

1.1501 SCOPE

These Permitted Uses and Uses allowed by Special Permit enumerated in any zoning district, if included below, shall be subject to all the conditions and requirements of this Article and Article II, as well as applicable provisions in Article XVII - Off-Street Parking and Loading and Unloading Requirements and Article XVIII - Advertising Signs and Billboards.

1.1501.1 Adult Book Store, Adult Live Entertainment Establishment, Adult Theater, and Commercial Establishments Serving Alcoholic Beverages.

The purpose and intent of requiring the following standards for adult bookstores, entertainment facilities, and commercial establishments serving alcoholic beverages is to prevent conditions that would presently or ultimately lead to blight and deterioration.

- a. No adult bookstore, entertainment facilities and commercial establishments serving alcoholic beverages shall be located within 1,000 feet of a church, school, public park, non-commercial public assembly facility or public office building.
- b. The site shall not be adjacent to or within three hundred (300) feet of any residential area or R Residential Zone.
- c. The site shall not be within 1,000 feet of any other adult entertainment use or any commercial establishment serving alcoholic beverages.
- d. Window displays, signs, decorative or structural elements of buildings shall not include or convey specific examples of actual adult uses, are limited to a single sign and all such displays shall be part of specific approvals for all the use/activity. Any alteration to the above media shall be approved by the Township Planning Commission.
- e. The site layout, setback, structures and overall appearance and function of the use shall be compatible with adjacent uses.

1.1501.2 Agriculture Bulk Collection, Storage, Distribution

- a. Each principal agri-business use shall have frontage upon a thoroughfare having a primary or greater classification and access thereto.
- b. The minimum lot area shall be 100,000 square feet (2.3 acres) and the minimum lot width shall be 300 feet.

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- c. A bulk collection, storage, distribution, and similar structure shall be located not less than 50 feet from any right-of-way line and not less than 50 from any side or rear property line.
- d. The total coverage of all main and accessory buildings shall not exceed 30 percent of the lot on which they are located.
- e. Noise or similar objectionable characteristics incidental to the activity shall not be discernible beyond 500 feet of the boundaries of the lot or premises.
- f. Adequate off-street parking and loading/unloading facilities shall be provided in accordance with Article XVII.

1.1501.3 Agriculture, Research and Testing

- a. All research and testing operations shall be minimum lot size, 10 acres.
- b. There shall be a minimum distance of one hundred (100) feet between any side and rear property line and any building, holding pen, or other of animals.
- c. The minimum distance between any structure associated with research, testing, and holding of animals and any residential dwelling shall be five hundred (500) feet.
- d. Animal waste, manure, carcasses, offal, residue, etc. shall be transported to a licensed facility for appropriate disposal. A crematorium, properly constructed and licensed, may be used, with remains disposed of in a licensed landfill in conjunction with the requirements of P.A. 641 of 1978, as amended.
- e. All animal research related activity shall occur within enclosed buildings.
- f. Smoke, odor, dust, noise resulting from the operations of agriculture, research and testing shall be confined to the property upon which such research and testing is occurring.
- g. No minimum side or rear setback is required for production of agricultural crops for research and testing. No crops shall be grown within the designated front yard of an associated building or structure.

1.1501.4 Airports, Aircraft Landing Field

- a. Privately owned and maintained noncommercial aircraft landing strips, more or less parallel to a public road, shall be set back from such road for a minimum distance of one hundred (100) feet. Where a privately owned landing strip is situated more or less perpendicular to a public road, such landing strip shall be separated from said road by a distance of at least three hundred (300) feet.
- b. All privately owned and maintained aircraft landing strips shall be at least one thousand (1,000) feet from the nearest residential dwelling unit and at least two hundred (200) feet from all other buildings not designed as accessory structures for said aircraft landing field.
- c. All other aircraft landing fields or airports must conform to applicable federal and state regulations and be approved by appropriate federal and state agencies prior to submittal of a site plan to the Planning Commission.

1.1501.5 All Other Permitted Uses in the C General Commercial District Not Specified in this Article.

- a. Adequate off-street parking shall be provided in accordance with Article XVII.
- b. Signage requirements of Article XVIII shall be adhered to.
- c. Not more than three commercial establishments, separated by common walls, or separated by a maximum distance of twenty (20) feet between each building, may retain one common dumpster for solid waste. Such dumpster is to be located within the rear yard of one of the establishments.

1.1501.6 Animal (Veterinary) Hospitals/Clinics

- a. Minimum lot area shall be one acre.
- b. Outdoor kennels or similar "holding" areas shall be at least fifty (50) feet from any adjacent dwelling or any adjacent property used by the public and shall not be located in any required front, rear or side yard setback area.

- c. Appropriate off-street parking and sign requirements as identified in Article XVII and XVIII shall be met.
- d. All used material shall be properly disposed of in appropriate on-site containers for transport to a licensed waste facility. Provisions must be made for disposal of animal wastes in conformance with local Health Department regulations.
- e. Facilities and operational procedures must meet necessary licensing requirements.
- f. All medical and surgical procedures must occur within a completely closed building.

1.1501.7 Automobile Service Stations

- a. Minimum lot area shall be 20,000 square feet for an automobile service station or repair garage.
- b. Minimum lot width shall be not less than 100 feet.
- c. Minimum lot depth shall not be less than 200 feet.
- d. An automobile service station building shall be located not less than fifteen (15) feet from any right-of-way line and not less than thirty (30) from any side or rear lot line abutting residentially zoned property.
- e. Ingress and egress drives shall not be less than fifteen (15) feet in width.
- f. No more than one curb opening shall be permitted for every 50 (50) feet of frontage (or major fraction thereof) along any street.
- g. No drive or curb opening shall be located nearer than thirty (30) feet to any intersection or adjacent residential property line. No drive shall be located nearer than thirty (30) feet, as measured along the property line, to any other drive on the premises. Curb cuts shall not be permitted where, in the opinion of the zoning officer, it may produce a safety hazard to adjacent pedestrian or vehicular traffic.

- h. The entire lot, excluding the area occupied by a building, shall be hard-surfaced with concrete or a plant-mixed bituminous material except desirable landscaped areas which shall be separated from all paved areas by a low barrier or curb.
- i. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than thirty (30) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- j. When adjoining residentially zoned property, a six (6) foot masonry wall or wood fence shall be erected and maintained along the connecting interior lot line, or if separated by an alley, then along the alley lot line. All masonry walls or wood fence shall be protected by a fixed curb or similar barrier to prevent contact by vehicles. Such walls may be eliminated or gradually stepped down in height within twenty (20) feet of any right-of-way line, subject to approval by the Zoning Administrator.
- k. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by an eight foot high masonry wall and shall comply with requirements for location of accessory buildings. Outside storage or parking of each disabled, wrecked, or partially dismantled vehicle shall not be permitted for a period exceeding three (3) days.
- l. All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent properties.
- m. Only one free-standing sign per street frontage shall be permitted, not exceeding fifty (50) square feet in area, which shall display only the name of the user or occupant of the premises.
- n. On a corner lot, both street frontage sides shall be subject to all applicable front yard provisions of this ordinance.

1.1501.8 Banks, Savings and Loans, Credit Unions (Drive-Thru)

- a. Banks, savings and loan, credit unions, and other financial institutions with drive-thru facilities shall have a minimum lot size of 20,000 square feet, with a minimum lot width of (100) feet abutting the street right-of-way.
- b. The minimum setback of the main and accessory building from any street right-of-way from which ingress and egress to and from the facility is located shall be thirty (30) feet.
- c. A drive-thru facility or free standing automated teller machine shall be located on the site to accommodate a minimum depth (column) of four vehicles at any one time.
- d. The right-of-way for vehicles using the drive-thru facility shall be separate from the required parking aisle.
- e. The area used for access to and from the drive-thru facility and for required off-street parking shall be paved with concrete or bituminous asphalt.

1.1501.9 Campgrounds, Travel Trailer Parks

- a. Campgrounds, travel trailer parks and similar activities shall be located only in areas which contain soils that are not considered prime for agricultural production and which are otherwise suitable for recreational use.
- b. All campgrounds publicly or privately owned and operated shall comply with Act 368 of the Public Act of 1978.
- c. Minimum lot size shall be five acres. The lot shall provide direct vehicular access to a public street or road. The term "lot" shall mean the entire campground or travel trailer park. Each lot shall be provided with at least one public telephone.
- d. Minimum distance between designated campsites shall be twenty (20) feet; minimum distance between travel trailers/recreational vehicles shall be fifteen (15) feet.
- e. Appropriate vegetation and screening around the perimeter of the site shall be provided in accordance with Article III (1.0312).

1.1501.10 Child Care Centers, Day Care Centers, Group Day Care Homes

- a. Such uses shall be duly licensed by the State Department of Social Services.
- b. Buildings and lots so used shall conform to all state and local code requirements, except that such uses or structures shall not be permitted in buildings and lots which are nonconforming uses or structures as defined in this code.
- c. A minimum of thirty-five (35) square feet of indoor play area shall be provided for each child. Play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- d. The proposed use shall be served adequately by essential public facilities and services.
- e. The proposed building shall not be out of harmony with the predominate type of building in the particular zone by reason of its size, character or location.
- f. The proposed building shall be of a sustained desirability and stability so that the property contiguous to the development will not be unreasonably affected.
- g. The proposed use shall conform to the building height, areas and yard requirements of the district in which it is located.
- h. The proposed use shall not cause significant damage to the natural environment within the immediate neighborhood or the community as a whole.
- i. Churches. The following additional standard shall apply only to church developments:
 - 1. The minimum yard requirements of the use district in which the church is located shall apply except that in no event shall the yard requirement be less than .5 feet of the yard to each foot of building height (excluding steeples) as applied to rear or side yard depth.

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1.1501.11 Churches, Religious Institutions

- a. Minimum lot width shall be one hundred (100 feet).
- b. Minimum lot area shall be 1.5 acres.
- c. Off-street parking shall be provided in accordance with Article XVII.
- d. The main building or space used for church functions shall be separate from the living quarters of the person or persons that function as minister and/or caretaker of the facility.

1.1501.12 Commercial Activities in the FR District

- a. Commercial businesses shall be limited to those that provide goods and services to hunters, fishermen, canoeists, hikers, equestrians, snowmobilers, and similar outdoor recreationalists.
- b. The minimum front yard setback for the main commercial building on the site shall be one hundred (100) feet.
- c. No accessory buildings shall be located within the designated front yard of the main commercial building.
- d. Off-street parking and signage shall be in accordance with the requirements of Article XVII and Article XVIII.
- e. Outdoor lighting shall be of a type and location so as not to infringe upon adjacent properties containing residential dwellings.

1.1501.13 Commercial Cleaning Plants

- a. Minimum lot size shall be 1.0 acres, the minimum side yard setback shall be twenty (20) feet.
- b. Off-street parking and signage shall be in accordance with the requirements in Article XVII and Article XVIII.
- c. All storage and disposal of chemicals used on-site in the process of commercial cleaning and laundering shall be in accordance with applicable local, state and federal regulations and requirements.

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- d. All storage, processing and cleaning activities shall occur within an enclosed building.
- e. A fence or year-round landscape buffer of a minimum height of six (6) feet shall separate the cleaning establishment from adjacent residential properties.
- f. Outdoor lighting shall be of a type and location so as not to infringe upon adjacent residential properties.

1.1501.14 Convalescent Homes

- a. Minimum lot size shall be two acres.
- b. The lot location shall be such that at least 50 percent of the property line abuts a paved county primary road. The ingress and egress for off-street parking areas for guests and patients shall be directly from said county primary road.
- c. The main and accessory buildings shall be set back at least thirty (30) feet from all property lines.
- d. The facility shall be designed to provide a minimum of 1,500 square feet of open space for every bed used or intended to be used. This open space shall include landscaping and may include off-street parking areas, driveways, required yard setbacks and accessory uses.

1.1501.15 Drive-In Theaters

- a. Minimum lot size shall be five acres.
- b. The lot location shall be such that at least 10 percent of the property line abuts a paved county or state primary road and shall be at least five hundred (500) feet from any residential district. All ingress and egress to the lot shall be directly onto said primary road.
- c. All points of entrance or exit shall be located no closer than sixty (60) feet to any street or road intersection (as measured to the nearest intersection right-of-way line).
- d. Space shall be provided, on-premises, for five waiting vehicles to stand at the entrance to the facility.

- e. The theater screen shall not be visible to a state or county primary road or any residential district.

1.1501.16 Drive-Thru Restaurants/Fast Food Establishments

- a. A minimum lot size shall be fifteen thousand (15,000) sq. ft.
- b. The main and accessory buildings shall be set back a minimum of thirty (30) feet from any adjacent right-of-way line or residential property line.
- c. A six (6) foot high masonry obscuring wall shall be provided adjacent to any residential district.
- d. Separate ingress and egress shall be provided.
- e. Vehicular drive-thru lanes must be able to accommodate at least four vehicles per lane at any one time.

1.1501.17 Equipment Rental/Sales

- a. Minimum lot size shall be one acre.
- b. The area used for outdoor storage of equipment/materials shall be surrounded by a fence or wall of a minimum height of six (6) feet.
- c. Required off-street parking areas shall be paved with concrete or asphalt.
- d. All main and accessory structures shall be located no closer than fifty (50) feet from a residential district.
- e. Adequate vehicular turning radius in the interior of the site (to accommodate a pickup truck or car and trailer) shall be provided.

1.1501.18 Golf Courses, Country Clubs

- a. Minimum lot size shall be 50 acres.
- b. The main and accessory buildings shall be set back at least 50 feet from all property lines.

- c. Appropriate planting and screening shall be provided where the golf course abuts a residential lot.

1.1501.19 Golf Driving Range

- a. Minimum lot size shall be five (5) acres.
- b. Main and accessory buildings shall be set back at least fifty (50) feet from all adjacent property lines.
- c. The perimeter of the driving range shall be enclosed with a chainlink fence of a minimum height of six (6) feet.
- d. All outdoor lighting shall be designed and located so that the surface of the source of light will reflect the light away from any residential use.

1.1501.20 Home Occupation

- a. No more than 25 percent of the gross floor area of the dwelling unit shall be utilized.
- b. The activities and facilities associated with the home occupation shall not change the residential character of the property or the immediate neighborhood and shall not endanger the health, safety and welfare of any other person or household living in the general or immediate area by reason of noise, glare, noxious odors, electrical interference, unsanitary conditions, excessive traffic, fire hazards and/or other such negative impacts.
- c. Only those articles produced on the premises by such occupation may be sold or offered for sale.
- d. No home occupation shall require outdoor storage of equipment, machinery or signs not customary in a residential location.
- e. No more than one nonilluminated nameplate, attached to the building and not larger than two (2) square feet in area, containing the name and occupation of the resident, will be allowed.
- f. A home occupation that will attract an average of more than two customer vehicles at all times during operating hours, shall provide off-street parking facilities in accordance with Article XVII.

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The parking requirements associated with the use or activity in Article XVII most similar to the home occupation shall be applied.

1.1501.21 Hospitals/Medical Centers

- a. Minimum lot area shall be two acres.
- b. The lot location shall be such that at least 50 percent of the property line abuts a paved county primary road. The ingress and egress for off-street parking facilities for guests and patients shall be directly from said county primary road.
- c. Minimum main and accessory building setback shall be fifty (50) feet.
- d. No power plant or laundry shall be located nearer than two hundred (200) feet to any adjacent residential district.

1.1501.22 Kennels

- a. All kennels shall be operated in conformance with all county and state regulations, permits being valid no longer than one year.
- b. For dog kennels, the minimum lot size shall be one-half acre for the first three dogs and an additional one-half acre for each five additional animals.
- c. Buildings wherein animals are kept, animal runs, and/or exercise areas shall not be located nearer than thirty (30) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.
- d. All applicable off-street parking and sign regulations identified in Article XVII and Article XVIII shall apply.

1.1501.23 Laboratories

- a. All operations shall be within an enclosed building.
- b. Solid and liquid wastes shall be contained and disposed of according to applicable state and federal requirements.
- c. Off-street parking requirements of Article XVII shall be met.

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- d. Applicable performance standards identified in Section 1.1501.32.

1.1501.24 Livestock Feedlots (Intensive)

- a. All structures and confined lots designed to house or contain livestock shall be setback at least five hundred (500) feet from any existing family residence except that of the confined feeding operator.
- b. All structures of confined lots designed to house or contain livestock shall be setback at least one thousand (1,000) feet from any existing church, business, school, recreational area or any public buildings; and one thousand three hundred (1,300) feet from any zoned residential or any area that has a recorded residential plat.
- c. All such structures shall be setback at least thirty (30) feet from the road right-of-way.
- d. If the waste handling facility of an operation is an open earthen pit, the minimum setback distance of structure and lots should be increased to: 1,000 feet from any existing family residence (except that of the feedlot operator); 1,500 feet from any church, business, school, recreation area, public buildings; 2,000 feet from a residential zone or recorded plat and 50 feet from the road right-of-way.
- e. The owner of any animal feedlot shall be responsible for the storage, transportation and disposal of all animal manure generated in a manner consistent with the following provisions:
 - 1. All manure from confinement manure storage pits or holding area, when removed, shall be incorporated, knifed in, or disposed of in a reasonable manner taking into account the season of the year and wind direction; each feedlot shall have sufficient area to permit proper incorporation or disposed of manure.
 - 2. No animal manure shall be disposed of within the right-of-way of any public road or street.
 - 3. All vehicles used to transport animal manure on township, county, state and interstate highways or through municipalities shall be leakproof.

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- f. No feedlot shall be located within a floodplain.
- g. Agricultural products, such as but not limited to, grain, bedding plants, livestock, etc., that are not raised on the owner's or operator's property are prohibited from being transported to the feedlot site for commercial processing and/or shipping.

1.1501.25 Lumber Yards

- a. Minimum lot size shall be two acres.
- b. The perimeter of the site used for storage, fabrication or assembly of materials shall be bounded by a chain link, wire or wood fence, concrete block or brick wall of a minimum height of five (5) feet.
- c. All required off-street parking spaces shall be paved with concrete or asphalt.
- d. Loading and unloading facilities shall be located at the rear or side of the main building or at other sites behind the main building.

1.1501.26 Mortuaries/Funeral Homes

- a. Minimum lot area shall be a minimum of 1.0 acres.
- b. Off-street parking shall be provided in accordance with Article XVII.
- c. The space in the main building used for mortuary functions shall be separate from the living quarters of the person or persons owning, managing, or maintaining the mortuary.
- d. Outdoor signage shall conform to the requirements Article XVIII.
- e. A fence or natural year-round landscape barrier of a minimum height of six (6) feet shall be located between the mortuary and adjacent residential dwellings.
- f. Outdoor lighting shall be of a type and location so as not to infringe upon adjacent residential properties.