

Child Care Organization

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

- a) "Child care center" or "day care center" means a facility, other than a private residence, receiving more than six 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 which provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday School conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.
- b) "Foster family home" is a private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- c) "Foster family group home" means a private home in which more than four but less than seven children, who are not related to an adult member of the household by blood, marriage or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- d) "Family day care home" means a private home in which one but less than seven minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.
- e) "Group day care home" means a private home in which more than six but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

Church

A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purposes.

Club

A nonprofit organization of persons for special purposes or for the conducting of social, athletic, scientific, artistic, political, or other similar endeavors.

Clinic, Dental or Medical

A building in which a group of physicians, dentists or physicians and dentists and allied professional assistants are associated for the purpose of carrying out their profession. The clinic may include a medical or dental laboratory.

Commercial

A term relating to the use of property in connection with the purchase, sale or trading of goods for personal services or maintenance of service offices or recreation or amusement enterprise or garage/basement/porch sales lasting more than 14 days during any 12 month period.

Commercial Tree Farm

The land and associated facilities and structures used in the raising, harvesting and selling of trees and shrubs that are intended to be either transported and used for landscaping or sold as Christmas trees.

Comprehensive Development (Master Plan)

The statement of policy by the Township Zoning and Planning Commission relative to the agreed upon and officially adopted guidelines for a desirable physical pattern for future community development. The plan consists of a series of maps, charts and written materials representing, in summary form, the soundest concept for community growth to occur in an orderly, attractive, economical and efficient manner thereby creating the very best community living conditions.

Condominium

The individual ownership of a unit or parcel of real property within a multi-unit parcel or structure located as a permitted use within a zoning classification and requirements of this ordinance.

Convalescent or Nursing Home

A home, qualified for license under applicable Michigan law, for the care of children, aged, or infirm.

Critical Area

Land significantly or seriously affected by development.

Deck

A horizontal structure of a single elevation or varying elevations, commonly used as a floor attached or adjacent to the main building. A deck may be open or partially or completely covered by a roof and wall structure.

Density

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

Development

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

Dish-Type Satellite Signal-Receiving Antennas

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) which 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.

Dish - shall mean that part of satellite signal receiving antenna characteristically shaped like a saucer or dish.

District

A portion of Manlius Township in which certain building and activities are permitted and in which certain regulations, in accordance with the ordinance, are applicable.

Drive-In

A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure, or to provide self-service for patrons and food carry-out.

Drive -In Restaurant

A restaurant so developed 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.

Driveway

Vehicle access to a lot from a street which shall be located at least five (5) feet from an adjacent lot line.

Dwelling Unit

A building or portion of a building which has sleeping, eating and sanitary facilities, and can accommodate one family, either permanently or transiently. In the case of buildings which are occupied in part, the portion occupied shall be considered a dwelling unit, provided it is in conformance with the criteria for dwellings. In no case shall a travel trailer, truck, bus, motor home, or other such portable structure be considered a dwelling unit. A dwelling unit shall comply with the following standards:

- a) It complies with the minimum square footage requirements of this ordinance for the zone in which it is located.
- b) It has a minimum width across the entire length of the building of 20 feet and complies in all respects with the County Building Code, including minimum heights for habitable rooms. Where dwelling is required by law to comply with any federal or state standards or regulations for construction which are less stringent than those imposed by the County Building Code, then and in that event the less stringent federal or state standard or regulation shall apply.
- c) It is firmly attached to a permanent foundation, that has been constructed on the site in accordance with the County Building Code and co-extensive with the perimeter of the building, which attachment shall also meet all applicable building codes and other state and federal regulations.
- d) It does not have exposed wheels, towing mechanism, undercarriage, or chassis.
- e) The dwelling is connected to a public sewer and water supply or to such private facilities approved by the local health department.
- f) The dwelling contains storage area either in the basement located under the dwelling, in an attic area, in closet areas or in a separate structure being of standard construction similar to or of better quality than the principal dwelling. Such storage shall be in addition to the space for the storage of automobiles and shall be equal to not less than 15 percent of the minimum square footage requirement of this ordinance for the zone in which the dwelling is located. In no case, however, shall more than two-hundred (200) square feet of storage area be required by this provision.
- g) The dwelling is aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six inches on all sides, or alternatively with window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling; with not less than two exterior doors with one being in the front of the dwelling and the other being either on the rear or side of the dwelling; contains permanently attached steps connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same. The compatibility of design and appearance shall be determined in the first instance by the County Building Inspector upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party to the Zoning Board of Appeals within a period of 15 days from the receipt of notice of said Building Inspector's decision. Any determination of compatibility shall be based upon the standards set forth in the

definition of "dwelling" as well as the character of residential development outside of mobile home parks within 2,000 feet of the subject dwelling where such area is at least 20 percent developed with dwellings or, where said area is not so developed, by the character of residential development outside of mobile home parks throughout the Township. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

- h) The dwelling contains no additions or rooms or other areas which are not constructed with similar materials and which are similar in appearance and which have similar quality of workmanship as the original structure, including the above-described foundation and permanent attachment to the principal structure.
- i) The dwelling complies with all pertinent building and fire codes including, in the case of mobile homes, the standards for mobile home construction as contained in the U.S. Department of Housing and Urban Development (HUD) regulations, titled Mobile Home Construction and Safety Standards, effective June 15, 1976 as amended.
- j) The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in the ordinance of the Township pertaining to such parks.

Dwelling, Single-Family

A building containing not more than one dwelling unit designed for residential use.

Dwelling, Two-Family

A building containing not more than two (2) separate dwelling units designed for residential use and complying in all respects with the Michigan State Construction Code as promulgated by the Michigan State Construction Code Commission under the provisions of 1972 PA 230 as amended.

Dwelling, Multiple-Family

A building containing three or more dwelling units designed for residential use and complying in all other respects with the Michigan State Construction Code as promulgated by the Michigan State Construction Code Commission under the provisions of 1972 PA 230 as amended.

Earth Sheltered Home

A dwelling which is partially or entirely below grade and is designed and intended to be used as a single-family dwelling.

Easement

Any private or dedicated public way other than a street or alley, providing a secondary means of access to a property having a width of not less than twenty (20) feet.

Efficiency Apartment

A dwelling unit with a bathroom and principal kitchen facilities designed and intended to be used as a single-family dwelling.

Erected

As used in this ordinance, "erected" signifies the construction, alteration, reconstruction, placement upon, or any physical alteration to a piece of land, including the excavating, moving and filling of earth.

Erosion

The process by which the ground surface is worn away by action of wind, water, gravity or a combination thereof.

Essential Services

The erection, construction, alteration or maintenance by public utilities or commissions of underground or overhead gas, electrical, steam or water transmissions or distribution systems, collections, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, traffic signals, hydrants, towers, poles and other similar equipment, and applicable accessories reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health, safety and welfare, but not including buildings other than those which are primarily enclosures or shelters for essential services equipment.

Excavation

The removal of rock, sand, 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.

Fabrication

Manufacturing, excluding the refining or other initial processing of basic raw materials such as metal ores or rubber. Fabrication relates to stamping, cutting or otherwise shaping the processed materials into useful objects.

Family

One or more persons customarily living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a hotel, club, boarding or lodging house, fraternity or sorority house or nursing home.

Farm

All of the contiguous neighboring or associated lands operated as a single entity under which bona-fide farming takes place directly by an owner/operator, manager, or tenant farmer, by his or her own labor, or with the assistance of household members or hired employees. Farms may be considered as including establishments that operate bona-fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms and apiaries, as well as the growing, harvesting or cultivating of cash crops. Establishments keeping or raising fur-bearing animals, private stables, commercial dog kennels, game fish hatcheries, piggeries, or stockyards may be considered farms only if attached to bona-fide farming operations on the same continuous track of land.