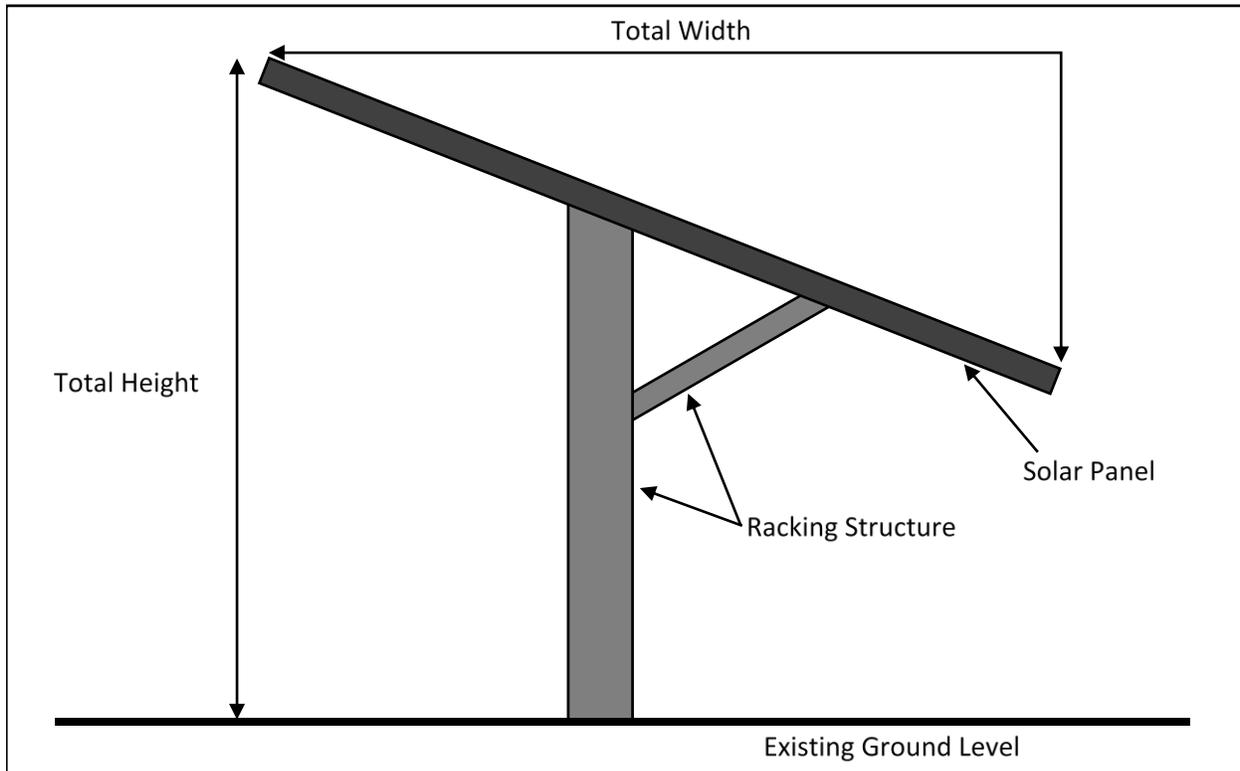
SECTION 7.18 SOLAR ENERGY

a. DEFINITIONS

- 1) **Roof-mounted Solar Energy Collector:** A solar energy collector that is attached to a building's roof on the parcel of land including solar shingles.
- 2) **Commercial Solar Energy System:** A utility-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.
- 3) **Ground-mounted solar energy collector:** A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located (Figure 1).
- 4) **On-site:** A solar energy system designed to help meet the electrical needs within the limits of the area encompassed by the tract area or parcel of record on which the activity is conducted.

- 5) **Racking:** Racking is any structure or building material used in the mounting of a solar panel (Figure 1).

FIGURE 1



- 6) **Solar collector:** A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and that contributes significantly to a structure's energy supply.
- 7) **Solar energy:** Radiant energy (direct, diffuse, and reflected) received from the sun.
- 8) **Solar energy system:** A solar collector or other device or structural design feature of a structure that relies upon sunshine as an energy source and is capable of collecting, distributing, and storing (if appropriate to the technology) the sun's radiant energy for a beneficial use.
- 9) **Solar panel:** A panel consisting of an array of solar cells used to generate electricity directly from sunlight.
- 10) **Solar shingles:** A roofing product made by combining thin film solar technology (which converts sunlight to electricity) with a durable backing to provide a structural roof shingle comparable to traditional roofing shingles.

b. ON-SITE SOLAR ENERGY REGULATION

- 1) All Solar Energy Collectors

- a) The installation of any solar panel (on-site or commercial) shall not negatively impact adjacent properties with additional or excessive storm water runoff and/or drainage.
 - b) It shall be shown that all panels are adequately secured to the surface upon which they are mounted and that the mounting structure has the capability of supporting the panels.
 - c) All panels shall have tempered, non-reflective surfaces.
 - d) Solar energy equipment shall be repaired, replaced, or removed within three months of becoming nonfunctional. Seasonal conditions and negotiating of contractors may require more time.
 - e) Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).
 - f) Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the building inspector prior to installation. Building inspector approval is required.
 - g) Solar energy collectors and installation and uses shall comply with construction code, electrical code, and other state requirements.
 - h) Ground mounted arrays shall be subject to the Front, rear, side and height setbacks and limits of the zoning district.
- 2) On-Site Roof-Mounted Solar Energy Collector
- a) Solar energy collectors shall be such a weight to be safely supported by the building. Building inspector approval is required.
 - b) Solar energy collectors shall be considered part of the building and meet all the required building height and setback requirements.
 - c) Solar energy collectors shall not project more than 2 feet above highest point of roof or exceed maximum building height limitations allowed in that zoning district.
 - d) Solar energy collectors shall not be located within 3 feet of any peak, eave, or valley to maintain adequate accessibility.
- 3) On-Site Ground-Mounted Solar Energy Collector
- a) Ground-mounted solar energy systems are only permitted in the side and rear yards, unless permitted in front yard by issuance of a discretionary special use permit pursuant to Section 20-1804(A) of the Ordinance.
 - b) Ground-mounted solar energy systems may not extend into the side-yard or rear setback when oriented at any designed tilt angle.

- c) Ground-mounted solar energy collectors shall not exceed 16 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel. There shall be a minimum of 25 feet from all-natural features including water courses, wood lots, wetlands, and 100-year floodplains.
- d) The total area of ground-mounted solar energy collections shall be included in calculations to determine lot coverage and shall not exceed the maximum lot coverage.
- e) For the R-F, R and C zoning districts, ground-mounted solar energy collectors requesting a lot coverage of 15 percent or less be considered an accessory use. A Discretionary Special Use Permit may be considered for ground-mounted solar energy collectors requesting a lot coverage over 15 percent.
- f) Ground-mounted solar energy collectors shall meet the requirements of Sec. 20-400 Accessory Structures.

ZONING DISTRICT USES			
SCHEDULE OF USES (Uses Permitted by Right (P)), Uses Permitted by Special Land Use Permit (S), Accessory Uses and Buildings (A)			
TYPE OF USES	DISTRICTS		
	R-F	R	C
On-Site Roof-Mounted Solar Energy Collector	P	P	P
On-Site Ground-Mounted Solar Energy Collector (15 percent Lot Coverage or Less)	P	P	P
On-Site Ground-Mounted Solar Energy Collector (Over 15 percent of Lot Coverage)	S		S
Commercial Solar Energy Collector	S	S	S

c. COMMERCIAL SOLAR ENERGY COLLECTOR SYSTEM

- 1) The commercial solar energy collector system must meet all requirements in Sec. 20-419(a) all solar energy collectors and (b) roof-mounted solar energy collectors.
- 2) All commercial solar energy collector systems that are ground-mounted shall follow the following requirements:
 - a) Ground-mounted solar energy collectors shall not exceed 16 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.

- b) The total area of ground-mounted solar energy collections shall be included in calculations to determine lot coverage and shall not exceed a maximum lot coverage of 66 percent regardless of the zoning district.
- 3) Required to be on lots at least 40 acres.
- 4) Any commercial solar energy collector system adjoining any residential development shall be provided with a buffer of at least 60 feet along the adjacent property line. Such buffer shall be planted with evergreen and other suitable plantings and used for no other purposes. A landscaped planting area of at least 60 feet shall also be provided along all street frontage. The Planning Commission may approve to substitute the above described greenbelt for an obscuring fence, wall, and other protective barriers as long as it meets requirements in Sec. 20-408. Suggest that a glare study be provided and a landscape plan to address anticipated glare. Glare is typically experienced to the west-southwest of the array as the sun rises, and to the east-southeast of the array as the sun sets.
 - a) planting of native ground covers that shall be maintained on site during the operation, until the site is decommissioned.
 - b) Provide verification that adequate infrastructure exists to transport the electricity generated into the larger grid system.
 - c) Power and communication lines running between the banks of the solar panels may be placed above ground, provided the lines are placed no higher than top of the solar panels.
 - d) Power and communication lines to electric substations or interconnections with buildings shall be buried underground.
- 5) Exception for underground power communication lines:
 - a) Where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - b) When required by the utility company.
 - c) Unless otherwise determined by the Planning Commission.
- 6) The installation of the solar energy collectors shall not disturb have minimal disturbance to the existing topography.
- 7) A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. A commercial solar energy collector system is considered nonfunctional if it is not operation for 90 days. Decommissioning of solar panels must be completed within three months after they are determined nonfunctional. Seasonal conditions and negotiating of contractors may require more time. The plan shall include provisions for removal of all structures, foundations, electrical equipment and internal or perimeter access roads, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. The applicant shall submit a financial guarantee in the form of a bond in favor of the municipality equal to 125 percent of the costs to meet the

requirements of the decommissioning plan. The type of guarantee is subject to the Planning Commission's approval.

SECTION 7.19 WIRELESS COMMUNICATION FACILITIES

In addition to the data, exhibits and information required generally for all special land use applications, there shall be included with all applications for special land use for wireless communication facilities the following:

- c. Landscaping plan.
- b. Applicants and licensed carriers shall share wireless communication facilities and sites where feasible and appropriate, thereby reducing the number of wireless communication facilities that are stand-alone facilities. All applicants for a Special Use Permit for a wireless communication facility shall demonstrate a good faith effort to collocate with other carriers. Such good faith effort includes:
 - 1) A survey of all existing structures that may be feasible sites for collocating wireless service facilities,
 - 2) Contact with all other licensed carriers for commercial wireless services operating in the Township and within areas surrounding the borders of the Township which are relevant in terms of potential collocation or in demonstrating the need for the proposed facility.
 - 3) Sharing information necessary to determine if collocation is feasible under the design configuration.
 - 4) In the event that collocation is to be infeasible, a written statement for the reasons for the lack of feasibility shall be submitted to the Township. The Township may retain a technical expert in the field of RF engineering to conduct a "Propagation Study" or "Coverage Analysis" to verify if collocation at the site is not feasible or is feasible given the design configuration most accommodating to collocation. The cost of such a technical expert will be at the expense of the applicant. The Township may deny a Special Use Permit to an applicant that has not demonstrated a good faith effort to provide for collocation. A "Propagation Study" or "Coverage Analysis" shall mean a study or analysis by a Radio Frequency Engineer to determine the feasibility of wireless communication towers to collocate. A "Radio Frequency (RF) Engineer" shall mean an engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.
 - 5) Name and address of person(s) to be contacted for engineering, maintenance and other notice purposes, which information shall be updated throughout the term of the special use permit.
 - 6) Signature and approval of owner of land upon which the wireless communication facility shall be situated.
- c. Facilities shall be located and designed to be harmonious with the surrounding areas. Among other things, all reasonable attempts shall be made and thoroughly explored to utilize existing structures on which to place facilities, i.e., to utilize Attached Wireless Communications Facilities.

- d. Wireless communication facilities shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions, as confirmed by submission of Certification of Compliance by the applicant's licensed engineer.
- e. Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. Lattice structures, guyed structures or structures which require or are proposed to have high intensity (strobe) lighting shall not be permitted.
- f. The following additional standards shall be met:
- 1) The maximum height of the new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to colocate on the structure), but in all events it shall be less than one hundred ninety-nine (199) feet in height from grade. The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.
 - 2) The setback of the support structure from any adjacent property shall be no less than the combined height of the support structure, tower and antennas, unless a signed certification by a State of Michigan licensed professional engineer with regard to the manner in which the proposed structure will fall is included in the design documentation. When such certification is submitted a lesser setback may be approved utilizing the certificate along with other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other facilities.
 - 3) There shall be unobstructed access to the support structure, for operation; maintenance, repair and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as:
 - a) The location of adjacent thoroughfares and traffic and circulation within the site;
 - b) Utilities needed to service the tower and any attendant facilities;
 - c) The location of buildings and parking facilities;
 - d) Proximity to residential districts and minimizing disturbance to the natural landscape; and,
 - e) The type of equipment which will be needed to access the site.
 - 4) Where an attached wireless communication facility is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks. For colocation facilities served by an accessory building, there shall be a single, architecturally uniform accessory building for all providers.

- 5) The Planning Commission shall, in its discretion, with respect to the design and appearance of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, including landscaping, and ensure compatibility with surroundings. The Planning Commission shall not have authority to approve a lattice or guyed structure. It shall be the responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition.
- 6) The support system shall be constructed in accordance with all applicable building codes and shall include the submission of soils report from a geo-technical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communication Commission and Michigan Aeronautics Commission shall be noted.
- 7) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure long term, continuous maintenance to a reasonably prudent standard.
- 8) The use of high intensity (strobe) lighting on a wireless communication facility shall be prohibited, and the use of other lighting shall be prohibited absent a demonstrated need.
- 9) Applications made which do not include the signature of the licensed operator of a wireless communication service at the time of Planning Commission review may be tentatively approved, but shall not receive final approval unless and until the application has been amended to include a signature on behalf of a licensed operator. A tentative approval shall be valid for ninety (90) days. If, during a ninety-day tentative approval period, final approval is granted to authorize a wireless communication facility within two miles of the property on which a facility has been tentatively approved, such tentative approval shall thereupon expire unless the applicant granted tentative approval demonstrates that it would not be feasible for it to collocate on the facility that has been newly granted final approval.
- 10) The antenna and other attachments on a Wireless Communication Facility shall be designed and constructed to include the minimum attachments required to operate the facility as intended at the site, both in terms of number and size, and shall be designed and constructed to maximize aesthetic quality.
- 11) All new and modified wireless communication facilities shall be designed, constructed and maintained so as to accommodate collocation.
- 12) A special land use permit for the construction and use of a new wireless communication facility shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
- 13) The policy of the Township is for collocation in order to minimize the number of newly established locations for wireless communication facilities and support structures and to encourage the use of existing structures. If a party who owns or otherwise controls a wireless communication facility shall fail or refuse to alter a structure so as to

accommodate a proposed and otherwise feasible colocation such facility shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect and subject to removal as a nonconforming structure. Any proposed commercial wireless communication facility shall be designed, structurally, electrically and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.

- 14) If a party who owns or otherwise controls a wireless communication facility shall fail or refuse to permit a feasible colocation, and this requires the construction and/or use of a new wireless communication support structure, the party failing or refusing to permit a feasible colocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of the Township, and, consequently such party shall be prohibited from receiving approval or special land use permits for new wireless communication support structures within the Township for a period of five (5) years from the date of the failure or refusal to permit the colocation.
- 15) Adequate provisions shall be made for removal of all or parts of a wireless communication facility in the event same have not been used for one hundred eighty (180) days or more. The special use permit provided for any wireless communication facility shall be deemed expired and void if same has not been used for one hundred eighty (180) days or more.
- 16) For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of non-use. The owner or operator of the wireless communication facility shall notify the Township Clerk in writing of the facility non-use immediately upon its non-use. Upon the expiration or voiding of the special use permit for non-use or upon notification to the Township Clerk, such facilities and towers, or parts thereof, shall be removed and the premises restored to a safe, level and reasonable condition, as determined by the Ordinance Enforcement Officer, within one hundred eighty (180) days of non-use.

Chapter 8 ■ SITE PLAN

SECTION 8.1 SITE PLAN REVIEW

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

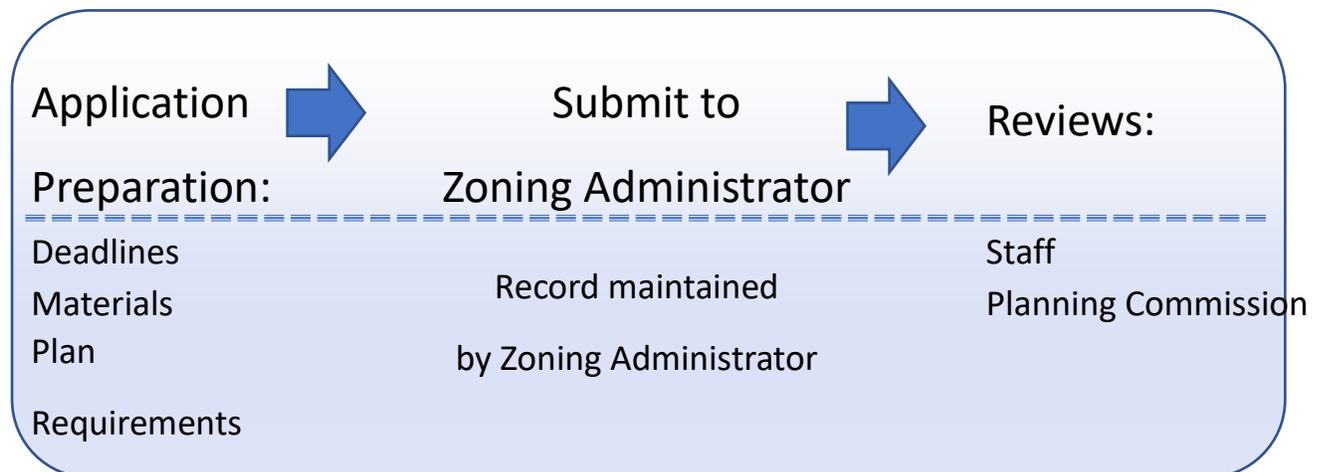
In addition, and in the case of new development, Site Plan Review before the Township Planning Commission is required for any project meeting one of the following conditions:

- 1) The proposed project will have more than two (2) dwelling units.
- 2) The proposed project is in a Commercial Zoning District
- 3) The proposed project is in an Industrial district.
- 4) The project is a Special Use.

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

- b. SITE PLAN REVIEW PROCESS.

Site Plan Review Process



- 1) APPLICATION DEADLINES. If a zoning application requires a Site Plan Review by the Planning Commission, a complete application package must be received at least thirty (30) days before the date of a Planning Commission meeting in order to be reviewed at said meeting. If a Site Plan Review is being conducted for a Special

Use Permit or subdivision plat, the application timetable specified for that process applies. A preapplication meeting is encouraged.

- 2) **APPLICATION MATERIAL.** Applications requiring Site Plan Review must be accompanied by a fee as established by the Township Board and by at least ten (10) 11" x 17" copies of a site plan that meets the following requirements stipulated below. The application will not be reviewed until the complete application package has been submitted, including the fee.
- 3) **SITE PLAN REQUIREMENTS.** All applicants shall complete the site plan review checklist. The site plan review checklist is available at the Township offices or On-line on the Sage Township website. Site plans shall conform to the provisions approved on the checklist. All site plans must be prepared in a complete and accurate manner so that the plan can be used by the building inspector for all other necessary permits.

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

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

handicapped parking spaces), sidewalks (required for all development), loading areas or docks, truck bays, and refuse pickup stations.

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

Zoning Administrator or designee, at their discretion, call upon professional assistance from the Township Engineer, or building inspectors. In cases where the provisions above have not been met, the amount of the aforementioned performance guarantee shall be used by the Township to return the property to a safe and healthy condition and the balance, if any, shall be returned to the applicant.

4) STAFF REVIEW OF SITE PLAN.

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

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

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

applicant's original submission. At this point in the site plan process any approval is considered preliminary until all conditions are met.

Approval of any proposed site plan that must also receive approvals from other public agencies must obtain approvals from those agencies before seeking site plan review. This shall include any variances that must be issued by the Sage Township Zoning Board of Appeals. Approval of a variance for conditions that differ from those depicted on the site plan must be obtained prior to site plan review by the Planning Commission. When these conditions have been met the site plan is considered to have final approval.

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

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

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

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

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

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

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

- 1) **DISTRICT REGULATIONS.** The project must comply with the applicable District Regulations regarding use, dimensions, off-street parking and any other aspects. (When the Site Plan Review is being conducted as part of the consideration process for a Special Use Permit or a Planned Unit Development, the use of the site will be addressed after the Site Plan Review. Therefore, it must be presumed for this purpose that the use of the site will conform to the District Regulations.)
- 2) **SUPPLEMENTARY REGULATIONS.** The project must comply with any and all of the Supplementary Regulations that may apply to it.
- 3) **SPECIAL USE STANDARDS.** If the Site Plan Review is being conducted for a proposed Special Use Permit, any Special Use Standards relating to the proposed use must be satisfied.
- 4) **BUILDING ARRANGEMENTS.** Site plans will be evaluated on the basis of scale, circulation of air, provisions of adequate access to and around buildings for police and fire protection services, establishment of pleasant vistas, arrangements conducive to enhancing the environmental quality of the site when developed, minimizing the extent of impervious ground cover and minimizing the destruction of natural features that contribute to environmental quality.
- 5) **TRANSPORTATION.** Transportation facilities serving the parcel must be sufficient to provide safe and efficient access to the parcel and circulation within it. Consideration shall be given to road rights-of-way, surface type, number of lanes, driveway design and location, vehicular circulation within the parcel, parking, snow removal from transportation facilities, public transit, pedestrian circulation, emergency vehicle access, and accessibility for handicapped persons.

- 6) DRIVEWAYS. All driveways serving customer or employee parking lots shall provide two-way traffic, unless otherwise part of a one-way entrance and exit system. All driveways shall be a minimum of twenty (20') feet wide. A lesser width may be permitted if it can be proven that the driveway will be increased to twenty (20') feet due to a joint arrangement with an adjacent property owner. Except for large parking lots, driveways shall be limited to one (1) per development.
- 7) UTILITIES. Utilities, including water, sewer and storm drainage facilities, must be adequate to serve the proposed use, or sufficient provisions shall be made to provide these services on the site. Private utility services, including electricity, telephone, natural gas, and cable television, must also be sufficient to serve the needs of the project. When the adequacy of any public utility service to the site is in question, the input of the appropriate public utility provider shall be sought.
- 8) LANDSCAPING
 - a) In all Commercial and Industrial Districts the front yard setback area of each site shall be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The entire area between the right-of-way and a point ten (10') feet in back of the front property line shall be landscaped, except for any access driveway.
 - b) Side and rear yard setback areas not used for parking or storage shall be landscaped utilizing ground cover and/or shrub and tree materials.
 - c) Undeveloped areas proposed for future expansion shall be maintained in a weed free condition.
- 9) SIGNS AND LIGHTING. Lighting is intended to illuminate parking and vehicular areas for the purpose of increasing the safety of the users. Appropriate lighting standards should be located on separate ground-mounted standards adjacent to or the parking lot or vehicular use areas. Lighting must only be in operation during the hours the use is in operation. All entrance doors for the public and employees must be illuminated. Lighting may not shine onto neighboring property.
- 10) FIRE PROTECTION. The proposed project must comply with applicable fire safety regulations. Also, current local Fire Department personnel and equipment must be sufficient to serve the project. Finally, location, number, and capacity of fire hydrants must be adequate to serve fire suppression needs.
- 11) ENVIRONMENT. Natural features of the landscape should be retained wherever practicable to furnish a buffer between the project and adjoining property(ies) or help to control erosion, contain storm water runoff, absorb noise, deflect wind currents, reduce glare, or otherwise benefit the general health, safety or appearance of the neighborhood. Any buildings, fences, lighting, vegetation, or other features that are introduced into the landscape should be designed to complement the site's surrounding environment and enhance the positive features of the project. The site plan should be developed with the goal of controlling any negative impacts the project may have, such as noise, smoke, vibration, odor, glare, heat or dust so that they will not be discernible beyond the property boundaries. Further, projects shall

fully adhere to applicable environmental regulations promulgated by the Michigan Department of Natural Resources or other agencies.

- 12) STORM DRAINAGE. Surface drainage, otherwise referred to as sheet drainage, to the right-of-way, or adjacent properties is unacceptable.
- 13) CONSISTENCY WITH ORDINANCE INTENT. The site plan should be generally consistent with the purpose and objectives of this Ordinance, as stated in [Chapter 1](#), and with the purpose of the District in which the subject parcel.

Chapter 9 ■ ADMINISTRATION and ENFORCEMENT

SECTION 9.1 PEOPLE INVOLVED IN THE ZONING PROCESS

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

a. ZONING ADMINISTRATOR OR DESIGNEE:

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

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

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

whenever questions arise concerning interpretation of any provision of this Ordinance to determine whether any applicable precedents have been set.

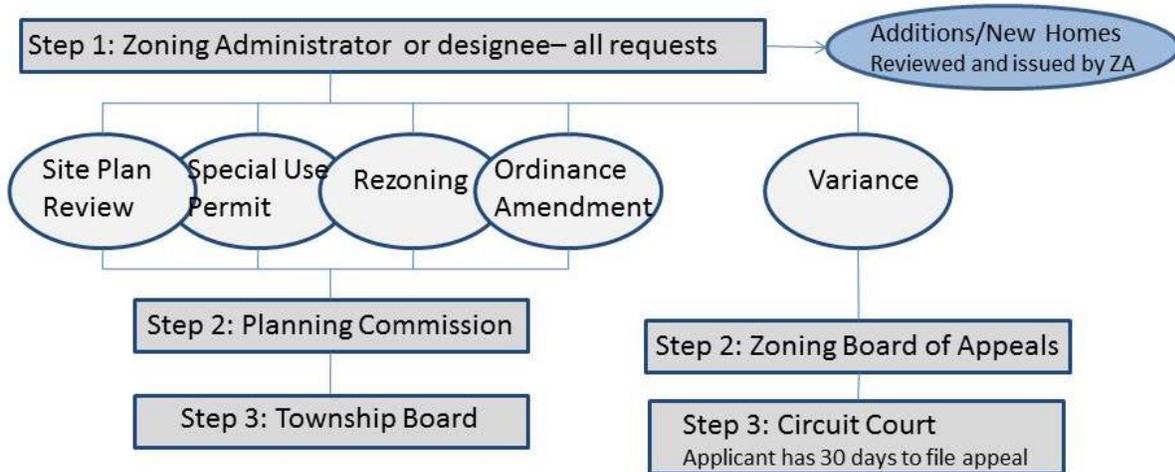
- 7) PUBLIC INFORMATION. The Clerk or Supervisor shall respond to inquiries and dispense information or copies of this Ordinance to make the public aware of and familiar with the provisions of this Ordinance. Public awareness and acceptance of the Zoning Ordinance will help to maintain compliance with it.
- 8) RESPOND TO COMPLAINTS. Refer to Township Policy on Ordinance Enforcement.
- 9) MAY NOT CHANGE ORDINANCE. Under no circumstances is the Zoning Enforcement Officer permitted to make changes in this Ordinance or to vary the terms of this Ordinance.

b. PLANNING COMMISSION:

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

- 7) **MASTER PLAN.** The Planning Commission shall make and adopt a master plan as a guide for the development of the Township. Plan contents, adoption, amendment, approval by the Township Board, hearing and publication shall be according to the Michigan Zoning Enabling Act, [PA 110 of 2006](#), as amended and where applicable in the Michigan Panning Enabling Act, [PA 33 of 2008](#), as amended..
- 8) **ZONING ORDINANCE.** The Zoning Ordinance shall be based on a plan designed to promote the public health, safety, and general welfare.
- 9) **ADMINISTRATION AND ENFORCEMENT.** The Planning Commission shall be responsible for the following administrative and enforcement activities under this Ordinance:
 - a) **SITE PLAN APPROVAL.** The Planning Commission shall review Site Plans and issue its approval, conditional approval or denial.
 - b) **SPECIAL USE PERMITS.** The Planning Commission shall conduct a public hearing on any application for a Special Use Permit. Following a public hearing, the Planning Commission shall review and approve or deny an application and shall also take any necessary action to revoke a Special Use Permit.
 - c) **REZONING OR TEXT AMENDMENT.** The Planning Commission shall conduct public hearings for proposals to rezone property or amend the text of this Ordinance. Following a public hearing, the Planning Commission shall make its recommendation regarding the proposed rezoning or text change to the Township Board. The Planning Commission may initiate a text change or rezoning, subject to the requirements for notice, hearing and Township Board approval.
- c. **TOWNSHIP BOARD.** On recommendation of the Planning Commission, the Township Board shall decide to adopt or amend the text or zoning districts of the Zoning Ordinance, making it the enforceable policy of Township government. The Township Board may review all zoning decisions of the Planning Commission. The Township Board shall, by resolution, set fees to be charged for any administrative action under this Ordinance and may also act to waive any fee.

SECTION 9.2 ADMINISTRATIVE PROCESSES



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

RECORD MAINTAINED. The Clerk or Supervisor shall keep a record of each application for a site plan that has been submitted including the disposition of each one. This record shall be a public record, open for inspection upon request.

SECTION 9.3 ENFORCEMENT

This Ordinance shall be enforced by the Zoning Enforcement Officer for Sage Township.

- a. **RESPONSIBILITY.** The Zoning Enforcement Officer shall enforce the provisions of this Ordinance.
- b. **VIOLATIONS AND PENALTIES.** Any building or structure which is erected, altered, maintained, or used or any use of land which is begun, maintained or changed in violation of this Ordinance is hereby declared to be a nuisance per se. Violations of any provisions of this Ordinance are declared to be enforceable as criminal actions through circuit court.
- c. **CONFLICTING REGULATIONS.** In the interpretation, application, and enforcement of the provisions of this Ordinance, whenever any of the provisions or limitations imposed or required by this Ordinance are more stringent than any other law or Ordinance, then the provisions of this Ordinance shall govern, PROVIDED also that whenever the provisions of any other law or Ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such other law or Ordinance shall govern.

SECTION 9.4 AMENDMENTS

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

- a. **INITIATION OF AMENDMENTS.** Proposals for amendments, supplements, or changes may be initiated by the Township Board of its own action, by the Planning Commission, or by petition of one (1) or more persons having an interest, by ownership or option to purchase, in property to be affected by the proposed amendment.
- b. **AMENDMENT PROCEDURE:**
 - 1) **PETITION TO TOWNSHIP CLERK AND PAYMENT OF FEE.** Each petition by one (1) or more owners or their agents for an amendment shall be submitted upon an application provided by the Township to the Township Clerk. A fee as established by the Township Board shall be paid at the time of application to cover costs of necessary advertising for public hearings and processing of the amendment request. The Township Clerk shall transmit the application to the Planning Commission for recommended action.
 - 2) **RECOMMENDATION.** The Planning Commission shall consider each proposed amendment in terms of the likely effect of such proposal upon the development plans for the community as well as in terms of the merits of the individual proposal. The Planning Commission may recommend any additions or modifications to the original amendment petition.

- 3) PUBLIC HEARING Before voting on any proposed amendment to this Ordinance, the Planning Commission shall conduct a public hearing.
- 4) RESUBMITTAL. No application for a rezoning that has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions which, upon inspection by the Township Board, are found to be valid.
- 5) Amendments or supplements to the zoning ordinance shall be made in the same manner as provided under this act for the enactment of the original ordinance.

SECTION 9.5 NOTICE REQUIREMENTS FOR PUBLIC HEARINGS

- a. If the Township is required to provide notice and hearing under the Michigan Zoning Enabling Act, the Township shall publish notice of the request in a newspaper of general circulation in the community.
- b. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent to all persons to whom real property is assessed within 300 feet of the property and to the occupants of all structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction. Notification to the aforementioned property owners shall be based upon the current tax rolls.
- c. The notice shall be given not less than fifteen (15) days before the date the application will be considered for approval. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection. The notice shall do all of the following:
 - 1) Describe the nature of the request.
 - 2) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
 - 3) State when and where the request will be considered.
 - 4) Indicate when and where written comments will be received concerning the request.
- d. If an individual property or 10 or fewer adjacent properties are proposed for rezoning, the planning commission shall give a notice of the proposed rezoning in the same manner.
- e. If 11 or more adjacent properties are proposed for rezoning, the planning commission shall give a notice of the proposed rezoning in the same manner as required in this section, except no individual addresses of properties are required to be listed.

Chapter 10 ■ ZONING BOARD OF APPEALS

SECTION 10.1 ESTABLISHMENT

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

SECTION 10.2 MEMBERSHIP

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

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

SECTION 10.3 TERMS OF OFFICE

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

SECTION 10.4 BOARD OF APPEALS PROCEDURES

- a. MEETINGS. Meetings shall be held at the call of the chairperson and at such times as the Board of Appeals may determine. A simple majority of the membership of the Board of Appeals shall constitute a quorum and may conduct any items of business brought

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

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

SECTION 10.5 APPEALS, METHOD FOR TAKING

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

SECTION 10.6 DECISIONS

The Zoning Board of Appeals shall return a decision upon each case within thirty (30) days of the filing of a request or appeal unless a further time is agreed upon by the parties concerned. Any decision of the Zoning Board of Appeals shall not take effect until the expiration of five (5) days after the date of said decision, unless the Board of Appeals certifies on the record that the decision must be given immediate effect for the preservation of property or personal rights. No Zoning Permit authorized by such a decision shall be issued until the decision has taken effect.

SECTION 10.7 DUTIES

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

- a. REVIEW. The Board of Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination, made by the Zoning Administrator or designee, or by any other official in administering or enforcing any provisions of this Ordinance.
- b. INTERPRETATION. The Board of Appeals, upon proper appeal, shall have the power to hear and decide upon appeals for the interpretation of the provisions of this Ordinance as follows:
 - 1) So as to carry out the intent and purposes of this Ordinance.
 - 2) To determine the precise location of the boundary lines between zoning districts; or,
 - 3) To classify a use which is not specifically mentioned as part of the use regulations of any zoning district so that it conforms to a comparable permitted or prohibited use, in accordance with the purpose and intent of each district.
- c. VARIANCES. The Board of Appeals may have the power to authorize, upon proper application, specific variances from such dimensional requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations as specified in this Ordinance PROVIDED all the conditions listed are satisfied. .
 - 1) Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
 - 2) The variance will do substantial justice to the applicant, as well as to other property owners.
 - 3) The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.
 - 4) The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

- 5) The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors.

d. RULES FOR GRANTING VARIANCES:

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

SECTION 10.8 LIMITATIONS

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

ARTICLE TWELVE: VALIDITY

Should any section, clause or provision of this ordinance be declared by any court to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

ARTICLE THIRTEEN: EFFECTIVE DATE

This Ordinance takes effect on September 20, 2020.

HISTORY

Original Township Zoning Ordinance adopted November 10, 1976 – Keith Crawford, Supervisor

Amendments adopted August 8, 1997

Amendments adopted April 10, 2004

Amendments adopted July 8, 2009

New Zoning Ordinance adopted January 9, 2013

New Zoning Ordinance Adopted August 12, 2020