

Section 3.01 Required Area, Space, Use Conditions and Exceptions

A. No lots or lots in common ownership and no yard, parking area or other space shall be so created, divided, altered or reduced as to make such area or dimension less than the minimum required under this Ordinance. If already less than the minimum required under this Ordinance, said area or dimension shall not be further divided or reduced.

B. A lot which is platted, or otherwise lawfully of record as of the effective date of this Ordinance, may be used as specified in the District in which it is located, provided the lot conforms to the requirements of the Oceana County Health Department. The main building on such lot shall be located so that it meets at least eighty percent (80%) of the yard requirements of the District in which it is located. No platted lot shall be partitioned or divided into more than four (4) parcels of land.

C. If two (2) or more lots of record or combination of lots and portions of lots of record, in existence at the time of the passage of this Ordinance, or an amendment thereto, meet the following requirements the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance. Such parcels shall be combined into such lot or lots meeting the lot width and lot size requirements of this Ordinance. No portion of such parcel shall be used or divided in a manner which diminishes compliance with lot width and area requirements of this Ordinance. This subsection applies to those lots which are:

1. In common ownership;
2. Adjacent to each other or have continuous frontage, and;
3. Individually do not meet the lot width or lot area requirements of this Ordinance.

Section 3.02 Height Exceptions

A. The following buildings and structures shall be exempt from height regulations in all Districts: parapet walls not exceeding four (4) feet in height, chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, stacks, elevated water towers, stage towers, scenery lofts, monuments, cupolas, domes, spires, penthouses housing necessary mechanical appurtenances, and television and radio reception and transmission antennas and towers which do not exceed one hundred (100) feet in height.

- A. Additions to existing buildings and structures which now exceed the height limitations of their District may be constructed to the height of the existing building to which the addition is attached if the lot is large enough to encompass a circular area with a radius at least equal to the height of the tallest structure or building.

Section 3.03 Principal Use

- A. No lot or parcel of land shall contain more than one (1) main building or one (1) principal use.
- B. Land and buildings for multiple family dwellings, shopping area, and other similar developments may be considered a principal use collectively if the following conditions are met:
 - 1. The land and buildings are planned and designed as a single integral development, including joint parking, compatible architecture, shared driveways, shared signs, and other similar features.
 - 2. All uses, if not the same, shall be similar in function and/or operation.

Section 3.04 Street Access

Any lot of record created after the effective date of this Ordinance shall front upon a public street or approved private street meeting the requirements of Section 3.24 and the minimum lot width required by this Ordinance.

Section 3.05 Basis of Determining Front Yard Requirements

- A. The front yard setback line shall be measured from the right-of-way line or property line, to an imaginary line across the width of the lot drawn at the minimum required front setback distance for that district, and maintained across the entire length of the lot, except as noted in Section 3.05, B.
- B. Where an average setback line, which is less than that required by this Ordinance, has been established by

existing buildings located within two hundred (200) feet of the proposed building, such average setback shall apply.

- C. On corner and through lots, the front yard requirements shall apply on both streets.

Section 3.06 Minimum Lot Width for Irregular Shaped Lots

The minimum lot width for a lot on a cul-de-sac or other irregularly shaped lot shall be measured at the front yard setback line and shall not be diminished throughout the rest of the lot. Such lots shall have a minimum lot width of forty (40) feet at the front property line.

Section 3.07 Projections into Yards

- A. Certain architectural features, such as cornices, bay windows (or windows without foundations), gutters, chimneys, pilasters and similar features:
 - 1. May project a maximum of four (4) feet into a front or rear yard setback area.
 - 2. Shall not project into the side yard setback.
- B. The following requirements apply to porches, terraces, decks, balconies, window awnings, and similar structures which are open on all sides, unenclosed, and uncovered.
 - 1. Encroachments
 - a. The features may project a maximum of ten (10) feet into a front yard setback area;
 - b. May project a maximum of fifteen (15) feet into a rear yard setback area;
 - c. Shall not project into a side yard setback area.
 - d. Shall not be placed closer than ten (10) feet to any front or rear lot line.
 - 2. If the structures are permanently enclosed on any side or covered in any manner they shall be considered part of the main building.

Section 3.08 Accessory Buildings, Structures, and Uses

- A. Accessory buildings attached to dwellings or other main buildings, including enclosed porches and garages, shall be deemed a part of such buildings and must conform to all regulations of this Ordinance applicable to such main buildings. No manufactured home, tank, junk object, or salvage materials, trailer, vehicle, or similar item shall be considered or utilized as an accessory building or storage structure.
- B. Canopy roofs, such as those for gas pump islands accessory to vehicle stations, restaurants with drive-through facilities, banks, and other similar uses shall be permitted to encroach into any required yard, provided that a minimum set back of ten (10) feet is maintained from any property line. The height of the canopy roof shall not exceed fourteen (14) feet and be open on all sides. The colors and design of the canopy shall be compatible with the main building. Lighting on or within the canopy shall be flush mounted. Signs shall comply with the wall sign provisions of Chapter 13 of this Ordinance.
- C. On corner lots, where the side lot line is a continuation of the front lot line of the lot to its rear, accessory buildings or uses shall be located no nearer than the front yard setback line of the lot behind the corner lots.
- D. An accessory building or use may be permitted on a lot which does not contain a principal use or main building, provided the building meets the setbacks that are otherwise required by a main building in the District in which it is located.
- E. No part of an accessory building shall be used as a dwelling for residential purposes.
- F. Detached accessory buildings shall be located:
 - 1. A minimum of ten (10) feet from any main building;
 - 2. At the same front yard setback as required for the main building, except that such buildings may be permitted in the front yard where the main building is set back a minimum of two hundred (200) feet from the front lot line;
 - 3. For buildings of less than nine hundred and sixty (960) square feet gross floor area (GFA): a minimum of ten (10) feet to any side or rear lot line; for buildings equal to or greater than nine hundred and sixty (960) square feet GFA: a minimum of thirty (30) feet to any side or rear lot line. Side yard setbacks shall be measured to the eaves of the buildings.
- G. A swimming pool or appurtenances thereto shall not be constructed, installed, enlarged or altered until a building permit has been obtained. The outside edge of the pool wall shall not be located closer than ten (10) feet from any rear or side property line. Swimming pools shall not be located in the front yard.

H. Accessory Buildings in Nonresidential Districts and nonresidential uses in Residential Districts: not to exceed twenty-five percent (25%) of the floor area of the main building(s).

Section 3.09 Regulations Applicable to all Single-Family Dwellings

It is the intent of this Section to establish minimum standards of appearance and construction for all single-family dwellings placed in the Township, whether constructed on a lot or a manufactured home. Construction and/or placement of a single-family dwelling on any lot or parcel shall be permitted only if the dwelling complies with all of the following standards:

- A. If the dwelling unit is a manufactured home, the manufactured home must either be:
 - 1. New and certified by the manufacturer and/or appropriate inspection agency as meeting the Mobile Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development of 1976, as amended, or any similar successor or replacement standards which may be promulgated;
 - or
 - 2. Used and certified by the manufacturer and/or appropriated inspection agency as meeting the standards referenced in subsection (1) above, and found , on the inspection by the Building Inspector or his designee, to be in excellent condition and safe and fit for residential occupancy.

- B. The dwelling unit shall comply with all applicable building, electrical, plumbing, fire, energy and other similar codes which are or may be adopted by the Township, and with applicable federal or state standards or regulations for construction. Appropriate evidence of compliance with such standards or regulations shall be provided to the appropriate Township official upon request.
- C. The dwelling unit shall comply with all restrictions and requirements of this Ordinance, including, without limitation, the lot area, lot width, residential floor area, yard and building height requirements of the District in which it is located.
- D. The dwelling unit shall be firmly attached to a permanent and continuous foundation which complies with applicable provisions of the building code adopted by the Township.
- E. If the dwelling unit is a manufactured home, the manufactured home shall be installed with the wheels and towing mechanism removed.
- F. The dwelling unit shall have a minimum horizontal dimension across any front, side or rear elevation of fourteen (14) feet at time of manufacture, placement or

construction, except for dwellings located in the Manufactured Housing Community (MHC) District.

G. The dwelling unit shall be connected to public sewer and water supply systems, or to private facilities for potable water and disposal of sewage approved by the Oceana County Health Department.

H. The foregoing standards shall not apply to a manufactured home located in a manufactured home park licensed by the Michigan Manufactured Home Commission and approved by the Township according to the provisions contained in Chapter 7 of the Ordinance except to the extent required by state or federal law.

Section 3.10 Temporary Uses or Buildings Requiring Zoning Administrator Authorization

A. Upon application, the Zoning Administrator may issue a permit for the following temporary buildings or uses. Each permit shall specify a location for such building or use and shall be valid for a period of not more than twelve (12) calendar months. Permits may be renewed by the Zoning Administrator for one (1) additional successive period of six (6) calendar months or less at the same location and for the same purpose.

1. Temporary office building or construction yard incidental and necessary to construction at the site where located.
2. Temporary sales office or model home incidental and necessary for the sale or rental of real property in a new subdivision or housing project. In any case, such temporary office or model home shall be removed when fifty percent (50%) or more of the lots or units have been sold or leased.

B. The Zoning Administrator may issue a permit to an individual to park and occupy a temporary manufactured home in any Residential District.

1. Prior to issuing such permit the Zoning Administrator shall make the following determinations:
 - a. The manufactured home will be used only as a temporary use on the same lot while the individual is constructing a permanent residence.
 - b. A building permit has been issued for the construction of a permanent residence to the individual applying for the temporary manufactured home permit.
 - c. The manufactured home dwelling meets the requirements of the Oceana County Health Department and all applicable Township ordinances.

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2. Upon applying for a temporary manufactured home permit, the applicant shall pay a fee to the Township Treasurer as determined by the Township Board. The fee shall also be collected for any extensions granted by the Zoning Administrator.
- C. In considering authorization for all temporary uses or buildings, the Zoning Administrator shall consider the following standards and may attach reasonable conditions to temporary uses or structures to ensure that the standards of this Section are met. The Zoning Administrator shall determine that:
1. The use or structure will not have any unreasonable detrimental effect upon adjacent properties;
 2. The use or structure is reasonably necessary for the convenience and safety of the construction proposed;
 3. The use or structure does not adversely impact the character of the surrounding neighborhood;
 4. Access to the use area or structure is located at a safe location.

Section 3.11 Fences

- A. Fences may be built on the property line and shall not be constructed in any public right-of-way.
- B. No fence shall contain any electrification unless necessary for agricultural purposes or for security in a Nonresidential District, or for the protection of public utility buildings or improvements.
- C. Fences in residential zones shall be no more than six feet high in side and rear yards and four feet high and 50% open in the front yard. (amended 2011)

Section 3.12 Greenbelts and Landscaping

- A. In order to provide protective screening for Residential Districts or uses adjacent or near Nonresidential Districts or uses, a landscaped greenbelt may be required by the Township Board to be installed on the Nonresidential District or use property.
- B. The greenbelt shall be a strip at least ten (10) feet in width planted and maintained with evergreens, such as spruce, pines, or firs at least five (5) feet in height, or a hedge of evergreens at least four (4) feet in height, at time of planting, and situated so as to provide an effective sound and visual permanent

buffer. The portion of the landscaped area not covered by plantings and trees and plants required as part of the greenbelt shall be kept in a healthy growing condition, neat and orderly in appearance. Dead or diseased plant materials shall be promptly replaced.

C. Any shrubs, bushes or other growing plants which project into or across adjacent land may be trimmed back to the property line by the adjacent property owner.

Section 3.13 Installation of Landscaping

Any site on which a use permitted by this Ordinance is established shall install a lawn or other type of living ground cover for land areas disturbed as a result of construction and not covered by impervious surfaces within six (6) months after a certificate of occupancy is issued. A performance guarantee may be required by the Township to ensure that landscaping is installed within the six (6) month period. No landscape materials other than lawn and street trees approved by the Oceana County Road commission shall be planted within any public road right-of-way.

Section 3.14 Clear Vision

A. No plantings shall be established or maintained on any corner lot which will obstruct the view of a vehicle driver approaching the intersection. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. This shall not prohibit the planting of shrubbery which will not achieve a height at maturity of more than thirty (30) inches.

B. No vegetation shall be maintained in any setback area which, in the opinion of the Zoning Administrator, will obstruct the view from vehicles entering or leaving the site from driveways or adjacent roadways. No fences over four (4) feet in height shall be permitted adjacent a driveway where visibility may be impaired at the street.

Section 3.15 Essential Services

The erection, construction, alteration or maintenance of essential services, shall be permitted as authorized or regulated by law and other ordinances in any District. The intent of this is to exempt such actions regarding essential services from the application of this Ordinance.

Section 3.16 Illegal Dwellings

The use of any basement for dwelling purposes is forbidden in any Zoning District unless said basement meets the appropriate building codes for the Township. Buildings erected as garages or accessory buildings shall not be occupied for dwelling purposes unless said garage or accessory building meets or is altered to meet the appropriate applicable building codes for the Township

Section 3.17 Excavations, Holes, or Ponds

A. The construction, maintenance, or existence within the Township of any unprotected, un-barricaded, open, or dangerous excavations, holes, pits, or wells, which constitute or are likely to constitute a danger or menace to the public health, safety, or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued by the Building Inspector where such excavations are properly protected and warning signs posted in such manner as approved by the Building Inspector; and provided further, that this Section shall not apply to streams, natural bodies of water, or to ditches, reservoirs, and other such bodies of water created or existing by authority of governmental units or agencies.

B. This Section shall not include excavations related to approved operations for the removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

C. Ponds created by excavations shall be setback a minimum of fifteen (15) feet to any property line. The edge of the pond shall be considered the point at which excavations begin. Ponds shall have a side slope of not less than three (3) feet horizontal to one (1) foot vertical run.

Section 3.18 Outdoor Storage in Residential Districts

The outdoor storage or parking of up to four (4) recreational vehicles shall be prohibited in all Residential Districts, unless the following minimum conditions are met:

- A. All vehicles, if parked outside, shall not be located in any front or side yard setback area.
- B. Storage or parking shall be limited to a lot or parcel of land upon which is located a principal use. The commercial lease of space for storage or parking of recreational vehicles for compensation shall not be permitted in any Residential District.

Section 3.19 Exterior Lighting

All lighting of a high intensity nature, intended to illuminate broad areas, shall be directed away from, and if necessary shall be shielded to prevent the shedding of light onto adjacent properties or roadways.

Section 3.20 Home Occupations

- A. No person other than the resident occupants and two (2) employee who need not be a resident shall be engaged in the home occupation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. The home occupation shall be operated in its entirety within the principal dwelling or attached accessory building, but shall not, in any case, exceed a total floor area equal to not more than twenty percent (20%) of the floor area of the dwelling unit.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) non-illuminated sign, not exceeding six (6) square feet in area.
- C. Any traffic generated by such home occupation shall not be so great as to cause serious adverse effects within or upon the surrounding neighborhood. Parking areas for such home occupation shall be located off the street and other than in

a front yard setback area.

- D. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family dwelling. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in line voltage off the premises.

Section 3.21 Seasonal Uses

- A. The Zoning Administrator may issue a permit for the temporary sale of merchandise in any district, related to a seasonal or periodic event. Such seasonal uses shall include the sale of Christmas trees, fireworks, and similar activities, but shall not include roadside stands.
- B. In considering a request for a temporary permit, the Zoning Administrator must determine that the operation of such a use is seasonal in nature and will not be established as a permanent use. The Zoning Administrator will also determine:
 - 1. That the use does not have an unreasonable detrimental effect upon adjacent properties;
 - 2. That the use does not impact the nature of the surrounding neighborhood;
 - 3. That access to the area will not constitute a traffic hazard due to ingress or egress; and
 - 4. That adequate off-street parking is available to accommodate the use.
- C. Each permit shall be valid for a period of not more than two (2) calendar months and may be renewed by the Zoning Administrator for up to one (1) additional successive month, provided the season or event to which the use relates is continued.

Section 3.22 Non-Conforming Uses and Buildings

- A. General Conditions
 - 1. Except where specifically provided to the contrary, and subject to the provisions of this Section, the lawful use of any building or structure or of any land or premises which is existing and lawful on the effective date of this Ordinance, or in the case of an amendment of this Ordinance, then on the effective date of such amendment, may be continued even though such use does not conform with the provisions of this Ordinance or any amendment thereto.

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2. Except where specifically provided to the contrary and subject to the provisions of the Section, a building or structure which is existing and lawful on the effective date of this Ordinance, or, in the case of an amendment of this Ordinance, then on the effective date of such amendment, may be maintained and continued even though such building or structure does not conform with the provisions of this Ordinance or any amendment thereto.
- B. Nonconforming building or structures may be extended, enlarged, altered, remodeled or modernized when the Zoning Board of Appeals determines that the following conditions are met:
1. The building or structure shall comply with all height, area, and/or parking and loading provisions with respect to such extension, enlargement, alteration, remodeling or modernization.
 2. Such alteration, remodeling, or modernization will not substantially extend the life of any nonconforming building or structure.
 3. The enlargement or extension is limited to the same parcel the nonconforming building or structure was located on at the time of the adoption of this Ordinance.
 4. The enlargement or extension will not interfere with the use of other properties in the vicinity.
 5. The enlargement or extension shall not exceed fifty percent (50%) of the GFA of the original building or structure when it became a nonconforming use. This does not apply to residences as long as said enlargement does not cause the residence to not comply with the proper setbacks in its current zone.
- C. Any building or structure which is nonconforming by reason of parking or loading provisions and which thereafter provides additional parking and/or loading spaces shall not thereafter be permitted to use such additional spaces to meet requirements for any extension, enlargement, or change of use which requires additional parking and/or loading spaces.
- D. Restoration and Repair
1. Subject to the provisions of this Section, nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure which is unsafe.
 2. All repairs and maintenance work required to keep a nonconforming building or structure in sound condition may be made. (Amended 2011)
 3. Nonresidential nonconforming buildings or structures damaged by fire, wind, Act of God or public enemy:
 - a. Such buildings or structures may be rebuilt or restored.
 - b. Reconstruction of such buildings shall begin within one (1) year of the date on which the structure was damaged. If such construction is not commenced and proceeding diligently at the end of one (1) year, the structure may be rebuilt or restored provided that all yard

and requirements of the District in which it is located are met, or the necessary variance obtained from the Zoning Board of Appeals.(Amended 2011)

4. Residential nonconforming dwellings damaged by fire, wind, explosion, Act of God, or public enemy may be rebuilt or restored provided that the reconstruction takes place within the confines of the original nonconforming footprint. Unless the nonconformance was due to size only and enlargement will cause said residential dwelling to become conforming.
- E. Nonconforming Uses: Change or Discontinuance
1. Except as noted in F, below, the nonconforming use of a building, structure, land or premises shall not be:
 - a. Re-established after it has been changed to a conforming use,
 - b. Re-established after abandoned or discontinued for a continuous period of twelve (12) months. A nonconforming use shall be determined to be abandoned if one (1) or more of the following conditions exists, and which shall be deemed to constitute an intent on the part of the property owner to abandon the nonconforming use:
 - (1) Utilities, such as water, gas and electricity to the property, have been disconnected;
 - (2) The property, buildings, and grounds, have fallen into disrepair;
 - (3) Signs or other indications of the existence of the nonconforming use have been removed;
 - (4) Equipment or fixtures which are necessary for the operation of the nonconforming use have been removed;
 - (5) Other actions, which in the opinion of the Zoning Administrator, constitute an intention of the part of the property owner or lessee to abandon the nonconforming use.
- F. A building, structure, land or premises used for a nonconforming use may be converted to a more conforming use which is less intensive or objectionable use, determined as follows:
1. The building or premises may be changed to a use permitted by right in the same district in which the existing nonconforming use would be permitted, if the new use is required by the Zoning Ordinance to have the same, or less parking and if the new use will be totally enclosed within a building.
 2. The use of the building or premises may be changed to another nonresidential use which would be permitted by right in a more restricted zoning district.
- G. Any building or structure shall be considered existing and lawful and for

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purposes of Section 3.22, A, to have been in use for the purpose for which constructed if on the effective date of this Ordinance, a building permit has been obtained therefore, if required, or, if no building permit is required, a substantial start has been made toward construction and construction is thereafter pursued diligently to conclusion.

- H. Any structures or uses which fail to conform to the previous Crystal Township Zoning Ordinance, were permissible, nonconforming uses or structures thereunder, and which violate the Zoning Ordinance shall not be considered permissible nonconforming uses under this Ordinance but shall be considered impermissible nonconforming uses and subject to the enforcement provisions of this Ordinance.

Section 3.23 Demolition Permits

No buildings shall be razed until a permit has been obtained from the Zoning Administrator who shall be authorized to require a performance bond in such amount according to a schedule as determined by the Township Board. Such bond shall be conditioned on the applicant completing the razing within a reasonable period as prescribed in the permit and complying with such requirements as to the health and safety as the Zoning Administrator may prescribe, including, but not limited to, filling excavations and proper termination of utility connections.

Section 3.24 Private Streets

- A. Purpose
The Township determines that it is in the best interest of the public health, safety, and welfare to regulate the construction, improvement, extension, relocation, and use of private streets. These provisions have been enacted to assure that private streets:
 1. Will not be detrimental to the public health, safety, or general welfare;
 2. Will not adversely affect the long term development policies of Crystal Township;
 3. Will be designed and constructed with width, surface, and grade to assure safe passage and maneuverability of private vehicles, police, fire, ambulance, and other safety vehicles.
 4. Will be constructed so as to protect against or minimize soil erosion and

prevent damage to the lakes, streams, wetlands, and natural environment of the Township.

B. Definitions

1. "Driveway" means an undedicated, privately controlled and maintained right-of-way or other interest in land that provides the means of access to fewer than three (3) lots or parcels.
2. "Frontage" means the continuous linear distance of that portion of a lot or parcel abutting upon a public or private street right-of-way. Frontage is to be measured at the minimum required front yard setback of the District in which the lot or parcel is located.
3. "Parcel" means a tract of land which can be legally described with certainty and is capable of being located by survey.
4. "Private Street" means an undedicated, privately controlled and maintained right-of-way or other interest in land that provides the means of access to three (3) or more lots or parcels. The term "street" shall be synonymous with the terms road, avenue, place, way, drive, lane, boulevard, highway or other thoroughfare.
5. "Road Commission" means the Oceana County Road commission.
6. "Safe and unimpeded route of travel" shall mean a roadway of adequate width to accommodate the safe, two-way passage of vehicles, and of sufficient construction to accommodate any fire, police, rescue, or other emergency vehicle which may be utilized by the Township.

C. Frontage and Access

1. Any three (3) or more contiguous lots not having frontage on a public street shall have frontage upon a private street.
2. All parcels utilizing a private street shall have frontage on the private street for a distance equal to or greater than the minimum lot width required for the District in which the parcel is located.
3. All private streets shall have direct access to a public street.
4. Any two (2) contiguous lots not having frontage on a public street shall be served by a driveway constructed within a minimum lot frontage of sixty-six (66) feet upon a public street
5. A driveway permit for access to any public street shall be obtained from the Oceana County Road Commission.

D. Design Requirements

Construction specifications and materials for newly established or reconstructed private streets.

- a. All private streets shall meet and be built to Oceana County Road Commission standards. (amended 2011)

Section 3.25 Maximum Width to Depth Ratio

- A. In all Residential Districts, no lot shall be created whose lot depth exceeds four (4) times its width, except for residentially zoned lots or parcels that have more than one half (½) of their street frontage on a cul-de-sac. For purposes of this Section, the beginning points of a cul-de-sac shall be deemed to be the intersections of the radius of the cul-de-sac with the right-of-way lines of the street connected to the cul-de-sac.
- B. In the case of an unimproved corner lot or corner parcel, the depth of a lot or parcel shall be measured midway between the side lot lines and from the front lot line to the rear lot line along the dimension of the lot comprising the greatest distance.
- C. The Planning Commission may permit the creation of a lot or parcel to be used for the construction of a building which does not comply with this Section. In determining whether to grant such approval, the Planning Commission shall first find that the greater depth is necessitated by conditions of the land in question, such as topography, road access, soils, wetlands, or floodplain, and that creation or use of such lot will not conflict with other Township ordinances and regulations, unless an appropriate variance is received from such other Ordinances or regulations.

Section 3.26 Site Condominiums

- A. A site condominium unit shall be a unit created by the division of land on the basis of condominium ownership which is not subject to the provisions of the Land Division Act, Public Act 288 of 1967, as amended.
- B. A site condominium unit shall be treated as a separate lot or parcel and may have such buildings constructed thereon and such uses conducted thereon as allowed in such zoning district provided such unit meets the District Regulations for the zoning district in which it is located.
- C. A site plan, including all the condominium documents required for the establishment of a condominium, shall be reviewed and approved by the Planning Commission in accordance with Chapter 11.

Section 3.27 Riparian Access

The following restrictions are intended to limit the number of users of lake or stream frontage in order to preserve the quality of the waters, to promote safety, and to preserve the quality of recreational use of all waters within the township.

A. In all Districts there shall be at least one hundred (100) feet of lake frontage, and at least one hundred (100) feet of river or stream frontage, as measured along the ordinary high water mark of the lake, river, or stream, for each single family dwelling unit utilizing or accessing the lake, river, or stream frontage. Frontage required for a two-family dwelling unit, or multiple-family dwelling unit utilizing or accessing the lake, river, or stream frontage shall multiply in direct relation to the number of dwelling units. For example, a multiple family building with four (4) dwelling units would require four hundred (400) feet of lake frontage to gain access to the lake for all of the units.

B. The restrictions of this Section shall apply to all lots and parcels on or abutting any lake, river, or stream in all Districts, regardless of whether access to the lake, river, or stream waters shall be by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license, or lease.

Section 3.28 Storage and Repair of Vehicles

The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any Residential District, when such work is not conducted entirely within the interior of a building, shall be subject to the following limitations:

A. Procedures or projects which require the vehicle to be immobile or inoperable in excess of sixty (60) days within any twelve (12) month period shall be carried out within an enclosed building. Inoperable vehicles and vehicle parts shall be stored inside a building, except for two (2) vehicles which may be stored in the rear yard in a location not plainly visible from the street or adjoining properties.

Section 3.29 Outdoor Wood-Fired Boilers (Amended 2011)

Outdoor wood- fired boilers may be installed and used only in accordance with all the following provisions:

1. Outdoor wood fired boilers shall be used to burn only clean wood. No refuse, garbage, or waste building materials shall be burned.
2. Outdoor wood fired boilers shall be located at least 300 feet from the nearest dwelling that is not on the same property as the outdoor wood-fired boiler.
3. Outdoor-fired boilers shall have a chimney that extends at least Eight (8) feet

above the ground surface. (Amended 2015)

4. A site plan showing the location and required distances shall be submitted to the Zoning Administrator before a permit for an outdoor wood-fired boiler can be issued.

Section 3.30 Temporary Recreational Use

A. Travel trailers, tents , camper trailers, and other similar vehicles or equipment shall not require a temporary use permit issued by the Zoning Administrator if 4 or less are to be placed on any lot within any district and used for sleeping purposes for up to 14 consecutive days except that federal and state properties shall be exempt from the provisions of this subparagraph.

a. Such use is only applicable for the period between and including April 1 through January 5 of the following calendar year.

b. Such use shall not exceed forty five (45) total days per applicable period between and including April 1 and January 5 of the following calendar year.

B. Travel trailers, tents , camper trailers, and other similar vehicles or equipment shall require a temporary use permit issued by the Zoning Administrator if 5 or more (with a maximum limit of 25) are to be placed on a lot within only the Agricultural Rural Residential District or the Low Density Residential District and used for sleeping purposes for 1 to 14 consecutive days except that federal and state properties shall be exempt from the provisions of this subparagraph. Prior to issuing such permit the Zoning Administrator shall ensure that the following conditions are met:

a. Temporary permits may only be issued for the period between and including April 1 through January 5 of the following calendar year.

b. Additionally, such use shall not exceed thirty (30) days per applicable period between and including April 1 and January 5 of the following calendar year.

In addition, after this temporary permit is issued, the Zoning Administrator shall be provided with proof in a timely manner that the proper temporary campground permit from the State of Michigan is being obtained and there is complete adherence to any and all applicable State of Michigan regulations including but, not limited to proper parking, sanitation and spacing.