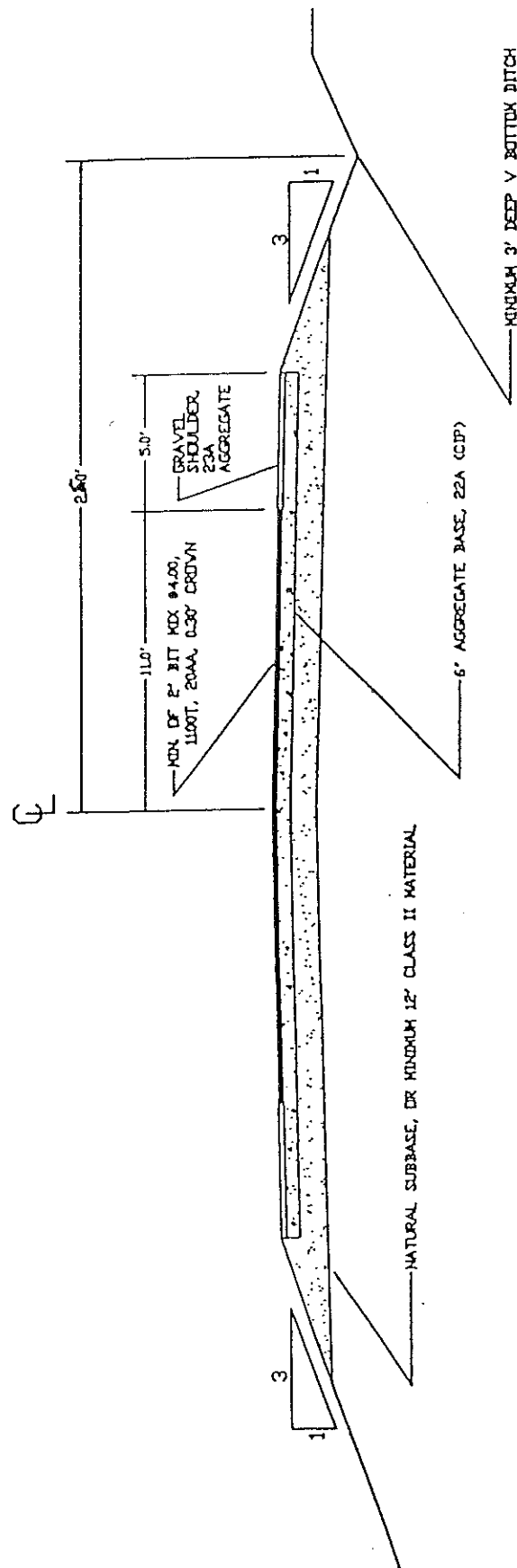


ALLEGAN COUNTY ROAD COMMISSION  
STANDARD 32' TOP, NO GUARD RAIL



25.0' 11.0' 5.0' 3' 3' 6' 3'

- i. Prior to the commencement of any such private road development, the developer shall submit in writing to the Township Planning Commission all of the foregoing required documents, construction plans, and private road location with respect to nearby public roads and the parcels proposed to be served by such private road for the Planning Commission's review with respect to the granting or denial of the special use application. The Planning Commission shall conduct a special use hearing in accordance with the statute and the Township Zoning Ordinance (see required site plan review procedure in Article XIV). The Township Planning Commission shall consider the factors contained in the Township rural zoning act concerning the issuance of a special use permit for the private road in question.
- j. Permit and inspection fees, as set by the Township Board shall be paid by the applicant for certification by a Registered Engineer confirming that the private road, as constructed, meets all required specifications.
- k. Applications for private road serving more than one residence shall meet with the following requirements;
  1. Before requesting final approval of a private road, the applicant must first provide a letter from his/her engineer certifying that the private road was constructed in accordance with the previously approved plans for the same, noting any deviation and reasons for them.
  2. Upon receipt of said letter the Township Zoning Administrator will forward the same to the Township Engineer for final inspection of the road. Once the Township Engineer recommends to the Zoning Administrator that the private road has met all requirements as stated previously in this section, the applicant and/or successors may apply for a zoning approval for building permit. (As Amended By Ordinance #2005-1 on 09-12-05)

#### 1.0334 TRAVEL TRAILERS

Travel trailers, fifth wheel trailers and motor homes, may be parked or stored upon the same lot upon which the primary dwelling is located, provided that no travel trailer, fifth wheel, or motor home may be stored or parked within the front yard for more than thirty (30) days during any twelve (12) month period. No travel trailer, not being used for hunting or seasonal use, may be stored

upon an undeveloped lot. Adequate solid waste disposal facilities shall be provided during occupancy of the travel trailer, fifth wheel trailer, or motor home.

#### 1.0335 ILLEGAL DWELLINGS

The use of any portion of a basement, not considered a story, of a completed or partially completed structure for dwelling purposes shall not be allowed. Garages or accessory buildings shall not be occupied for dwelling purposes.

#### 1.0336 OUTSIDE PRIVY

No outside privy is permitted in any district, except in the case of dwellings and migrant labor housing in agricultural (A) districts; and dwellings, private hunting lodges and private fishing cabins, and in connection with the use of tents in RF districts. This does not apply to porta-johns or similar portable toilets.

#### 1.0337 PROXIMITY OF RESIDENTIAL DWELLING TO SHOOTING RANGE

A minimum distance of 500 feet from the perimeter of any shooting range or the property line of any hunting club shall be required for any dwelling unit.

#### 1.0338 TOWNSHIP USES

All Township uses by the Township governing body, including buildings, structures, improvements or projects, shall be considered permitted uses in any zoning district classification. (Amended By Ordinance #2006-1 on 10/09/06)

#### 1.0339 OUTDOOR LIGHTING STANDARDS

Purpose: This section is intended to regulate outdoor lighting in order to reduce or prevent light pollution and limit the impact of outdoor lighting on adjacent uses. To the extent practicably possible, glare and light trespass should be reduced or prevented, while safety and security are promoted.

1.0339.1 Definitions: The following words and terms related to outdoor lighting are defined as follows:

- a. Accent lighting* is any directional lighting which emphasizes a particular object or draws attention a particular area.
- b. Foot candle* is a unit of illumination produced on a surface all points of which are one foot from a uniform point source equivalent to one candle in brightness of illumination.

- c. **Glare** is the brightness of a light source that causes eye discomfort. A **nuisance glare** is light that creates an annoyance or aggravation, including a glare that impairs vision and creates a hazard for pedestrians or drivers.
- d. **Lamp or bulb** is a light producing source installed in the socket of a luminaire.
- e. **Light fixture** is the assembly that holds a lamp and may include an assembly housing, mounting bracket, pole socket, lamp holder, ballast, reflector or mirror, and/or a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.
- f. **Light Trespass** is the shining of a light produced by a luminaire beyond the boundaries of the property on which the luminaire is located.
- g. **Light Pollution** is artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes an undesirable glare or unnecessary illumination of adjacent properties.
- h. **Luminaire** is the complete lighting system including the lamp and light fixture.
- i. **Mounting Height** is the vertical distance between the surface to be illuminated and the bottom of the light source.
- j. **Outdoor light fixtures** are outdoor artificial illuminating devices, outdoor fixtures, outdoor lamps and other similar devices, permanently installed or portable, used for illumination or advertisement.
- k. **Shielded fixture** is a fixture that is shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted. A shielded fixture almost always has a flat, horizontally oriented lens and opaque sides.
- l. **Spotlight or floodlight** is any light fixture designed to concentrate light or to "flood" a particular area or direction with light.

#### 1.0339.2 General requirements

- a. All outdoor lighting fixtures installed on public or private property after the effective date of this section shall comply with the general standards contained herein. This section does not apply to interior lighting. However, overly bright inside lighting emitted outdoors from any structure will be subject to control of this section if it is determined by the Zoning Administrator that such lighting creates a Nuisance Glare, as defined in this section.

- b. All outdoor lighting fixtures shall be designed, located, installed, arranged and directed in such manner as to prevent light trespass, light pollution and glare from crossing any property lines.
- c. All outdoor lighting fixtures existing and legally installed and operative before the effective date of this section are exempt from these requirements, unless they are determined to create a Nuisance Glare. When existing fixtures become inoperable or are replaced, their replacements are subject to all provisions of this section.
- d. Outdoor lighting fixtures shall not be attached to buildings or other structures (including light poles) which permit light to be directed horizontally.
- e. Outdoor lighting fixtures shall be shielded on top to prevent unnecessary lighting of the night sky.
- f. All freestanding and outdoor lighting fixtures shall not exceed twenty feet (20') in height.
- g. All accent lighting (including illumination of signs or buildings) shall be located and shielded downward, onto the building or object and not toward the sky or adjacent properties. A maximum 125 watt bulb may be used for accent lighting. Accent lighting shall not cause glare.
- h. The intensity of lighting on a site shall not exceed .5 foot candles at the property line.
- i. The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement is prohibited.
- j. If deemed necessary to insure the intent and purpose of this section, the Zoning Administrator may require the submittal of any or all of the following information:
  - i. Plan showing the location of all outdoor lighting fixtures, including, but not limited to, pole mounted fixtures, building mounted fixtures and canopy light fixtures.
  - ii. Manufacturer's specification sheets and details for the type of fixture being proposed including, but not limited to, total lumen output, type of lamp, method of shielding, etc.
  - iii. A photometric lighting plan overlaid on a site plan depicting the light intensity throughout the site (in foot candles). Measurements must be at ground level and shown at ten foot intervals.
  - iv. Any other information deemed necessary by the Zoning Administrator in accordance with the intent and purpose of this section.

1.0339.3 **Exemptions:** The following are exempt from the provisions of this section:

- a. Traffic control signals and devices
- b. Temporary emergency lighting (ie., police, fire, repair workers)
- c. Navigation lights (radio/television towers)
- d. Seasonal decorations
- e. Pedestrian walkway lighting
- f. Street lights
- g. Uplighting of the American flag
- h. Outdoor lighting fixtures mounted on the dwelling unit, for single family, 2 family or multi-family dwellings, provided that each outdoor light fixture is does not exceed 150 watts.

1.0339.4 **Administration**

- a. Applications for building permits or applications that require site plan review, including, but not limited to, special use request, Planned Unit Development request, condominium plan review and subdivision plan review, which include outdoor lighting fixtures, shall include documentation of compliance with the requirements of this section. The applicant shall submit any or all documents, including documents referenced in section 1.0339.2, as evidence of compliance.
- b. The Zoning Administrator shall provide a form for submittal of Outdoor Lighting Fixture approval. The Zoning Administrator shall charge a fee for review and approval of the Outdoor Lighting Fixture approval, which fee shall be approved by the Township Board, from time to time as necessary.

## 1.0340 WIND ENERGY SYSTEMS (WES)

### 1.0340.1 PURPOSE AND GOALS

**The goal of this section of this Ordinance provision and related sections is to establish guidelines for the siting of a Wind Energy System (WES). The goals are as follows:**

To establish standards and procedures by which the siting, design, engineering, installation, operation, and maintenance of a WES shall be governed.

- (A) To preserve and protect the public health, safety, welfare, and quality of life by minimizing the potential adverse impacts of a WES.
- (B) To promote the safe, effective, and efficient use of a WES in order to reduce the consumption of fossil fuels in producing electricity.