

**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION**  
**PUBLIC HEARING NOTICE - ZONING ORDINANCE TEXT AMENDMENTS**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, September 21, 2021, at 7:00 p.m. for the purpose of receiving comments on proposed amendments to sections 2 (Definitions), 3 (Zoning Districts and Maps), 4 (Schedule of Regulations), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 11 (Signs), 12 (Nonconformities), and 14 (Administrative Procedures) of the Charter Township of Union Zoning Ordinance, by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

The hearing will be conducted as an electronic meeting consistent with emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended). All interested persons may attend and participate. There will be no in-person public attendance at the Township Hall (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Township staff may choose to participate from this location. To participate via computer or smart phone, please use the following link to the electronic meeting location:

<https://us02web.zoom.us/j/89751444718?pwd=MGI0Nm1XdEViR0I5VVU5dDN0NnBNUT09>

To participate via telephone dial-in access (audio only), please call (312) 626-6799. At the “Meeting ID” prompt, enter 897 5144 4718 and the # sign. At the “Passcode” prompt, enter 038923 and the # sign, and then enter # again to join the meeting.

The proposed amendments are to correct typographical errors; add and amend several definitions; update the uses allowed in various zoning districts; revise the minimum width standard for dwellings and the setback, height, and lot coverage standards for the Business and Industrial Districts; add provisions for medical marijuana caregivers as a home occupation in the AG (Agricultural) District consistent with Michigan case law; streamline the home occupation permit process by granting the Zoning Administrator final approval authority; adjust standards for outdoor storage, public and institutional buildings, self-storage warehouses, auction facilities, and accessory buildings and structures; add new standards for day care centers, food trucks, outdoor seating areas, building form and composition, and employment center uses in the Business Districts; consolidate and update minimum parking requirements; clarify various sign regulations and provisions for nonconforming lots to eliminate regulatory conflicts; and streamline the special use permit approval process by granting the Planning Commission final approval authority.

The proposed amendments may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are available for viewing on the Township’s website at:

<http://www.uniontownshipmi.com/Departments/ZoningandPlanningServices.aspx/>

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to [info@uniontownshipmi.com](mailto:info@uniontownshipmi.com), or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772 4600 extension 241.

CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 2 (Definitions), 3 (Zoning Districts and Maps), 4 (Schedule of Regulations), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 11 (Signs), 12 (Nonconformities), and 14 (Administrative Procedures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in [blue underlined text](#) and proposed deletions are shown using ~~red strikethrough text~~.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

**PART ONE – Title**

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number \_\_\_\_\_, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

**PART TWO – Amendments to Section 2.2**

Section 2.2 (Definitions) is hereby amended to delete “Automobile Service Station” and “Lot Coverage, Impervious Surface” from the definitions, to replace the term “Automobile Filling Station (Gas Station)” with “Motor Vehicle Filling Station,” to amend the defined terms “Health Club, Exercise Club, and Spa” and “Lot Coverage, Building,” and to add new definitions for “Agricultural Service Establishment,” “Employment Center Uses,” “Farm Implement Sales and Repair,” “Food Truck,” and “Food Truck Facility” as follows:

**Agricultural Service Establishment.** A facility for the performing of corn shelling; grain storage; hay baling and threshing; sorting, grading, and packing fruits and vegetables for the grower; farm produce milling and processing for the grower; grain cleaning; and similar animal husbandry, horticultural, and farm-support services. Includes sales of feed, fertilizer, farm implements and agricultural production materials and services.

**Automobile Filling Station** ~~(Gas Station).~~ See “Motor Vehicle Filling Station.” ~~A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. ‘Automobile filling stations’ may also incorporate a convenience store operation as an accessory use, provided it is clearly incidental to the filling station use, but no auto repairs shall be permitted.~~

**Automobile Service Station:** ~~A place where gasoline or other vehicle engine fuel, kerosene, motor oil and lubricants, and grease are sold directly to the public on the premises for the purposes of operation of motor vehicles; including the sale of minor accessories (such as~~

~~tires, batteries, brakes, shock absorbers, window glass) and the servicing of and minor repair of motor vehicles.~~

Employment Center Uses. Land uses that are of a limited industrial character, such as a distribution center, light manufacturing facility, research laboratory, prototype design and development facility, or warehousing and wholesale trade establishment, which may be allowed in a Business District under specific conditions.

Farm Implement Sales and Repair. A building or premises used primarily for the sale, rental or servicing and repair of new and used tractors, combines, and other farm implements and agricultural equipment.

Food Truck. Any motorized or non-motorized vehicle, trailer, or similar equipment designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

Food Truck Court. A permanent site for three (3) or more food trucks with established pull-in food truck and customer parking, barrier-free access, and permanent bathrooms and utility hook-up facilities.

~~Health Club, Exercise Club or Spa:~~ A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities and classes, or other customary and usual recreational activities that occur in an entirely enclosed building. Such uses are operated for profit or not-for-profit and can be open only to bona fide members and guests of the organization or open to the public for a fee. Such uses may also include martial arts, dance or gymnastics studios, massage services, saunas, locker rooms, showers, or personal services.

~~Lot Coverage, Building:~~ The part or percent of a lot that is occupied by buildings and structures.

~~Lot Coverage, Impervious Surface: The part or percent of a lot that is occupied by impervious surface.~~

Motor Vehicle Filling Station. A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. The term may also incorporate a convenience store operation as an accessory use, but no auto repairs shall be permitted.

**PART THREE – Amendments to Section 3.4**

Section 3.4 (Permitted Uses by District) is hereby deleted and replaced in its entirety to amend the section as follows:

**Key: A=Accessory Use  
P=Principal Permitted Use  
S=Special Use  
[blank]=Use Not Permitted**

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
<b>Rural and Agricultural Uses</b>														
<a href="#">Agricultural Processing and Packaging</a>											P	P		
<a href="#">Agricultural Service Establishments</a>	S													
Agri-Tourism	S													Section 6.51
Auction, Permanent Agricultural	S													Section 6.45
Customary Agricultural Operations	P	P												
<a href="#">Farm Implement Sales and Repair</a>	S													
Greenhouses	P											P		
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	S													Section 6.20
Kennels, Boarding	S							S	S	S	P	P		Section 6.8
Kennel, Breeding	P	S												Section 6.8
Kennel, Non-Commercial	P	S	S											Section 6.8
Nursery, Plant Material	P	<del>S</del>												
Private Off-Road Courses	A													Section 6.36
Roadside Farm Stands	P													
<del>Rural and Agricultural Uses</del>	<del>P</del>													
Stable, Private	P	P												
Stable, Public	S	S												
<b>Residential Uses</b>														
Adult Foster Care Family Home	P	P	P	P	P	P	P							
Adult Foster Care Small Group Home	S	S	S	S	S	S								
Adult Foster Care Large Group Home					S	S								
Child or Day Care, Family Home	P	P	P	P	P	P	P							
Child or Day Care, Group Home	S	S	S	S	S	S								Section 6.13
Dwellings, Multiple-Family (4-units or less)					P	P								
Dwellings, Multiple-Family (5-units or more)					<del>S</del>	<del>S</del>								Section 6.27
Dwelling, One Family or Single Family	P	P	P	P									S	Section 6.16
Dwelling, One Family on a Farm	P	P												<a href="#">Section 6.16</a>
Dwellings, Two Family (Duplex)			P	P									S	
Foster Family Home	P	P	P	P	P	P								
Foster Family Group Home	S	S	S	S	S	S								
Home Based Limited Business	S	S	S	S										Section 6.19
Home Occupation	A	A	A	A										Section 6.19
Mobile Home Parks							P							Section 3.12
Second Living Quarters on a Farm	S													Section 6.37
<del>Mobile or Modular Dwellings, not in a Mobile Home Park</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>										<del>Section 6.16</del>
<b>Lodging Uses</b>														
Bed and Breakfast	S	S	S											Section 6.9
Boarding House	S	S	S	S	S	S								Section 6.17
Dependent Living for Seniors		P			P	P								Section 6.59
Fraternity or Sorority					S	S								
Home for the Aged	S	<del>S</del>	<del>S</del>	<del>S</del>	S	S								
Hospitality Facility	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	S	S		P	P	P				
Hotels								P	P	P				

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Independent Living for Seniors					P	P								
Nursing Home					S	S		S	S	S				Section 6.29
Short-Term Rental Housing	S	S	S	S										Section 6.58
<b>Health, Wellness, and Medical Uses</b>														
<a href="#">Day Care Center, Child or Adult</a>	A	A	A	A	A	A	A	P	P		A	A	P	<a href="#">Section 6.52</a>
<a href="#">Hospitals</a>								S	P	P			S	
Massage Therapist								P	P	P			P	
Medical, <a href="#">Osteopathic, Optical</a> or Dental Offices								P	P	P			P	
<a href="#">Medical Marijuana Caregivers</a>	A													<a href="#">Section 6.54</a>
Pharmacy								P	P	P			A	
<del>Pharmacy, Optical, or other Medical Sales</del>													A	
Personal Fitness Center								P	P	P				
Veterinary Clinic	S							P	P	P				Section 6.41
<b>Public, Quasi-Public, and Recreational Uses</b>														
Airports, Public or Private	S													Section 6.3
Amusement Parks								S						Section 6.4
Amusement Enterprises									P					
Bus, Train, and other Forms of Transportation Systems, Passenger Stations								P	P	P				
Business Schools, Colleges, and Private Schools Operated for Profit								P	P	P				
Campgrounds or Recreation Grounds	S													Section 6.10
Cemeteries, Public or Private, including Mausoleums	S P													Section 6.11
Conservation Areas, Public or Private	S													
Country Clubs and Golf Courses	S	S	S	S	S	S								Section 6.12
Health, Exercise Club, or Spa								P	P	P				
Indoor Commercial Recreation								P	P	P				<del>Section 6.47</del>
Indoor Gun and Archery Range	S							S P	S P	S P				
Miniature Golf and/or Driving Ranges	S							S						Section 6.23
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage												P		
Private Clubs, Fraternal Organizations, and Lodge Halls								P	P	P				
Public and Institutional Buildings and Uses	S	S	S	S	S	S							S	Section 6.34
Religious Institutions	S P S	S P S	P	P	P	P		P	P	P			P	Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P					
Trade or Industrial Schools											P	P		
<b>Commercial and Retail Uses</b>														
Auction, Permanent								P	P	P	P	P		Section 6.45
Automobile Wash when Completely or Partially Enclosed in a Building								P	P	S				Section 6.7
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building								P	P	S	P	P		
Beauty and Barber Shops								P	P	P				
Brewpub								P	P	P				
Convenience Store								P	P	P				
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales								S	P	S				
Distillery, Small								P	P	P				Section 6.48
<a href="#">Food Truck, Temporary Use</a>								A	A	A	A	A	A	<a href="#">Section 6.53</a>
<a href="#">Food Truck Court</a>								S	S					<a href="#">Section 6.53</a>

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Financial Institutions								P	P	P			<del>P</del>	
Gunsmiths	S	S	S	S				P	P	P				Section 6.19
Home Improvement Store								P	P					
Instant Oil Change Shop								P	P	P				
<del>Medical and Dental Offices</del>								<del>P</del>	<del>P</del>	<del>P</del>			<del>P</del>	
Microbrewery								P	P	P				
Mobile and Modular Home Sales							P			S				Section 6.25
Mortuary Establishments, Funeral Homes								<del>P</del>	P	P			<del>P</del>	Section 6.26
<del>Automobile Service</del> Motor Vehicle Filling Station, Gas Station	S							S	S	S				Section 6.18
Office, Professional, Technical or Administrative					A	A	A	P	P	P	A	A	P	
Open Air Businesses								S	S	S				
Outdoor Seating Area								A	A	A				Section 6.47
Outdoor Temporary Retail Sales								A	A	A				Section 6.32
Personal Service Establishments								P	P	P				
Pet Grooming	P							P	P	P				
Pet Obedience School	P							P	P	P				
Pet Shop								P	P	P				
Plumbing, Heating, and Electrical Shops								P	P	P				
<del>Restaurants, Bar, Grill, and Cocktail/Lounges</del>									P	P				
Restaurants, Carry-Out								P	P	P				
Restaurants, Standard								P	P	P				
Restaurants, <del>With Drive-in or</del> Drive-Through									P	P				
Retail, General								P	P	P				
Shopping Centers and Big-Box Stores								P	P					Section 6.33
Sign Painting and Servicing Shops								P	P	P				
Supermarket								P	P	P				
Tire and Battery Shops								P	P	P				
Wine Maker, Small								P	P	P				
<b>Industrial Uses</b>														
Automobile or Vehicle Storage											S	S		Section 6.31
Concrete or Asphalt Paving Plant												S		
Contractor's Yard											<del>P</del>	P		Section 6.31
Distiller											P	P		
Distribution Center									S	S	P	P		Sections 6.22, 6.31
Donation Bins							A	A	A					
Dry Cleaning Plant, Commercial Laundry											P	P		
Industrial Uses Not Otherwise Listed												S		
Junkyards												S		Section 6.21
Landscape Contractor's Operation	S										P	P		Section 6.31
Limited Retail and Showroom Operations											A	A		Section 6.46
Lumber and Planing Mills												P		Sections 6.50, 6.31
Major Repair and Maintenance Operations											P	P		
Manufacturing, General											S	P		
Manufacturing, Light										S	P	P		Section 6.22
Motor Freight Facility											P	P		
Oil or Gas Processing Plant	S										S	<del>P</del>	<del>S</del>	
Outdoor Storage, General										A	P	P		Section 6.31
Recycling Center											P	P		
Recycling Collection Station											P	P		
Research Laboratories, Prototype Design and Development								S	S	P	P			Section 6.22

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
<del>Storage, Bulk</del>											<del>S</del>	<del>S</del>		<del>Section 6.31</del>
Truck Stop												S		
Truck Terminal											<del>S</del>	P		Section 6.31
Vehicle Impoundment Lot											S	S		Section 6.31
Warehousing and Wholesale Trade Establishments									<del>S</del>	<del>S</del>	<del>P</del>	P		<a href="#">Section 6.22</a>
Wine Maker											P	P		
<b>Other Uses</b>														
Accessory Use, Building, or Structure	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 7.5
Adult Regulated Uses									P	P				Section 6.1
Auctions, <a href="#">Permanent</a>	<del>P</del>							P	P	P	P			Section 6.45
<a href="#">Auction, Temporary One-Time Event</a>	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">Section 6.45</a>
Biofuel Production Facility – Option A	P													Section 6.35
Biofuel Production Facility – Option B	S													Section 6.35
Biofuel Production Facility – Capacity More Than 100,000 Gallons	S													Section 6.35
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Extraction Operations	P													Section 6.28
Mixed Use Building								P	P	P				Section 6.24
Power Plant	S											S		
Racetracks	S										<del>S</del>	<del>S</del>		Section 6.36
Self-storage Facilities (Mini-Warehouse, Mini-Storage)								<del>S</del>	S		P	P		Section 6.38
Solar Energy Facility – Direct Use	A	A	A	A	A	A		A	A	A	A	A	A	Section 6.39
Solar Energy Facility – Primary Use	S													Section 6.39
Swimming Pools, Private	A	A	A	A	A	A	A							Section 7.5
Wind Energy Conversion System On-Site	S	S									S	S		Section 5.4
Wind Energy Conversion System, Utility Scale	S											S	<del>S</del>	Section 5.4
Wireless Communication Towers	S							S	S	S	P	P		Section 5.5

**PART FOUR – Amendments to Sections 3.6 through 3.11 and 3.13 through 3.18**

Sections 3.6 (AG, Agricultural District), 3.7 (R-1, Rural Residential District), 3.8 (R-2A, One- and Two-Family, Low-Density Residential District), 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District), 3.10 (R-3A, Multiple-Family Residential District), 3.11 (R-3B, Medium-Density Multiple-Family Residential District), 3.13 (B-4, General Business District), 3.14 (B-5, Highway Business District), 3.15 (B-7, Retail and Service Highway Business District), 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District, and 3.18 (OS, Office Service District are hereby deleted and replaced in their entirety to amend the sections as follows:

Section 3.6: AG, Agricultural District

**STATEMENT OF PURPOSE**

This district is established to achieve the following objectives:

1. Create a stable environment for agricultural production,
2. Permit services and uses that are necessary to support agriculture,
3. Allow limited low-density single-family detached non-farm development, and
4. Preserve open space, protect flood-prone areas, protect wetlands and woodlands, and preserve significant natural features.

It is not intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> <li>• Adult Foster Care Family Home</li> <li>• Auctions, <a href="#">One-Time Temporary Event</a></li> <li>• <a href="#">Biofuel Production Facility – Option A</a></li> <li>• Cemeteries, Public or Private, including Mausoleums</li> <li>• Child or Day Care, Family Home</li> <li>• Customary Agricultural Operations</li> <li>• Dwelling, One Family or Single Family</li> <li>• Dwelling, One Family on a Farm</li> <li>• Essential Services</li> <li>• Extraction Operations</li> <li>• Foster Family Home</li> <li>• Greenhouses</li> <li>• Kennel, Breeding</li> <li>• Kennel, Non-Commercial</li> <li>• <del>Medical Marijuana Caregiver</del></li> <li>• <del>Mobile or Modular Dwellings, not in a Mobile Home Park</del></li> <li>• Nursery, Plant Material</li> <li>• <a href="#">Pet Grooming</a></li> <li>• Pet Obedience School</li> <li>• Roadside Farm Stands</li> <li>• <del>Rural and Agricultural Uses</del></li> <li>• Stable, Private</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Foster Care Small Group Home</li> <li>• Agri-Tourism</li> <li>• <a href="#">Agricultural Service Establishments</a></li> <li>• Airports, Public or Private</li> <li>• Auction, Permanent Agricultural <del>Auction</del></li> <li>• Bed and Breakfast</li> <li>• <a href="#">Biofuel Production Facility – Option B</a></li> <li>• <a href="#">Biofuel Production Facility – Capacity More than 100,000 Gallons</a></li> <li>• Boarding House</li> <li>• Campgrounds or Recreation Grounds</li> <li>• Child or Day Care, Group Home</li> <li>• Conservation Areas, Public or Private</li> <li>• Country Clubs and Golf Courses</li> <li>• <a href="#">Farm Implement Sales and Repair</a></li> <li>• Foster Family Group Home</li> <li>• Gunsmith</li> <li>• Home-Based Limited Business</li> <li>• <a href="#">Home for the Aged</a></li> <li>• <del>Hospitality Facility</del></li> <li>• Hunting Clubs or Gun Clubs; Outdoor Gun and Archery Range</li> <li>• <a href="#">Indoor Gun and Archery Range</a></li> <li>• <del>Boarding</del>-Kennels, <a href="#">Boarding</a></li> <li>• Landscape Contractor's Operation</li> <li>• Miniature Golf and/or Driving Ranges</li> <li>• <a href="#">Motor Vehicle</a> Filling Station, Gas Station</li> <li>• Oil or Gas Processing Plant</li> <li>• Power Plant</li> <li>• Public and Institutional Buildings and Uses</li> <li>• Racetracks</li> <li>• Religious Institutions</li> <li>• Second Living Quarters on a Farm</li> <li>• Short-Term Rental Housing</li> <li>• Solar Energy Facility – Primary Use</li> <li>• Stable, Public</li> <li>• Veterinary Clinic</li> <li>• Wind Energy <a href="#">Conversion Systems – On-Site</a></li> <li>• <a href="#">Wind Energy System – Utility Scale</a></li> <li>• Wireless Communication Towers</li> </ul>
	<p><b>ACCESSORY USES</b></p> <ul style="list-style-type: none"> <li>• Accessory Use, Building, or Structure</li> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• Home Occupation</li> <li>• <a href="#">Medical Marijuana Caregiver</a></li> <li>• Private Off-Road Courses</li> <li>• Solar Energy Facility – Direct Use</li> <li>• Swimming Pools, Private</li> </ul>

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.*

**REQUIRED DIMENSIONS**

Lot Standards	Minimum Setbacks (ft.)
Minimum Lot Width (ft.):	165
Minimum Lot Area (sq. ft.):	43,560
	Front Yard: 50
	Side Yard (one) <sup>(c)(d)</sup> : 16.5



**Draft Date: August 17, 2021**

Minimum Lot Depth (ft.):	165	Side Yard (total of two):	33
Maximum Lot Depth:	<sup>(a)</sup>	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	800		
Maximum Building Height (ft.):	35 <sup>(b)</sup>		
Minimum Dwelling Width <del>(ft.):</del> :	<del>30</del> <a href="#">Section 6.16</a>		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

## REFERENCES TO ADDITIONAL STANDARDS

<del>Definitions</del> <a href="#">Special Use Permits</a> Section <del>2-2</del> <a href="#">14.3</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<del>Building</del> <a href="#">Residential Design Standards Requirements</a> Section 6.16	<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.7: R-1, Rural Residential District

**STATEMENT OF PURPOSE**

This district is intended to address conditions in those portions of the Township where agriculture is acceptable, but where it is reasonable to allow limited low density single-family detached non-farm development. The standards in this district are intended to assure that permitted uses peacefully coexist, while preserving the rural-like features and character of the Township. It is not intended that this district will be served by public water and sanitary sewer utilities.

**PRINCIPAL PERMITTED USES**

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Customary Agricultural Operations
- Dependent Living for Seniors
- Dwelling, One Family or Single Family
- Dwelling, One Family on a Farm
- Essential Services
- Foster Family Home
- [Stable, Private](#)

**SPECIAL USES**

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Gunsmith
- [Foster Family Group Home](#)
- Home-Based Limited Business
- Kennel, ~~Breeding~~ [Breeding](#)
- Kennel, Non-Commercial
- [Nursery, Plant Material](#)
- Public and Institutional Buildings and Uses
- Religious Institutions
- Short-Term Rental Housing
- [Stable, Public](#)
- Wind Energy [Conversion Systems – On-Site](#)

**ACCESSORY USES**

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- Swimming Pools, Private

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.*

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	150	Front Yard:	50
Minimum Lot Area (sq. ft.):	43,560	Side Yard (one) <sup>(c)(d)</sup> :	15
Minimum Lot Depth (ft.):	N/A	Side Yard (total of two):	30
Maximum Lot Depth:	N/A	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	1,000		
Maximum Building Height (ft.):	35 <sup>(b)</sup>		
Minimum Dwelling Width (ft.):	<del>30</del> <a href="#">Section 6.16</a>		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

**REFERENCES TO ADDITIONAL STANDARDS**

<b>Definitions</b> <a href="#">Special Use Permits</a> Section 2.2 <a href="#">14.3</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b><del>Building</del> Residential Design Standards Requirements</b> Section 6.16	<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.8: R-2A, One- and Two-Family, Low-Density Residential District

**STATEMENT OF PURPOSE**

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

**PRINCIPAL PERMITTED USES**

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Dwelling, One Family or Single Family
- Dwellings, Two Family (Duplex)
- Essential Services
- Foster Family Home
- ~~Mobile or Modular Dwellings, not in a Mobile Home Park~~
- Religious Institutions

**SPECIAL USES**

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Foster Family Group Home
- Gunsmith
- Home-Based Limited Business
- Kennel, Non-Commercial
- Public and Institutional Buildings and Uses
- Short-Term Rental Housing

**ACCESSORY USES**

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- [Swimming Pools, Private](#)

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>	<b>One Family</b>	<b>Two Family</b>	<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.) <sup>(e)</sup> :	100	120	Front Yard <sup>(g)</sup> :	35
Minimum Lot Area (sq. ft.) <sup>(e)</sup> :	14,000	17,000	Side Yard (one) <sup>(c)</sup> :	10
Minimum Dwelling Unit Width (ft.):	<del>30</del> <a href="#">Section 6.16</a>	30	Side Yard (total of two):	20
Minimum Floor Area Per Unit (sq. ft.):	600	750	Rear Yard:	35
Maximum Building Height (ft.):	35	35		
Maximum Lot Coverage	40%	40%		
Municipal Sewer Required:	No	No		

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<b>Definitions</b> <a href="#">Special Use Permits</a> Section 2.2 <a href="#">14.3</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Building Residential Design Standards Requirements</b> Section 6.16	<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.9: R-2B, One- and Two-Family, Medium-Density Residential District

**STATEMENT OF PURPOSE**

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods, while permitting smaller lots than are allowed in the One- and Two-Family, Low-Density Residential District. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> <li>• Adult Foster Care Family Home</li> <li>• Child or Day Care, Family Home</li> <li>• Dwelling, One Family or Single Family</li> <li>• Dwellings, Two Family (Duplex)</li> <li>• Essential Services</li> <li>• Foster Family Home</li> <li>• <del>Mobile or Modular Dwellings, not in a Mobile Home Park</del></li> <li>• Religious Institutions</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Foster Care Small Group Home</li> <li>• Boarding House</li> <li>• Child or Day Care, Group Home</li> <li>• Country Clubs and Golf Courses</li> <li>• Foster Family Group Home</li> <li>• Gunsmith</li> <li>• Home-Based Limited Business</li> <li>• Public and Institutional Buildings and Uses</li> <li>• Short-Term Rental Housing</li> </ul>
	ACCESSORY USES
	<ul style="list-style-type: none"> <li>• Accessory Use, Building, or Structure</li> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• Home Occupation</li> <li>• Solar Energy Facility – Direct Use</li> <li>• <a href="#">Swimming Pool, Private</a></li> </ul>

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>	<b>One Family</b>	<b>Two Family</b>	<b>Minimum Setbacks (ft.)</b>
Minimum Lot Width (ft.):	70	90	Front Yard <sup>(a)</sup> : 30
Minimum Lot Area (sq. ft.):	8,400	10,800	Side Yard (one) <sup>(c)</sup> : 6
Minimum Dwelling Unit Width (ft.):	<del>30</del> <a href="#">Section 6.16</a>	30	Side Yard (total of two): 12
Minimum Floor Area Per Unit (sq. ft.):	500	650	Rear Yard: 35
Maximum Building Height (ft.):	35	35	
Maximum Lot Coverage	40%	49%	
Municipal Sewer Required:	Yes	Yes	

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<del>Definitions</del> <a href="#">Special Use Permits</a> Section <del>2-2-14.3</del>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<del>Building</del> <a href="#">Residential Design Standards Requirements</a> Section 6.16	<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.10: R-3A, Multiple-Family Residential District

**STATEMENT OF PURPOSE**

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

**PRINCIPAL PERMITTED USES**

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Dependent Living for Seniors
- Dwellings, Multiple-Family (4-units or less)
- Dwellings, Multiple-Family (5-units or more)
- Essential Services
- Foster Family Home
- Independent Living for Seniors
- Religious Institutions

**SPECIAL USES**

- Adult Foster Care Large Group Home
- Adult Foster Care Small Group Home
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Foster Family Group Home
- Fraternity, ~~or~~ Sorority, ~~or~~ Similar Organization
- [Home for the Aged](#)
- [Hospitality Facility](#)
- Nursing Home
- Public and Institutional Buildings and Uses

**ACCESSORY USES**

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- [Office, On-Site Administrative](#)
- Solar Energy Facility – Direct Use
- [Swimming Pool, Private](#)

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

**DIMENSION REGULATIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	N/A	Front Yard(g) :	35
Minimum Lot Area (sq. ft.):	(f)	Side Yard(one)(c) :	30
		Side Yard (total of two):	60
Minimum Floor Area Per Unit (sq. ft.):	500	Rear Yard:	25
Maximum Building Height (ft.)(h) :	35		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	Yes		

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<b>Definitions-Special Use Permits</b> Section <del>2-2</del> <a href="#">14.3</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11		<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.11: R-3B, Medium-Density Multiple-Family Residential District

**STATEMENT OF PURPOSE**

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts, but at a lower density than permitted in the R-3A District. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> <li>• Adult Foster Care Family Home</li> <li>• Child or Day Care, Family Home</li> <li>• Dependent Living for Seniors</li> <li>• Dwellings, Multiple-Family (4-units or less)</li> <li>• Dwellings, Multiple-Family (5-units or more)</li> <li>• Essential Services</li> <li>• Foster Family Home</li> <li>• Independent Living for Seniors</li> <li>• Religious Institutions</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Foster Care Small Group Home</li> <li>• Adult Foster Care Large Group Home</li> <li>• Boarding House</li> <li>• Child or Day Care, Group Home</li> <li>• Country Clubs and Golf Courses</li> <li>• Foster Family Group Home</li> <li>• Fraternity, <u>or</u> Sorority, <u>or</u> Similar Organization</li> <li>• <a href="#">Home for the Aged</a></li> <li>• <a href="#">Hospitality Facility</a></li> <li>• Nursing Home</li> <li>• Public and Institutional Buildings and Uses</li> </ul>
	ACCESSORY USES
	<ul style="list-style-type: none"> <li>• Accessory Use, Building, or Structure</li> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• <a href="#">Office, On-Site Administrative</a></li> <li>• Solar Energy Facility – Direct Use</li> <li>• <a href="#">Swimming Pool, Private</a></li> </ul>

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.*

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	N/A	Front Yard <sup>(g)</sup> :	35
Minimum Lot Area (sq. ft.):	<sup>(f)</sup>	Side Yard (one) <sup>(e)</sup> :	30
		Side Yard (total of two):	60
Minimum Floor Area Per Unit (sq. ft.):	500	Rear Yard:	25
Maximum Building Height (ft.) <sup>(h)</sup> :	35		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	Yes		

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

**REFERENCES TO ADDITIONAL STANDARDS**

<b>Definitions</b> <a href="#">Special Use Permits</a> Section 2.2 <a href="#">14.3</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11		<b>Parking</b> Section 9
<b>Nonconformities</b> Section 12		

Section 3.13: B-4, General Business District

**STATEMENT OF PURPOSE**

The intent of this district is to provide for commercial development that offers a broad range of goods and services to meet the convenience and comparison shopping needs of Township residents. Because of the variety of business types permitted in the B-4 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. General Business developments should be compatible in design with adjacent commercial development and buffered from or located away from residential areas.

**PRINCIPAL PERMITTED USES**

- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Carry-Out
- Restaurants, Standard
- ~~General Retail Business, General~~
- Shopping Centers and Big-Box Stores
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

**SPECIAL USES**

- Amusement Parks
- Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales
- [Hospital](#)
- ~~Boarding~~-Kennels, [Boarding](#)
- Miniature Golf and/or Driving Ranges
- ~~Automobile~~-[Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Plumbing, Heating, and Electrical Shops](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Sign Painting and Servicing Shops](#)
- Wireless Communication Towers

**ACCESSORY USES**

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Director Use

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.*

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	80	Front Yard <sup>(4)</sup> :	<a href="#">20-50</a>
Minimum Lot Area (sq. ft.):	12,000	Side Yard <sup>(i)</sup> :	<a href="#">10-20</a>
Maximum Lot Coverage:	<a href="#">50%-30%</a>	Rear Yard <sup>(i)</sup> :	<a href="#">20-25</a>

**Draft Date: August 17, 2021**

Minimum Floor Area Per Unit (sq. ft.):	--	
Maximum Building Height (ft.):	35	

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

## REFERENCES TO ADDITIONAL STANDARDS

<b>Definitions</b> Section <del>2-2</del> 14.2	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Nonconformities</b> Section 12	<b>Parking</b> Section 9



Section 3.14: B-5, Highway Business District

**STATEMENT OF PURPOSE**

The intent of this district is to provide areas along major roads and highways for commercial development that caters to the traveling public. Whether freestanding or in a planned shopping center, businesses should be designed to achieve a harmonious design along the corridor, with coordinated access, parking, sidewalks, landscaping and screening.

**PRINCIPAL PERMITTED USES**

- Adult Regulated Uses
- Amusement Enterprises
- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage, if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Plumbing, Heating, and Electrical Shops
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, [With Drive-in or Drive-Through](#)
- ~~General Retail Business, General~~
- Shopping Centers and Big-Box Stores
- Sign Painting and Servicing Shops
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

**SPECIAL USES**

- [Distribution Center](#)
- [Boarding-Kennels, Boarding](#)
- ~~Automobile~~ [Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

**ACCESSORY USES**

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail*

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	100	Front Yard <sup>(#)</sup> :	<del>20-50</del>
Minimum Lot Area (sq. ft.):	16,000	Side Yard <sup>(i)</sup> :	<del>10-20</del>
Maximum Lot Coverage:	<del>50%</del> <del>30%</del>	Rear Yard <sup>(i)</sup> :	<del>20-25</del>
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	<del>45</del> <del>35</del>		

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<del>Definitions</del> <u>Site Plan Review</u> Section <del>2-2</del> <u>14.2</u>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Nonconformities</b> Section 12	<b>Parking</b> Section 9

Section 3.15: B-7, Retail and Service Highway Business District

**STATEMENT OF PURPOSE**

The intent of this district is to promote the high quality commercial and office development in the vicinity of M-20 and Pickard Road. Requirements and incentives are provided to promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.

**PRINCIPAL PERMITTED USES**

- Adult Regulated Uses
- Auction, Permanent ~~Auction~~
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- [Convenience Store](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- Gunsmith
- Health, Exercise Club, or Spa
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- [Indoor Commercial Recreation](#)
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- [Plumbing, Heating, and Electrical Shops](#)
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, With Drive-Through
- ~~General Retail Business, General~~
- [Sign Painting and Servicing Shops](#)
- Supermarket
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

**SPECIAL USES**

- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- [Distribution Center](#)
- ~~Boarding-Kennels, Boarding~~
- [Manufacturing, Light](#)
- Mobile and Modular Home Sales
- ~~Automobile-Motor Vehicle~~ Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

**ACCESSORY USES**

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- [Outdoor Storage, General](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

*The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.*

**REQUIRED DIMENSIONS**

<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.) <sup>(1)</sup> :	130	Front Yard:	<del>20</del> -15
Minimum Lot Area (sq. ft.):	20,000	Side Yard <sup>(2)</sup> :	10
Maximum Lot Coverage <sup>(3)</sup> :	<del>50%</del> -30%	Rear Yard <sup>(4)</sup> :	<del>20</del> -10
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	<del>45</del> -35		

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

<b>REFERENCES TO ADDITIONAL STANDARDS</b>		
<i>Definitions</i> <a href="#">Site Plan Review</a> Section <del>2-2</del> 14.2	<i>General Provisions</i> Section 7	<i>Environmental Performance Standards</i> Section 8
<i>Landscaping and Screening</i> Section 10	<i>Accessory Uses and Structures</i> Section 7.5	<i>Exterior Lighting</i> Section 8.2
<i>Signs</i> Section 11	<i>Nonconformities</i> Section 12	<i>Parking</i> Section 9

Section 3.16: I-1, Light Industrial District

**STATEMENT OF PURPOSE**

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township's expected needs for light industrial, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-1 District, to avoid detrimental impact on adjoining lands. Industrial uses that are prone to fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances are prohibited.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

Light Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> <li>• <a href="#">Agricultural Processing and Packaging</a></li> <li>• Auctions, <a href="#">Permanent</a></li> <li>• Automobile repair shop or garage if all operations are conducted in an enclosed building</li> <li>• Contractor's Yard</li> <li>• Distiller</li> <li>• Distribution Center</li> <li>• Dry Cleaning Plant, Commercial Laundry</li> <li>• Essential Services</li> <li>• <del>Boarding</del> Kennels, <a href="#">Boarding</a></li> <li>• Landscape Contractor's Operation</li> <li>• Major Repair and Maintenance Operations</li> <li>• Manufacturing, Light</li> <li>• Motor Freight Facility</li> <li>• <a href="#">Outdoor Storage, General</a></li> <li>• Recycling Center</li> <li>• Recycling Collection Station</li> <li>• Research Laboratories, Prototype Design and Development</li> <li>• Self-storage Facilities (Mini-Warehouse, Mini-Storage)</li> <li>• Trade or Industrial Schools</li> <li>• Truck Terminal</li> <li>• Warehousing and Wholesale Trade Establishments</li> <li>• Wine Maker</li> <li>• Wireless Communication Towers</li> </ul>	<ul style="list-style-type: none"> <li>• Automobile or Vehicle Storage</li> <li>• Manufacturing, General</li> <li>• Oil or Gas Processing Plant</li> <li>• Racetracks</li> <li>• <del>Storage, Bulk</del></li> <li>• Truck Stop</li> <li>• Vehicle Impoundment Lot</li> <li>• Wind Energy <a href="#">Conversion Systems – On-Site</a></li> </ul>
	ACCESSORY USES
	<ul style="list-style-type: none"> <li>• <a href="#">Accessory Use, Building or Structure</a></li> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• <a href="#">Food Truck, Temporary Use</a></li> <li>• Limited Retail and Showroom Operations</li> <li>• <a href="#">Office, Professional, Technical or Administrative</a></li> <li>• Solar Energy Facility – Direct Use</li> </ul>
<p><i>The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.</i></p>	

**REQUIRED DIMENSIONS**

Lot Standards	Minimum Setbacks (ft.)
Minimum Lot Width (ft.): 100	Front Yard <sup>(l)</sup> : <del>25</del> <b>75</b>
Minimum Lot Area (sq. ft.): 43,560	Side Yard <sup>(k)</sup> : <del>20</del> <b>30</b>
Maximum Lot Coverage: <del>60%</del> <b>40%</b>	Rear Yard <sup>(k)</sup> : <del>30</del> <b>50</b>
Minimum Floor Area Per Unit (sq. ft.): --	
Maximum Building Height (ft.): <del>60</del> <b>35</b>	

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

**REFERENCES TO ADDITIONAL STANDARDS**

Definitions	General Provisions	Environmental Performance Standards
<a href="#">Site Plan Review</a> Section <del>2-2</del> <b>14.2</b>	Section 7	Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Nonconformities</b> Section 12	<b>Parking</b> Section 9

Section 3.17, I-2, General Industrial District

**STATEMENT OF PURPOSE**

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township's expected needs for all types of manufacturing, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-2 District, to avoid detrimental impact on adjoining lands. It is the intent of this district to promote manufacturing that is free from danger of fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

General Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> <li>• <a href="#">Agricultural Processing and Packaging</a></li> <li>• Auctions, <a href="#">Permanent</a></li> <li>• Automobile repair shop or garage if all operations are conducted in an enclosed building</li> <li>• Contractor's Yard</li> <li>• Distiller</li> <li>• Distribution Center</li> <li>• Dry Cleaning Plant, Commercial Laundry</li> <li>• Essential Services</li> <li>• Greenhouses</li> <li>• <del>Boarding</del> Kennels, <a href="#">Boarding</a></li> <li>• Landscape Contractor's Operation</li> <li>• Lumber and Planning Mills</li> <li>• Major Repair and Maintenance Operations</li> <li>• Manufacturing, General</li> <li>• Manufacturing, Light</li> <li>• Motor Freight Facility</li> <li>• Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage</li> <li>• <a href="#">Outdoor Storage, General</a></li> <li>• Recycling Centers</li> <li>• Recycling Collection Stations</li> <li>• Research Laboratories, Prototype Design and Development</li> <li>• Self-storage Facilities (Mini-Warehouse, Mini-Storage)</li> <li>• <del>Storage, Bulk</del></li> <li>• Trade or Industrial Schools</li> <li>• Truck Terminal</li> <li>• Warehousing and Wholesale Trade Establishments</li> <li>• Wine Maker</li> <li>• Wireless Communication Towers</li> </ul>	<ul style="list-style-type: none"> <li>• Automobile or Vehicle Storage</li> <li>• Concrete or Asphalt Paving Plant</li> <li>• Industrial Uses Not Otherwise Listed</li> <li>• Junkyards</li> <li>• Oil or Gas Processing Plant</li> <li>• Power Plant</li> <li>• <a href="#">Racetracks</a></li> <li>• Truck Stop</li> <li>• Vehicle Impoundment Lot</li> <li>• <a href="#">Wind Energy Conversion Systems – On-Site</a></li> <li>• <a href="#">Wind Energy Conversion System – Utility-Scale</a></li> </ul>
	ACCESSORY USES
	<ul style="list-style-type: none"> <li>• <a href="#">Accessory Use, Building or Structure</a></li> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• <a href="#">Food Truck, Temporary Use</a></li> <li>• Limited Retail and Showroom Operations</li> <li>• <a href="#">Office, Professional, Technical or Administrative</a></li> <li>• Solar Energy Facility – Direct Use</li> </ul>

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

**REQUIRED DIMENSIONS**

Lot Standards	Minimum Setbacks (ft.)
Minimum Lot Width (ft.):	100
Minimum Lot Area (sq. ft.):	50,000
Maximum Lot Coverage:	<del>60%</del>
Minimum Floor Area Per Unit (sq. ft.):	--
Maximum Building Height (ft.):	<del>60-35</del>

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<b>Definitions</b>	<b>General Provisions</b>	<b>Environmental Performance Standards</b>
<a href="#">Site Plan Review</a> Section <del>2-2</del> <a href="#">14.2</a>	Section 7	Section 8

<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Nonconformities</b> Section 12	<b>Parking</b> Section 9

Section 3.18: OS, Office Service District

**STATEMENT OF PURPOSE**

The intent of this district is to provide locations in the Township to accommodate offices and business services, particularly where such uses can serve as transitional uses between residential uses and thoroughfares or commercial districts. It is intended that buildings and sites in the Office Service District be designed to be compatible with adjoining residential neighborhood.

<b>PRINCIPAL PERMITTED USES</b>	<b>SPECIAL USES</b>
<ul style="list-style-type: none"> <li>• <a href="#">Day Care Center, Child or Adult</a></li> <li>• Essential Services</li> <li>• Financial Institutions</li> <li>• <a href="#">Massage Therapist</a></li> <li>• Medical, <a href="#">Osteopathic, Optical</a> or Dental Offices</li> <li>• Mortuary Establishments, Funeral Homes</li> <li>• Office, Professional, <a href="#">Technical or Administrative</a></li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, One Family or Single Family</li> <li>• Dwellings, Two Family (Duplex)</li> <li>• <a href="#">Hospital</a></li> <li>• <a href="#">Public and Institutional Buildings and Uses</a></li> <li>• <a href="#">Religious Institutions</a></li> </ul>
	<b>ACCESSORY USES</b>
	<ul style="list-style-type: none"> <li>• <a href="#">Accessory Use, Building or Structure</a></li> <li>• <a href="#">Food Truck, Temporary Use</a></li> <li>• Pharmacy, <del>Optical, or other Medical Sales</del></li> <li>• Solar Energy Facility – Direct Use</li> </ul>

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

<b>REQUIRED DIMENSIONS</b>			
<b>Lot Standards</b>		<b>Minimum Setbacks (ft.)</b>	
Minimum Lot Width (ft.):	90	Front Yard <sup>(m)</sup> :	<del>20</del> <a href="#">30</a>
Minimum Lot Area (sq. ft.):	15,000	Side Yard <sup>(d)</sup> :	<del>10</del> <a href="#">20</a>
Maximum Lot Coverage:	<del>50%</del> <a href="#">30%</a>	Rear Yard <sup>(d)</sup> :	<del>20</del> <a href="#">50</a>
Minimum Floor Area Per Unit (sq. ft.):	--		
Building Height (ft.):	35		

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

**REFERENCES TO ADDITIONAL STANDARDS**

<del>Definitions</del> <a href="#">Site Plan Review</a> Section <del>2-2</del> <a href="#">14.2</a>	<b>General Provisions</b> Section 7	<b>Environmental Performance Standards</b> Section 8
<b>Landscaping and Screening</b> Section 10	<b>Accessory Uses and Structures</b> Section 7.5	<b>Exterior Lighting</b> Section 8.2
<b>Signs</b> Section 11	<b>Nonconformities</b> Section 12	<b>Parking</b> Section 9

**PART FIVE – Amendments to Section 4.2**

Section 4.2 (Schedule of Regulations) is hereby deleted and replaced in its entirety to amend Part A (Agricultural and Residential Districts) of the section to eliminate regulatory conflicts within the Ordinance by deleting the “Minimum Building Width (ft.)” column in its entirety; and to amend Part B (Commercial and Industrial Districts) of the section to revise the minimum setbacks, maximum building height, and maximum lot coverage standards as follows:

Part B – Commercial and Industrial Districts

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements			Maximum Building Height (ft.)	Maximum Lot Coverage by All Buildings
	Area (sq. ft.)	Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)		
B-4	12,000	80	<del>20-50</del> <sup>(h)</sup>	<del>10-20</del> <sup>(i)</sup>	<del>20-25</del> <sup>(i)</sup>	35	<del>50%-30%</del>
B-5	16,000	100	<del>20-50</del> <sup>(h)</sup>	<del>10-20</del> <sup>(i)</sup>	<del>20-25</del> <sup>(i)</sup>	<del>45-35</del>	<del>50%-30%</del>
B-7	20,000	130 <sup>(i)</sup>	<del>20-15</del>	<del>10</del> <sup>(i)</sup>	<del>20-10</del> <sup>(i)</sup>	<del>45-35</del>	<del>50%-30%</del>
I-1	43,560	100	<del>25-75</del> <sup>(i)</sup>	<del>20-30</del> <sup>(k)</sup>	<del>30-50</del> <sup>(k)</sup>	<del>60-35</del>	<del>60%-40%</del>
I-2	50,000	100	<del>25-75</del> <sup>(i)</sup>	<del>20</del> <sup>(k)</sup>	<del>30-50</del> <sup>(k)</sup>	<del>60-35</del>	<del>60%-N/A</del>
OS	15,000	90	<del>20-30</del> <sup>(m)</sup>	<del>10-20</del> <sup>(i)</sup>	<del>20-50</del> <sup>(i)</sup>	35	<del>50%-30%</del>
PUD	See Section 3.19.						

**PART SIX – Amendments to Section 4.3**

Section 4.3 (Footnotes to Schedule of Regulations) is hereby deleted and replaced in its entirety to amend footnotes “d.,” “i.,” “j.,” and “k.” as follows:

- d. For one-family dwellings, no side yard shall be less than ~~ten (10) percent of the required lot width~~ the minimum required by this Section. For all others uses, no side yard shall be less than ~~thirty (30) twenty (20)~~ feet.
- i. Off-street parking shall be permitted to occupy a portion of the required front yard, subject to compliance with Section 10 (Landscaping and Screening) standards and provided that there shall be maintained a minimum ~~landscape~~ setback of ~~ten (10)-20.0~~ feet between the nearest point of the off-street parking and the nearest road right-of-~~way~~ line ~~as indicated on the Master Thoroughfare Plan~~.
- j. An additional 20.0 feet of ~~forty (40) foot~~ side and rear ~~year yard~~ setback shall be provided when abutting the AG (Agricultural) District, any residential zoning district, or an existing agricultural or residential use.
- k. An additional 30.0 feet of ~~sixty (60) foot~~ side and rear ~~year yard~~ setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use.

**PART SEVEN – Amendments to Section 6.16**

Subsection “A” of Section 6.16 (Residential Design Requirements) is hereby deleted and replaced in its entirety to amend the Section to eliminate a potential regulatory conflict in the minimum dwelling width and length standards, as follows:

- A. **Dimensional Requirements.** All dwelling units shall comply with the dimensional requirements, including minimum floor area requirements, for the district in which they are located. The ~~minimum~~



~~width of the front elevation shall be thirty (30) feet and the~~ minimum dimension along any front, side or rear elevation shall be twenty-four (24) feet.

### **PART EIGHT – Amendments to Section 6.18**

Section 6.18 (Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories) is hereby deleted and replaced in its entirety to amend the Section as follows:

Section 6.18 Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories

- A. **Access.** Curb cuts for access to a filling station shall be located no closer than twenty-five (25) feet to a street intersection (measured from the road right-of-way) ~~or from an adjacent residential district.~~ In the interest of traffic safety, the Planning Commission may limit the number of curb cuts.
- B. **Minimum Lot Size.** The minimum lot size for filling stations is fifteen thousand (15,000) square feet, unless the filling station is intended solely for the sale of gasoline, oil, and minor accessories (no facilities for repair or servicing), in which case the minimum lot size shall be as specified for the district in which the filling station is located.
- C. **Setbacks.** Buildings, structures, driveways, parking facilities, loading areas, and fueling stations shall be set back a minimum ~~distance~~ of fifty (50) feet from any residential zoning district, and from the lot boundary of any lot occupied by an existing residential use ~~residentially zoned property and a minimum of one hundred (100) feet from any existing residential dwellings located on adjacent property.~~
- ~~E. **Parking.** Driveways and off-street parking shall comply with the regulations in Section 9, except that driveways and parking shall be located a minimum of fifty (50) feet from adjacent property lines and a minimum of two hundred (200) feet from any existing residential dwelling located on adjacent property.~~
- ~~F. **D. Lighting.** Exterior lighting shall comply with Section 8.2, Except that the maximum light level under the pump island canopy structure is twenty (20) foot candles.~~
- E. **Additional Limitation.** Any filling station allowed in the AG (Agricultural) District shall be strictly limited to servicing farm equipment.

### **PART NINE – Amendments to Section 6.19**

Section 6.19 (Home Occupations and Home-Based Businesses) is hereby deleted and replaced in its entirety to retitle the section as “Home Occupations and Home-Based Limited Businesses), to correct the term “home-based business(es)” to “home-based limited business(es)” through the Section, to amend subsection “A.” (Approval and Permit Requirements) of the section to allow for administrative zoning permit approval of home occupations, and to add a new subsection “F.” entitled “Additional Requirements for a Medical Marijuana Caregiver Home Occupation,” as follows:

Section 6.19 Home Occupations and Home-Based Limited Businesses

- A. **Approval and Permit Requirements.**
  - 1. ~~Planning Commission Approval of a Home-Based Limited Business.~~ Home ~~occupations and home-based~~ limited businesses, as defined in Section 2.2, are subject to ~~Planning Commission Special Use Permit~~ approval in accordance with the requirements of this Section and Section 14.3 of this Ordinance. ~~Property owners within three hundred (300) feet of the site on which the home occupation is proposed shall be notified by mail of the Planning Commission meeting at which the proposal will be considered.~~

2. ~~Zoning Permit.~~ **Approval of a Home Occupation.** ~~Upon approval by the Planning Commission, and payment of fees, a permit for a home Home occupations, as defined in Section 2.2, or home-based business may be issued are subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance. An approved zoning permit is initially shall remain valid until the home occupation activity is discontinued, provided for one (1) year. Thereafter, it may be renewed every three (3) years if the Zoning Administrator finds that the home occupation or home-based business is remains in compliance with this Section and Ordinance, and any the conditions of permit approval.~~
3. **Other Permits.** The holder of the permit shall be responsible to carry adequate insurance and apply for any other licenses or permits as may be required by any other local, state or federal agency.
4. **Transferability of Permit.** A permit is not transferable to another location.
5. **Expansion.** Any expansion of a home occupation or home-based limited business shall require a new permit.
6. **Revocation of Permit.** Failure to comply with the requirements in this ~~section~~ Section or Ordinance, or with ~~the any~~ conditions of permit approval, shall be grounds for revocation of the permit in accordance with the applicable provisions of this Ordinance.
7. **Compliance with Zoning District Requirements.** The dwelling unit and home occupation or home-based limited business shall comply with all applicable zoning district requirements.

C. **General Requirements.**

9. Medical Marihuana Caregiver Home Occupation. The cultivation of medical marihuana by a primary care giver as defined and in compliance with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations shall be allowed as a home occupation in the AG (Agricultural) zoning district, subject to the applicable requirements of this Section 6.19 and the additional requirements of Section 6.54 (Medical Marihuana Caregivers). A medical marihuana caregiver shall be prohibited as a home-based limited business.

**PART TEN – Add a new Section 6.22**

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.22 entitled “Industrial Uses in the Business Districts” as follows:

Section 6.22 Employment Center Uses in the Business Districts

The following additional standards and limitations shall apply to certain employment center uses in the Business Districts where this Section is referenced under “Use Standards” in Section 3.4:

- A. **Size and Location.** The size and location of a distribution center, light manufacturing facility, research laboratory, warehousing facility or other land use allowed in a Business District subject to this Section shall be designed to minimize disruption of the predominant commercial business function of the zoning district.
- B. **Commercial Frontage.** The Planning Commission may require reservation of adequate land area at the front of the lot for existing or planned retail, restaurant, office, and similar commercial business uses and development.
- C. **Additional Screening.** The Planning Commission may require additional screening where determined necessary to provide adequate land use buffering for an adjacent AG (Agricultural) District, any adjacent residential district, or an existing agricultural or residential use on an adjacent lot.

**PART ELEVEN – Amendments to Section 6.31**

Section 6.31 (Outdoor Storage, General) is hereby deleted and replaced in its entirety to amend subsection A. (Enclosure) of the section and to add a new subsection “F.” entitled “Accessory Use Standards” as follows:

- A. **Enclosure.** All outdoor storage shall be secured within a ~~enclosed by a solid wood or vinyl~~ fence or a wall, ~~which shall be no less than six (6) feet or more than ten (10) feet in height. The fence or wall shall comply with~~ that conforms to Section 7.6 (Fences and Walls), and shall be screened per Section 10 (Landscaping and Screening) requirements. Materials stored on the site shall not exceed the height of the fence or wall.

F. **Accessory Use Standards.** Where outdoor storage, general is allowed in a Business District as an accessory use, the following additional standards shall apply:

1. Outdoor storage, general shall only be allowed accessory to a distribution center, light manufacturing facility, research laboratory or warehousing facility as allowed in the zoning district, and shall be incidental and subordinate to the principal use on the site.
2. The enclosure shall be located outside of all required setback areas and shall be fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

**PART TWELVE – Amendments to Section 6.34**

Section 6.34 (Public and Institutional Buildings and Uses) is hereby amended to delete subsections 6.34.C. (Ingress and Egress) and 6.34.D. (Parking) in their entirety to eliminate conflicts with other Ordinance requirements related to vehicular access and parking, and to add a new subsection “C.” entitled “Additional Setback” as follows:

- C. **Additional Setbacks.** An additional 20.0 feet of side and rear yard setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use. This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.

**PART THIRTEEN – Amendments to Section 6.37**

Section 6.37 (Second Living Quarters on a Farm) is hereby amended to add a new subsection “E.” entitled “Residential Design Requirements” as follows:

- E. **Residential Design Requirements.** The dwelling shall conform to Section 6.16 requirements.

**PART FOURTEEN – Amendments to Section 6.38**

Section 6.38 (Self Storage Warehouses) is hereby amended to delete and replace subsection 6.38.F.E. (Prohibited Storage) in its entirety with a new subsection “F.E.” entitled “Recreational Vehicle Storage as an Accessory Use” as follows:

~~F. **Outside Storage Prohibited.** No storage outside of the self-storage buildings shall be permitted.~~

F. **Recreational Vehicle Storage as an Accessory Use.** Storage outside of the self-storage buildings in a Business District shall be prohibited, except for limited outdoor storage of recreational vehicles as defined in Section 2.2, which shall be allowed as an accessory use subject to the following limitations:

1. Outdoor storage of recreational vehicles shall be incidental in character and subordinate to the principal use on the site.

2. The outdoor storage area shall be located outside of all required setback areas, secured within a fence or a wall that conforms to Section 7.6 (Fences and Walls), and fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

#### **PART FIFTEEN – Amendments to Section 6.45**

Section 6.45 (Auctions) is hereby amended to delete subsection 6.45.A. (Approval Required) in its entirety to eliminate a regulatory conflict within the Ordinance, and to re-number the remaining subsections accordingly.

#### **PART SIXTEEN – Amendments to Section 6.47**

Section 6.47 (Indoor Commercial Recreation Uses) is hereby deleted and replaced in its entirety with a new Section 6.47 entitled “Outdoor Seating Area” to remove an outdated regulation inadvertently carried over from the previous Zoning Ordinance No. 1991-5, and to insert provisions allowing for establishment of outdoor seating areas assessor to restaurant and food service establishments, as follows:

#### ~~Section 6.47 — Indoor Commercial Recreation Uses~~

~~Indoor commercial recreation uses shall be setback a minimum distance of one hundred (100) feet from any residentially zoned property.~~

#### Section 6.47 — Outdoor Seating Area

Outdoor seating areas shall be subject to the following:

1. Outdoor seating shall be accessory to a principal restaurant or food service use on the same lot.
2. Establishment or alteration of an outdoor seating area accessory to an existing restaurant or food service use shall only be subject to minor site plan approval per Section 14.2.
3. Outdoor seating shall be prohibited within any setback area required by this Ordinance.
4. The outdoor seating shall be included in the required off-street parking calculation for the principal use per Section 9.2 standards.
5. The outdoor seating area shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of approvals from the Central Michigan District Health Department, and from the State of Michigan if sales and consumption of liquor is planned in the outdoor seating area.

#### **PART SEVENTEEN – Add a New Section 6.52 (Day Care Centers)**

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.52 entitled “Day Care Centers” as follows:

Section 6.52 Day Care Centers

1. **Accessory Use.** Where allowed as an accessory use, the day care center shall be incidental and subordinate to a principal use on the site, such as a religious institution, public and institutional building or use, hospital, school, or manufacturing or other industrial operation. The accessory day care center may be located in a separate building on the same site.

2. **Outdoor Play Area.** Where provided, all outdoor play areas for child day care centers shall be enclosed by a fence that is not climbable in design and at least 48 inches high.
3. **Pick-up and Drop-off Area.** An adequate short-term waiting area for pick-up and drop-off shall be provided off-street, which shall be located within the site and may be incorporated into the required off-street parking.

**PART EIGHTEEN – Add a new Section 6.53 (Food Trucks)**

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.53 entitled “Food Trucks” as follows:

Section 6.53 Food Trucks

**A. Food Truck, Temporary Use.**

A food truck shall be allowed to be located for a short-term, temporary period of time on a developed lot with an established principal use subject to the following requirements:

1. A food truck as a temporary use shall be subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance. The Zoning Permit shall be valid for the current calendar year.
2. The food truck operator shall be responsible for keeping the area around the truck clean and litter-free.
3. The food truck shall be located on a paved parking lot outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.
4. A food truck as a temporary use shall not encroach into the minimum parking required for the principal use of the lot, or impede pedestrian or vehicular access to the principal building on the lot.
5. Paved barrier free pedestrian access shall be provided to the food truck.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of all required outside agency permits or approvals for the food truck shall be provided to the Zoning Administrator.

**B. Food Truck Court.**

A permanent facility for food trucks and their customers to congregate shall be allowed subject to the following requirements:

1. Site plan approval per Section 14.2.
2. The food truck court shall include permanent parking, barrier-free pedestrian access, and electrical hook-up facilities for at least three foods on the lot.
3. Permanent on-site bathroom and handwashing facilities shall be provided for customers and employees.
4. Permanent exterior lighting for the site shall be provided for the food truck court, which shall conform to Section 8.2 standards.
5. An outdoor seating area shall be provided for customers, which shall conform to Section 6.47 standards.
6. Food truck court facilities shall be located outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.

**PART NINETEEN – Add a new Section 6.54 (Medical Marijuana Caregivers)**

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.54 entitled “Medical Marihuana Caregivers” as follows:

Section 6.54 Medical Marihuana Caregivers

The following requirements shall apply to medical marihuana caregivers operating in the Township:

1. **Compliance with State Law.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations as they may be amended from time to time.
2. **Compliance with Home Occupation Requirements.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all circumstances with the requirements of this Section 6.54 and the home occupation requirements of Section 6.19 as they may be amended from time to time.
3. **Setback from Schools.** The cultivation of medical marihuana shall be set back a minimum of 1,000 feet from any school or child day care facility to ensure community compliance with Federal “Drug-Free School Zone” requirements.
4. **Number of Primary Caregivers and Qualifying Patients.** Not more than one (1) medical marihuana primary caregiver per lot shall be allowed to assist qualifying patients, and not more than five (5) qualifying patients shall be assisted with the medical use of marihuana within any given calendar week.
5. **Growing.** All medical marihuana shall be contained within an enclosed, locked facility which shall mean a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by the medical marihuana primary caregiver or registered qualifying patient, as reviewed and approved by the Zoning Administrator and subject to the following:
  - a. **Indoor Growing.** Except as otherwise provided in subsection 6.54.4.b., the “enclosed, locked facility” for medical marihuana plants shall be inside a fully enclosed principal or accessory building.
  - b. **Outdoor Growing.** Marihuana plants grown outdoors in the AG (Agricultural) zoning district shall be considered to be in an “enclosed, locked facility” if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by a medical marihuana primary caregiver for registered qualifying patients or patients for whom the marihuana plants are grown; and equipped with functioning locks or other security devices that restrict access to only the registered qualifying patient or the medical marihuana primary caregiver who owns, leases, or rents the property on which the structure is located.
6. **Permits.** All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting, or watering devices that support the cultivation, growing, or harvesting of marihuana are located.
7. **Lighting.** If a room with windows is utilized as a growing location, any lighting methods that exceed usual residential periods between the hours of 10:00 p.m. to 7:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that may create a distraction for adjacent residential properties.
8. **Inspections.** That portion of the residential structure where energy usage and heat exceeds typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers, shall be subject to confirmation of compliance with applicable fire codes.



9. Limitations. Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the Michigan Medical Marihuana Act and rules adopted under the Act. Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, and shall not be construed as granting, immunity from criminal prosecution under Federal law. The Michigan Medical Marihuana Act does not protect users, caregivers, or the owners of property on which medical marihuana is grown or used from Federal prosecution or from having their property seized by Federal authorities under the Federal Controlled Substance Act.

## **PART TWENTY – Amendments to Section 7.5**

Section 7.5 (Accessory Uses, Buildings, and Structures) is hereby deleted and replaced in its entirety to amend Part B (Attached Accessory Buildings) of the section to delete the phrase “(such as an attached garage, breezeway, or workshop)” from the first sentence of subsection 7.05.B. to remove a conflict with the second sentence; and to amend Part C (Detached Accessory Structures) to add “and Other Accessory Structures” to the title and to delete and replace the text of subsection 7.5.C.1. (Location), to add a new subsection 7.5.C.1.c. to provide an allowance for waterfront lots to locate a detached shed or garage in the front yard (between the house and the road), and to add a new subsection 7.5.C.2.f. as follows:

### **B. Attached Accessory Buildings.**

Unless otherwise specified in this Section, accessory buildings or structures which are attached to the principal building (~~such as an attached garage, breezeway, or workshop~~) shall be considered a part of the principal building for the purposes of determining conformance with area, setback, height, and bulk requirements. An accessory building or structure shall be considered as attached to the principal building when integrally connected by a fully enclosed structure. A breezeway, portico, colonnade or similar architectural device is not sufficient to meet this standard.

### **C. Detached Accessory Buildings and Other Accessory Structures.**

1. Location. Detached accessory buildings (~~for example, garages or sheds~~) and other accessory structures shall ~~not be located~~ prohibited within any front yard ~~area or a~~ and within the minimum required side yard area for the zoning district, except as follows:
  - a. *Commercial and Industrial Districts.* The following accessory uses may be permitted in the front or side yards of commercial or industrial districts, subject to the approval of the Planning Commission: buildings for parking attendants, guard shelters, gate houses, and transformer pads.
  - b. *Agricultural District.* In the AG district, detached accessory buildings related to agricultural use may be permitted in front of the principal residence on the lot if they comply with all setback requirements for accessory buildings.
  - c. Waterfront lots. One (1) detached accessory building or other accessory structure shall be allowed to be located within the non-required front yard area of a lot with a waterfront lot line and a waterfront yard (see the defined terms “Lot Lines: Waterfront Lot Line” and “Yard: Waterfront Yard” in Section 2.2), subject to the following limitations:
    - i. Exterior finish materials, including siding and roofing, shall match or be coordinated with existing finish materials on the principal building or dwelling, and shall be integrated around the entire structure.
    - ii. The width of the structure as viewed from abutting road rights-of-way shall not exceed 20 percent (20%) of the lot width.
    - iii. The structure shall conform to the setback requirements of Section 7.5.C.2.

2. Setbacks. Detached accessory buildings and other accessory structures, including any and all roof overhangs, shall comply with the following setback requirements. A stake survey may be required by the Zoning Administrator to determine exact distances from the lot line. The location of the proposed building shall be approved by the Zoning Administrator prior to construction.
  - a. *Front Yard Setback*. Any accessory building or other accessory structure in the front yard shall conform to the minimum required front and side yard setbacks for principal buildings in the zoning district.
  - b. *Side Yard Setback*. The required side yard setback for detached accessory buildings or other accessory structures is five (5) feet.
  - c. *Rear Yard Setback*. Accessory buildings or other accessory structures shall be located no closer than five (5) feet to the rear lot line or alley line.
  - d. *Distance from other Buildings*. Detached accessory buildings or other accessory structures shall be located at least ten (10) feet from any building on the site.
  - e. An accessory building or other accessory structure over 14.0 feet in height, 50 feet in length adjacent to a lot boundary, or 1,500 sq. ft. in floor area, shall conform to the minimum required yard setbacks for principal buildings in the zoning district.
  - f. An accessory building or other accessory structure location for any principal use subject to site plan approval per Section 14.2 shall not conflict with or encroach into parking or loading areas required per Section 9 or landscaping or screening required per Section 10.

#### **PART TWENTY-ONE – Add a New Section 7.20 (Building Form and Composition)**

Section 7 (General Provisions) is hereby amended to add a new Section 7.20 entitled “Building Form and Composition” as follows:

Section 7.20 Building Form and Composition

The following building form and composition standards shall apply:

##### **A. Purpose.**

The quality of building design, placement, and composition is essential to provide a comfortable, human-scale environment in the Township, and to maintain the Township’s attractiveness and economic vitality. Consistent with the adopted Master Plan’s development policies, it is the purpose of this Section to maintain the visual environment, protect the general welfare, and ensure that the Township’s property values, appearance, character, and economic well being are preserved through minimum building form and composition standards. This Section is further intended to encourage creativity, imagination, innovation, and variety in architectural design and building composition through complementary and appropriate use of scale, massing, and architectural details.

##### **B. Scope.**

This Section is not intended to supersede or supplant established building and fire code regulations, nor to regulate the quality, durability, maintenance, performance, load capacity, fire resistance characteristics or workmanship of building materials. The provisions of this Section shall apply to the following buildings subject to site plan approval per Section 14.2:

1. Mixed-use and non-residential buildings in the B-4, B-5, B-7, and OS zoning districts; and
2. Buildings occupied or intended to be occupied by Public and Institutional Buildings and Uses and Religious Institutions in any zoning district.

##### **C. Requirements.**

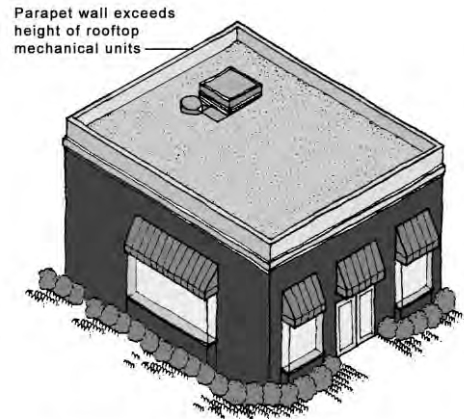
Building construction and other work subject to the provisions of this Section shall comply with the following general requirements:



1. **Facade variation.** Building facade walls exceeding 100 feet in length shall be subdivided into bays through the location and arrangement of architectural features and design variations; including but are not limited to projections, bays, recesses, enhanced facade materials and architectural detailing, and variations in building height, roof forms, and window patterns (see illustration).
2. **Composition.** All sides of a building shall be complementary in design, details, and materials. Side and rear facades shall include building materials and architectural features similar to those present on the front facade of the building.
3. **Public entrances.** Buildings in the B-4, B-5, B-7, and OS zoning districts shall have at least one (1) public entrance facing a road right-of-way. Additional entrances may be located on the rear or side facade, including primary access to other uses in a multi-tenant building.
4. **Roof-top equipment screening.** Roof-top mechanical equipment, HVAC systems, exhaust stacks, elevator housings, and other equipment shall be screened from public rights-of-way and adjacent uses by a parapet wall or similar device that exceeds the height of the roof-top equipment and extends around all sides of the building (see illustration).
5. **Security and safety equipment.** Exterior security gates or roll-down security doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the building, within the window or doorframes. Such security equipment shall be recessed and completely concealed during regular business hours and shall be predominantly transparent to allow maximum visibility of the interior.



**Facade Variation**



**Roof Design**

**PART TWENTY-TWO – Amendments to Section 9.2**

Section 9.2 (Schedule of Required Parking) is hereby amended to delete subsections 9.2(D) through 9.2(I) in their entirety, and to add new subsections “D.” entitled “Provisions for Parking for a Specific Use,” “E.” entitled “Abbreviations,” and “F.” entitled “Schedule of Off-Street Parking by Use” to establish one (1) integrated table format fully coordinated with the land use table in Section 3.4, as follows:

**D. Provisions for Parking for a Specific Use.**

Compliance with the minimum requirements of this Section does not eliminate the requirement to demonstrate that adequate but not excessive off-street parking is available to serve the specific use or development.

**E. Abbreviations.**

The following abbreviations are used in the table in Section 9.2.E.:

GFA = Gross Floor Area  
UFA = Usable Floor Area

**F. Schedule of Required Parking by Use**

<b>Land Use</b>	<b>Minimum Required Off-Street Parking Standard</b>
<b>Rural and Agricultural Uses</b>	
Agricultural Processing and Packaging	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Agricultural Service Establishments	
Agri-Tourism	
Auction, Permanent Agricultural	
Customary Agricultural Operations	No minimum
Farm Implement Sales and Repair	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Greenhouses	No minimum
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennels, Boarding	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennel, Breeding	
Kennel, Non-Commercial	No minimum
Nursery, Plant Material	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Private Off-Road Courses	No minimum
Roadside Farm Stands	Two (2) spaces, located outside of road rights-of-way but may be within the required front yard setback area
Stable, Private	No minimum
Stable, Public	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
<b>Residential Uses</b>	
Adult Foster Care Family Home	0.3 spaces per bedroom, plus one (1) space per employee based on the largest daily work shift
Adult Foster Care Small Group Home	
Adult Foster Care Large Group Home	
Child or Day Care, Family Home	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus the spaces required for the principal dwelling.
Child or Day Care, Group Home	
Dwellings, Multiple-Family (4-units or less)	0.7 spaces per bedroom, plus adequate off-street parking spaces for visitors
Dwellings, Multiple-Family (5-units or more)	
Dwelling, One Family or Single Family	2 spaces per dwelling unit
Dwelling, One Family on a Farm	
Dwellings, Two Family (Duplex)	
Foster Family Home	Same as for the principal dwelling
Foster Family Group Home	One (1) space per employee based on the largest daily work shift
Home Based Limited Business	2 spaces, plus the spaces required for the principal dwelling
Home Occupation	Same as for the principal dwelling
Mobile Home Parks	See Section 3.12

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Second Living Quarters on a Farm	2 spaces per dwelling unit
<b>Lodging Uses</b>	
Bed and Breakfast	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
Boarding House	1.5 spaces per bedroom, with a minimum of 4 required spaces
Dependent Living for Seniors	0.39 spaces per bed
Fraternity or Sorority	0.5 spaces per resident, plus adequate off-street parking spaces for visitors
Home for the Aged	0.39 spaces per bed
Hospitality Facility	1.5 spaces per bedroom, with a minimum of 4 required spaces
Hotels	One (1) space per occupancy unit, plus one (1) space per employee based on the largest daily work shift.
Independent Living for Seniors	0.3 spaces per dwelling unit, plus adequate off-street parking spaces for visitors
Nursing Home	0.43 spaces per bed, plus adequate off-street parking spaces for visitors
Short-Term Rental Housing	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
<b>Health, Wellness, and Medical Uses</b>	
Day Care Centers, Child or Adult	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus one (1) space per employee based on the largest daily work shift.
Hospitals	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patients and visitors based on anticipated use.
Massage Therapist	One (1) space per 350 square feet of UFA
Medical, Osteopathic, Optical or Dental Offices	One (1) space per 300 square feet of UFA
Pharmacy	One (1) space per 275 square feet of UFA, plus 3 stacking spaces per drive-through service lane
Personal Fitness Center	One (1) space per 330 sq. ft. UFA
Veterinary Clinic	One (1) space per 300 square feet of UFA
<b>Public, Quasi-Public, and Recreational Uses</b>	
Airports, Public or Private	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Amusement Parks	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patrons and visitors based on anticipated use.
Amusement Enterprises	
Bus, Train, and other Forms of Transportation Systems, Passenger Stations	
Business Schools, Colleges, and Private Schools Operated for Profit	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
Campgrounds or Recreation Grounds	One (1) space per employee based on the largest daily work shift, plus one (1) space per campsite, plus adequate off-street parking for visitors based on anticipated use.
Cemeteries, Public or Private, including Mausoleums	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Conservation Areas, Public or Private	
Country Clubs and Golf Courses	8.5 spaces per hole
Health, Exercise Club, or Spa	One (1) space per 330 sq. ft. UFA
Indoor Commercial Recreation	
Indoor Gun and Archery Range	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Miniature Golf and/or Driving Ranges	One (1) space per employee based on the largest daily work shift, plus one (1) space per tee
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Private Clubs, Fraternal Organizations, and Lodge Halls	0.33 spaces per seat in the main assembly space or 1 space per 1,000 sq. ft. of GFA.
Public and Institutional Buildings and Uses	
Religious Institutions	
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly	
Trade or Industrial Schools	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
<b>Commercial and Retail Uses</b>	
Auction, Permanent	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Automobile Wash when Completely or Partially Enclosed in a Building	One (1) space per employee based on the largest daily work shift, plus 6 stacking spaces before each automated wash lane or 2 spaces before each manual wash bay, plus 2 off-street drying spaces.
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use.
Beauty and Barber Shops	1.25 spaces per service chair or station, plus one (1) per employee based on the largest daily work shift.
Brewpub	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Convenience Store	One (1) space per 275 sq. ft. of UFA
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Distillery, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Financial Institutions	One (1) space per 300 sq. ft. of UFA, plus 4 stacking spaces per drive-through service lane
Food Truck Court	Six (6) spaces per food truck site.
Gunsmiths	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Home Improvement Store	One (1) space per 350 sq. ft. of UFA
Instant Oil Change Shop	3.5 spaces per service bay [includes the service bay space and two (2) associated stacking spaces], plus (1) space per employee based on the largest daily work shift.
Microbrewery	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mobile and Modular Home Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) space per employee based on the largest daily work shift.
Mortuary Establishments, Funeral Homes	One (1) space per three (3) persons allowed within the maximum building occupancy.
Motor Vehicle Filling Station, Gas Station	2.5 spaces per fueling location [includes one (1) fueling location space and one (1) associated stacking space], plus required spaces for accessory retail, office or service uses.
Office, Professional, Technical or Administrative	One (1) space per 300 sq. ft. of UFA
Open Air Businesses	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Outdoor Temporary Retail Sales	
Personal Service Establishments	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Pet Grooming	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.
Pet Obedience School	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Pet Shop	One (1) space per 275 sq. ft. of UFA
Plumbing, Heating, and Electrical Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Restaurants, Bar/Lounge	0.5 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Carry-Out	One (1) space per 200 sq. ft. of UFA
Restaurants, Standard	0.33 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Drive-in or Drive-Through	6 stacking spaces per drive-through service lane, plus the required spaces for the type of other restaurant services provided (bar/lounge, carry out, or standard)
Retail, General	One (1) space per 275 sq. ft. of UFA
Shopping Centers and Big-Box Stores	
Sign Painting and Servicing Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Supermarket	One (1) space per 250 sq. ft. of UFA
Tire and Battery Shops	2.0 spaces per service bay (includes the service bay space), plus (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use
Wine Maker, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
<b>Industrial Uses</b>	
Automobile or Vehicle Storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Concrete or Asphalt Paving Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Contractor's Yard	One (1) space per employee based on the largest daily work shift
Distiller	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Distribution Center	
Donation Bins	One (1) space per bin
Dry Cleaning Plant, Commercial Laundry	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Industrial Uses Not Otherwise Listed	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Junkyards	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Landscape Contractor's Operation	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Limited Retail and Showroom Operations	One (1) per 350 square feet of UFA
Lumber and Planing Mills	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Major Repair and Maintenance Operations	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Manufacturing, General	
Manufacturing, Light	
Motor Freight Facility	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Oil or Gas Processing Plant	
Outdoor Storage, General	
Recycling Center	
Recycling Collection Station	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

**F. Schedule of Required Parking by Use**

Land Use	Minimum Required Off-Street Parking Standard
Research Laboratories, Prototype Design and Development	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Truck Stop	One (1) space per 200 sq. ft. of UFA
Truck Terminal	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Vehicle Impoundment Lot	
Warehousing and Wholesale Trade Establishments	
Wine Maker	
<b>Other Uses</b>	
Accessory Use, Building, or Structure	No minimum
Adult Regulated Uses	One (1) per 200 square feet of UFA
Auctions	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Biofuel Production Facility – Option A	One (1) space per employee based on the largest typical daily work shift
Biofuel Production Facility – Option B	
Biofuel Production Facility – Capacity More Than 100,000 Gallons	
Essential Services	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Extraction Operations	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mixed Use Building	Cumulative minimum of required parking for the residential and non-residential land uses.
Power Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Racetracks	0.4 spaces per seat, based on total seating capacity
Self-storage Facilities (Mini-Warehouse, Mini-Storage)	0.1 spaces per storage unit, plus required parking for any office or other uses.
Solar Energy Facility – Direct Use	Provide adequate off-street parking for service trucks and any employees working on the site.
Solar Energy Facility – Primary Use	
Swimming Pools, Private	No minimum
Wind Energy Conversion System On-Site	Provide adequate off-street parking for service trucks and any employees working on the site.
Wind Energy Conversion System, Utility Scale	
Wireless Communication Towers	

**PART TWENTY-THREE – Amendments to Section 11.3**

Section 11.3 (Definitions) is hereby amended to correct a typo by deleting the extra “of” in the definition of “Construction Sign.”

**PART TWENTY-FOUR – Amendments to Section 11.5**

Section 11.5 (Enforcement) is hereby amended to delete and replace the text of subsection 11.5.D. (Nonconforming Signs) in its entirety as follows.

**E. Nonconforming Signs. See Section 11.14.**



**PART TWENTY-FIVE – Amendments to Section 11.6**

Section 11.6 (General Provisions) is hereby amended to delete and replace the text of subsection 11.6.E. (Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings) in its entirety to correct regulatory conflicts in the requirements that apply to religious institutions and related facilities, and to amend the first paragraph of subsection 11.6.G. (Entranceway Signs) to add “public parks, conservation areas, (and) cemeteries” to the list of developments where entranceway signs are allowed, as follows.

- E. **Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings.** Signs for religious institutions, other institutional buildings, and public buildings shall be permitted subject to the same standards as other signs in the district in which the institution is located. However, a religious institution in [the AG \(Agricultural\) District or any residential zoning district](#) may erect signs for the purposes of: identification of the religious institutions or affiliated school, parsonage, or other facility; advertising the time or subject of services; or, presenting other related information. Such signs shall be subject to the following standards:
1. ~~Number. There shall be no more than one (1) sign per parcel, except on a corner parcel, two (2) signs; one (1) facing each street shall be permitted. One (1) additional sign shall be permitted for each school, parsonage, or other related facility.~~ [Building-Mounted Sign\(s\). The standards of Section 11.13.B. shall apply.](#)
  2. ~~Size. The maximum size of each such sign shall be twenty-four (24) square feet.~~  
2. [Freestanding or Ground Sign\(s\). The standards of Section 11.13.C. shall apply, except that the height shall not exceed 8.0 feet and the allowable sign area shall not exceed 48.0 square feet.](#) 3. ~~Location. Signs shall comply with the setback requirements for the district in which they are located.~~ [The sign location shall also conform to Section 4.6 \(Clear Vision Triangle\) requirements.](#)
  3. ~~Height. The maximum height of such signs shall be six (6) feet.~~
  - 4.3. [Electronic Display Technology.](#) Electronic changeable copy and electronic graphic display may be permitted on freestanding signs.
- G. **Entranceway Signs.** Entranceway signs are permitted for the purposes of identifying the entrances to residential subdivisions or condominium developments, apartment complexes, mobile home parks, industrial subdivisions or condominium developments, office parks, [public parks, conservation areas, cemeteries,](#) and similar developments. Such signs shall comply with the following regulations:

**PART TWENTY-SIX – Amendments to Section 11.11, 11.12, and 11.13**

Sections 11.11 (Signs Permitted in the Business Districts), 11.12 (Signs Permitted in the Industrial Districts), and 11.13 (Signs Permitted in the Office Service District) are hereby amended to correct a regulatory conflict with the specific standards by type of sign in the subsection “B” tables that follow by deleting subsections 11.11.A.1., 11.12.A.1., and 11.13.A.1. (Number of Permanent Signs Permitted) in their entirety and re-numbering the remaining subsections accordingly.

**PART TWENTY-SEVEN – Add a new Section 11.14**

Section 11 (Signs) is hereby amended to add a new Section 11.14 entitled “Nonconforming Signs” as follows:

Section 11.14 Nonconforming Signs.

All existing, lawfully established and lawfully maintained signs that do not conform to the provisions of this Ordinance shall be allowed to continue as nonconforming signs until removed or altered, subject to the following limitations:

**A. Good Working Order.**

Nonconforming signs shall be maintained in accordance with the requirements for all signs specified in Section 11.7.A. (Construction Standards), to the maximum extent feasible. Nonconforming signs shall be maintained with all necessary structural and decorative components, including supports, sign frame, and electrical equipment. All sign copy areas shall be intact and illuminated signs shall be capable of immediate illumination.

**B. Servicing.**

Painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, provided that the sign is restored to its original design and all work is in compliance with the requirements for all signs specified in Section 11.7.A. (Construction Standards).

**C. Alterations.**

Alterations to nonconforming signs shall be prohibited, except as follows:

1. *Sign copy area.* The sign copy area of a nonconforming sign may be altered, including replacement of sign panels and changes to the sign copy, provided that the degree of nonconformity is not increased, and provided that any sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination).
2. *Billboard signs.* A nonconforming billboard sign may be altered, including replacement of sign panels and changes to sign copy, provided that the sign area and height are not increased and provided that sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination). A nonconforming billboard sign may be converted to an electronic message board, subject to the requirements of Section 11.06.F. (Electronic Display Technology).
3. *Sign frame or structural elements.* Alterations to the sign frame or structural elements of a nonconforming sign shall be permitted, subject to the following:
  - a. The sign shall be brought into compliance with the maximum sign height and sign area standards for the location and type of sign.
  - b. Where a sign is nonconforming with respect to a required setback, the existing sign's wiring and support structure(s) may be re-used, subject to the following:
    - i. The sign shall be located outside of any existing or planned road right-of-way, as defined by the master transportation plans for the Township, county or state road authorities.
    - ii. The sign location shall conform to Section 4.6 (Clear Vision Triangle) requirements.
    - iii. The sign setback distance shall be maintained or increased by the allowable alterations.

**PART TWENTY-EIGHT – Amendments to Section 12.3**

Section 12.3 (Nonconforming Lots of Record) is hereby amended to delete and replace the text of subsection 12.3.C. (Nonconforming Contiguous Lots Under the Same Ownership) in its entirety to clarify the regulatory intent of this subsection, as follows:

- C. Nonconforming Contiguous Lots Under the Same Ownership.** If two or more lots with contiguous frontage in single ownership are of record at the time of adoption or amendment of this



Ordinance, and if all or part of the individual lots do not meet ~~the requirements established for lot width and area~~ all zoning district dimensional standards, the lots involved shall be considered to be an individual parcel for the purposes of this Ordinance. No portion of ~~said this~~ parcel shall be used, occupied, or sold in a manner which diminishes compliance with ~~lot width and area requirements~~ the zoning district dimensional standards established by this Ordinance, nor shall any division of ~~athis~~ parcel be made which creates a lot ~~with width or area less than the requirements stated in this Ordinance~~ that fails to satisfy all zoning district dimensional standards. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by an existing home.

### **PART TWENTY-NINE – Amendments to Section 14.1**

Section 14.1 (Administrative Procedures) is hereby amended to delete subsections 14.1.A.4. (Exception) in its entirety to eliminate a regulatory conflict with Section 7.5.

### **PART THIRTY – Amendments to Section 14.3**

Section 14.3 (Special Use Permits) is hereby deleted and replaced in its entirety to revise subsections B., E., F., H., I., J., L., and M. of this section to streamline the approval process by authorizing the Planning Commission to have final authority to approve or deny a special use permit application, as follows:

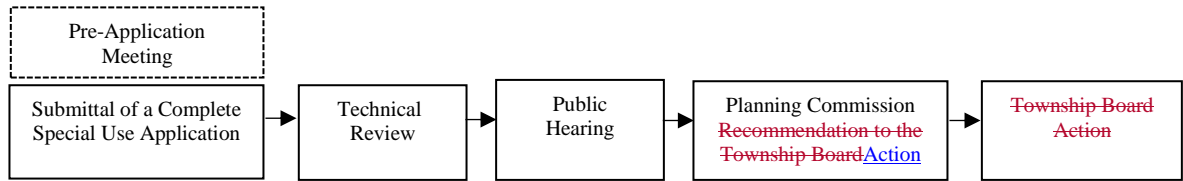
#### **B. Authority to Grant Permits.**

The ~~Township Board~~ Planning Commission shall have the authority to review special use applications, hold a public hearing, and grant special use permits, subject to such conditions of design and operation, safeguards, and time limitations as it may determine for all special uses specified in the various provisions of this Ordinance. ~~The Planning Commission shall have authority to review special use applications, hold a public hearing, and make recommendations to the Township Board.~~

#### **E. Application Information.**

The following minimum information shall be required with any application for special use permit approval:

1. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and contact information for the owner(s) and the signed consent of the owner(s) shall also be required.
2. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
3. A legal description of the property, including street address(es) and tax code number(s).
4. A detailed description of the proposed use.
5. Supporting statements, evidence, data, information, and exhibits that address the standards and requirements of this Section and Ordinance that apply to the proposed use, applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in subsection 14.3.J. ~~Subsection 14.3(H).~~
6. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements. Where required per Section 14.2, a site plan shall satisfy this requirement.
7. Any other information determined necessary by the Township Planner or Planning Commission ~~or Township Board~~ to verify compliance with this Ordinance or other Township ordinances.



### Special Use Review Process

#### F. Review Procedures.

Special use permit applications shall be submitted and reviewed in accordance with the following:

1. Submittal of a complete application. The application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials at the Union Township Hall. Land uses and development projects subject to site plan approval shall be required to submit a complete site plan approval application per Section 14.2 for review in conjunction with this application.
2. Technical review. Prior to Planning Commission consideration, the application materials shall be distributed to the Township Planner for review and comment. The Township Planner or Planning Commission may also request comments from other Township departments, consultants or outside agencies with jurisdiction. Applications that are found by the Township to be incomplete or inaccurate shall be returned to the applicant without further consideration.
3. Public hearing. A public hearing shall be held by the Planning Commission for the application, with notice provided in accordance with Section 14.6.
4. Planning Commission review and ~~action recommendation~~. Following the hearing, the Planning Commission shall review the application materials, together with any reports and recommendations, and any public comments. The Planning Commission shall identify and evaluate all relevant factors, and shall then take action by motion to ~~approve recommend to the Township Board approval~~, ~~approval approve~~ with conditions, or ~~denial of deny~~ the special use permit application, or to postpone further consideration of the application to a date certain, as follows:
  - a. *Postponement.* Upon determination by the Planning Commission that the special use permit application is not sufficiently complete, failure of the applicant to attend the meeting, or upon request by the applicant, or additional information or clarification as requested by the Planning Commission, the Planning Commission may postpone further consideration of the application to a date certain.
  - b. *Approval, Conditional Approval, Denial.* Planning Commission ~~recommendations for approval, approval with conditions or denial of actions to approve, approve with conditions or deny~~ the application shall be based upon application compliance with all applicable standards of this Ordinance or other Township ordinances, including standards for special use approval in ~~subsection 14.3.J. Subsection 14.3(H).~~ Failure of the applicant to attend two (2) or more Planning Commission meetings where the application is being considered shall be grounds for the Planning Commission to ~~deny approval recommend denial to the Township Board~~.
  - c. ~~Recommendation to the Board.~~ ~~The Planning Commission's recommendations, all findings of fact and conclusions forming the basis for the recommendations, any recommended conditions of approval, and a copy of the reports and public hearing record shall be forwarded to the Township Clerk for inclusion on a future Township Board meeting agenda for final consideration and action.~~

~~5. Township Board action. Following receipt of the Planning Commission's recommendations, the Township Board shall review the application materials, reports, recommendations, and any public comments. The Township Board shall take action on the application to approve, approve with conditions, deny or postpone for future consideration, as follows:~~

~~a. Referral Back to Planning Commission. The Township Board may refer the request back to the Planning Commission for further review and recommendation regarding specified questions or issues of concern, prior to further Board action.~~

~~b. Approval, Conditional Approval. The application shall be approved if it is determined to comply with all applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H). An application may be approved subject to certain conditions established in accordance with subsection 14.3(E).~~

~~c. Denial. The application shall be denied upon determination that it does not comply with one or more applicable requirements or standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H), or would require extensive modifications to fully comply. If a special use is denied, a written record shall be provided to the applicant listing the findings of fact and conclusions or reasons for such denial. Failure of the applicant to attend two (2) or more Township Board meetings where the application is being considered shall be grounds for denial.~~

**H. Written Record.** The ~~Township Board~~ Planning Commission shall include in its minutes its findings and conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision. Conditions imposed with respect to the approval shall be recorded in the record of the approval action and shall remain unchanged, except upon the mutual consent of the ~~Township Board~~ Planning Commission and the landowner as approved in accordance with this Section. The Township shall maintain a record of conditions that are changed.

**I. Re-application.** Whenever the ~~Township Board~~ Planning Commission has rejected an application, the Township shall not accept a new application for the same special use on the same premises for a period of 365 calendar days unless the Township Planner first determines that there is a substantial change in circumstances relevant to the issues or facts considered during review of the application; new or additional information is available that was not available at the time of the review; or the new application is materially different from the prior application.

**J. Standards for Special Use Approval.** No special use permit shall be granted unless the ~~Township Board~~ Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

1. The proposed land use is identified in Section 3 as a special use in the zoning district.
2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.
4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.

**Draft Date: August 17, 2021**

6. Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.
  7. The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.
- L. Alteration and Expansion.** An approved special use permit, including all attached conditions, shall run with the parcel in the approval and shall remain unchanged except upon mutual consent of the ~~Township Board~~ Planning Commission and the landowner ~~after review and recommendation by the Planning Commission~~. Any alteration or expansion of an existing special use shall require approval of an amended special use permit. Approval of an amended special use permit shall be obtained by the same procedures set forth in this Section for obtaining approval of a new special use permit.
- M. Rescinding Special Use Permit Approval.** Approval of a special use permit may be rescinded by the ~~Township Board~~ Planning Commission upon determination that the use has not been improved, constructed or maintained in compliance with this Ordinance, approved permits, site plans or conditions of site plan or special use permit approval. Such action shall be subject to the following:
1. Public hearing. Such action may be taken only after a public hearing has been held by the Planning Commission with notice provided in accordance with Section 14.6, at which time the operator of the use or owner of an interest in the land or structure(s) for which special use permit approval was sought, or the owner's designated agent, shall be given an opportunity to present evidence in opposition to rescission. ~~Following the hearing, the Planning Commission shall make a report and recommendations to the Township Board.~~
  2. Determination. Subsequent to the hearing ~~and receipt of the Planning Commission report and recommendations~~, the decision of the ~~Township Board~~ Planning Commission with regard to the rescission shall be made and written notification provided to the owner, operator or designated agent.

### **PART THIRTY-ONE – Repeal**

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

### **PART THIRTY-TWO – Severability**

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

### **PART THIRTY-THREE – Publication**

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

**Draft Date: August 17, 2021**

**PART THIRTY-FOUR – Effective Date**

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, 2021, after initiation and a public hearing by the Planning Commission on \_\_\_\_\_, 2021 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on \_\_\_\_\_, 2021 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on \_\_\_\_\_, 2021, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

**CERTIFICATION OF ADOPTION AND PUBLICATION OF TOWNSHIP ORDINANCE**

I, Lisa Cody, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan, hereby certify that the foregoing amendatory ordinance was adopted at a meeting of the Charter Township of Union Board of Trustees on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at which the following named members of the Charter Township of Union Board of Trustees were present and voted in person as follows:

- (a) Voting in favor of the Ordinance: \_\_\_\_\_
- (b) Voting against adoption of the Ordinance: \_\_\_\_\_
- (c) Absent: \_\_\_\_\_ (d) Abstain: \_\_\_\_\_

I further certify that a notice of adoption of this amendatory ordinance was published in the Morning Sun, a newspaper of general circulation within the Charter Township of Union on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 and that proof of same is filed in the Charter Township of Union Ordinance Book.

Certification Date: \_\_\_\_\_, 2021

\_\_\_\_\_  
Lisa Cody, Clerk