

ARTICLE IX

SUPPLEMENTARY REGULATIONS

SECTION 9.10      EFFECTS OF ZONING:

Zoning affects every structure and use. Except as hereinafter specified, no building, structure or premises shall hereafter be used or occupied, and no building or part thereof or other structure shall be erected, moved, placed, reconstructed, extended, enlarged, or altered, except when in conformity with the regulations herein specified for the zoning district in which it is located.

In case any building or part thereof is issued, erected, altered or occupied contrary to law or to the provisions of this Ordinance, such building shall be declared a nuisance and may be required to be vacated, torn down, or abated by any legal means and shall not be used or occupied until it has been brought into conformance.

If construction on a building is lawfully begun prior to adoption of this Ordinance or is in existence at the time of the adoption of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed for its planned or designed use within one (1) year from the effective date of this Ordinance, or affecting amendment.

SECTION 9.20      APPLICATION OF REGULATIONS:

The regulations set by this ordinance throughout the Township and within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure, land or use.

- 9.20.1      All buildings, structures or land may hereafter be used, constructed, altered or occupied, only when in conformity with all of the regulations herein specified for the district in which it is located.
- 9.20.2      No building or other structure shall hereafter be altered;
  - a.      To accommodate or house a greater number of persons or families than permitted by the Zoning District.
  - b.      To have narrower or smaller rear yards, front yards, or other side yards, other than permitted.
- 9.20.3      No yard or lot existing at the time of passage of this Ordinance shall be subdivided or reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

SECTION 9.30      SCHEDULE OF DISTRICT REGULATIONS:

Regulations affecting the arrangement of buildings, materials and equipment occupying such land for each of the districts are hereby established as set forth in the Schedule of Regulations.

## **SECTION 9.300**

## **AGRICULTURAL TOURISM**

### **A. Intent, Goals and Purpose:**

#### **1. The intent of these zoning provisions is:**

- a. To promote and maintain local farming. The activities that are described have become necessary for the sustainability of farms.

#### **2. The goals of these provisions are:**

- a. To maintain and promote agriculture and its related activities, such as agricultural tourism.
- b. To preserve open space and farmland.
- c. To maintain both an agricultural heritage and a rural character.
- d. To increase community benefits by having fresh, local produce for sale and working classrooms for school children's and urban residents' education.
- e. To increase positive growing businesses that contributes to the general economic conditions and cycle of the area and State.

#### **3. The purposes of these provisions are:**

- a. To provide standard definitions related to agricultural tourism operations.
- b. To provide a list of permitted activities under an agricultural tourism operation.
- c. To provide a list of activities that needs a special permit to guide and regulate agricultural tourism businesses on agriculturally zoned land.
- d. To provide for a clear understanding of the expectations for agricultural tourism businesses for operators, local residents, other businesses and local officials.

### **B. Definitions:**

In addition to Ordinance Article II definitions, the terms and phrases used in this Section shall have the meanings set forth in Article II Section 2.20.03-A.

swings, etc. (not including motorized vehicles or rides).

4. Petting farms, animal display, and pony rides.
5. Wagon, sleigh and hayrides.
6. Nature trails.
7. Open air or covered picnic area with restrooms.
8. Educational classes, lectures, seminars.
9. Historical agricultural exhibits.
10. Kitchen facilities, processing/cooking items for sale.
11. Gift shops for the sale of agricultural products and agriculturally related products.
12. Gifts shops for the sale of non-agriculturally related products such as antiques or crafts, limited to 25 percent of gross sales.

## **2. Conditional Uses:**

- a. Direct marketing of produce, farm market, on-farm market or roadside stand if the sales area is greater than 400 square feet in building area.
- b. Restaurant operations related to the agricultural use on the site.
- c. Non-agriculturally related uses listed as permitted uses in the A-1 Agricultural District but which include any of the following ancillary uses may require a conditional use permit.
  1. Small-scale entertainment (e.g., music concert, car show, art fair).
  2. Family oriented animated barns (e.g., fun houses, haunted houses, or similar) and small mechanical rides.
  3. Organized meeting space for use by gatherings, such as weddings, birthday parties, and corporate sponsored events.
  4. Designated, permanent parking for more than 20 vehicles.

## **2.20.03-A AGRICULTURAL TOURISM DEFINITIONS:**

**1. Agricultural Tourism** – means the practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard vineyard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, or active involvement in the operation other than as a contractor or employee of the operation.

**2. Value-added agricultural product** - means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities and tours.

**3. Agricultural products** - includes, but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

**4. Agriculturally related products** - means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Michigan and value-added agricultural products and production on site.

**5. Non-agriculturally related products** - means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

**6. Agriculturally related uses** - means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

**7. Non-agriculturally related uses** - means activities that are part of an agri tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc., and are subject to special use permit.

**17. Processed** - A farm product or commodity may be processed, in accordance with state and federal laws, to convert it into a value-added product that is more marketable for direct sales. Processing may include packing, washing, cleaning, grading, sorting, pitting, pressing, fermenting, distilling, packaging, cooling, storage, canning, drying, freezing, or otherwise preparing the product for sale. These activities can be used to extend a farm market's marketing season beyond its production season.

**18. Table or sparkling wine** – Table or sparkling wine is a beverage made without rectification or fortification and containing not more than 25 percent of alcohol by volume and made by the fermentation of grapes, grape juice, other fruits, or honey.

**19. Tasting room** – A room in conjunction with a farm winery where:

- a. Tasting of wine, fruit wines, and nonalcoholic fruit juices takes place at a charge or no charge to the individual; and
- b. The retail sales of winery products, incidental retail sales of non-food items, products by the bottle for off premises consumption and food items are allowed as provided herein. On premise consumption (wine by the glass) is also allowed.

**20. Wine** – the product made from the normal alcoholic fermentation of grapes, including still wine, sparkling and carbonated wine, wine made from condensed grape must, wine made from other agricultural products than sound, ripe grapes, imitation wine, compounds sold as wine, vermouth, cider, sherry and sake, in each instance containing not less than one-half of one percent nor more than 21 percent alcohol by volume for non-industrial use.

**21. Wine Related Beverages** – Fortified wines, wine brandy, and mixed wine drinks.

**22. Winery** – A state licensed facility where agricultural fruit production is maintained, juice and agricultural products are processed into wine, stored in bulk, packaged, and sold at retail or wholesale to the public with or without the use of a wine tasting facility. The site and buildings are used principally for the production of wine and wine related beverages.

SECTION 9.40 GENERAL REGULATIONS

In all districts, in connection with industrial, business, institutional, recreational, residential, or other use, there shall be provided at the time any building or structure is erected, enlarged or increased in capacity, off-street parking spaces for automobiles with the requirements herein specified.

9.40.1 Off-Street Parking:

In the residential district, there shall be provided at the time any building or structure is erected, enlarged or increased in capacity, off-street parking spaces for automobiles with the requirements herein specified.

- a. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, for the above uses, shall be submitted to the Township Building Inspector for review at the time of application for a building permit for the erection or enlargement of a building. Required off-street parking facilities shall be located on the same lot as the principal building or any other off-street parking accommodations.
- b. Parking of motor vehicles, in residential zones, shall be limited to passenger vehicles, and not more than one commercially licensed vehicle, not to exceed three quarter (3/4) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle or bus, except for those parked on school or church property, is prohibited in a residential zone. Parking spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this Ordinance.
  - 1. The parking or storage of one (1) each unoccupied travel trailer and/or motor vehicle on a lot in conjunction with an occupied single-family dwelling unit may be permitted as provided in Article X of this Ordinance providing such recreational vehicles are not situated in the front yard.
  - 2. Parking or storage of watercraft is permitted as provided in Article X of this Ordinance, provided craft is not situated in front yard.
- c. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements.
  - 1. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact planting strip exists as a parking barrier along the property line.
  - 2. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and maintained.
  - 3. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot.

4. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall or fence, not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard by obstruction of visibility.
5. All off-street parking areas that make it necessary for vehicles to back out directly onto a public road are prohibited.
6. The number of parking spaces required for land or buildings used for two or more purposes, shall be the sum of the requirements for the various individual uses, computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use.

9.40.2 Each off-street parking space for automobiles in RM-1, Multiple-Family Residential District, shall not be less than two hundred (200) square feet in area, exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be provided a minimum access drive of twelve (12) feet in width, where a turning radius is necessary it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum of such aisles shall be:

<u>Parking pattern</u>	<u>Maneuvering lane width</u>	<u>Parking space width</u>	<u>Parking space length</u>	<u>Total width of one tier of spaces plus maneuvering lane</u>	<u>Total width of two tiers of spaces plus maneuvering lane</u>
0° (parallel parking)	12 feet	8 feet	23 feet	20 feet	28 feet
30° to 53° (diagonal)	13 feet	9 feet	20 feet	33 feet	53 feet
54° to 74° (diagonal)	18 feet	9 feet	21 feet	39 feet	60 feet
75° to 90° (diagonal)	25 feet	9 feet	18 feet	43 feet	61 feet

2. Institutional

- a. Off-street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of usable public and private off-street parking areas.

9.40.3 Plans and specifications showing required off-street parking spaces, including the means of access and interior circulations, for the above uses, shall be submitted to the Township Building Inspector for review at the time of application for a building permit for the erection or enlargement of building. Required off-street parking facilities shall be located on the same lot as the principal building or any other off-street parking

accommodation.

9.40.4 Parking of motor vehicles, in residential zones, shall be limited to passenger vehicles, and not more than one commercially licensed vehicle not to exceed three-quarter (3/4) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle or bus, except for those parked on school or church property, is prohibited in a residential zone. Parking spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this Ordinance. The parking or storage of one (1) each unoccupied travel trailer and/or motor vehicle on a lot in conjunction with an occupied single family dwelling unit may be permitted as provided in Article X of this Ordinance, providing such recreational vehicles are not situated in the front yard.

9.40.5 No parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this Ordinance shall not thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance within three hundred (300) feet of the proposed or existing uses for which such parking will be available.

9.40.6 Off-Street Parking and Loading:

All buildings located in the Township shall provide off-street parking adequate for the use intended.

The dimension of off-street parking spaces shall be in accordance with the following minimum dimensions:

<u>Parking pattern</u>	<u>Maneuvering lane width</u>	<u>Parking space width</u>	<u>Parking space length</u>	<u>Total width of one tier of spaces plus maneuvering lane</u>	<u>Total width of two tiers of spaces plus maneuvering lane</u>
0° (parallel parking)	12 feet	8 feet	23 feet	20 feet	28 feet
30° to 53° (diagonal)	13 feet	9 feet	20 feet	33 feet	53 feet
54° to 74° (diagonal)	18 feet	9 feet	21 feet	39 feet	60 feet
75° to 90° (diagonal)	25 feet	9 feet	18 feet	43 feet	61 feet

The graphic entitled "Parking Layouts" is included for illustration purposes only and not drawn to scale.

- a. Residential Off-Street Parking: Parking in residential zones is only permitted as an accessory use or as a transitional use (a use which buffers a more intense use from a less intense use) and in no case is it intended that parking or access drives to parking be permitted as a principal use of any residentially zoned lot.



INSERT PARKING LAYOUT DIAGRAM

- b. **Non-Residential Off-Street Parking:** Provisions shall be made for off-street parking for all non-residential buildings or additions to such buildings in all districts. The conversion of an existing residence to any other use shall be deemed to be a new use which must meet all provisions of this Ordinance.
- c. **Mixed Occupancies and Uses Not Specified:** In the case of mixed uses, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately. In cases where there is shared usage by owners of adjacent businesses, off-street parking spaces shall not be less than the sum of the requirements for the various uses computed separately. Parking areas for churches, theaters or other uses in which the primary parking demand occurs out of normal store operation hours may be jointly used where adequate arrangements are made to assure that the space is available for each function. The Board of Appeals shall determine "adequacy".
- d. **Location of Off-Street Parking Facilities:** Off-street parking facilities shall be located as hereafter specified; where a distance is specified it shall be the distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve, as follows:
  - 1) For all residential buildings and for all non-residential buildings in residential zones, required parking shall be provided on the same lot with the building.
  - 2) For commercial and all non-residential uses in commercial zones, required parking shall be provided within three hundred (300) feet.
  - 3) For industrial uses, required parking shall be provided within three hundred (300) feet.
- e. **Parking Areas in Commercial, and Industrial Districts:** Every parcel of land hereafter established as a public or private parking area in any commercial or industrial district or hereafter enlarged or altered shall be developed and maintained in accordance with the following requirements:
  - 1) Off-street parking area shall be effectively screened on any side which adjoins or faces premises situated in any residential zone district or institutional premises, by a screening or evergreen hedge or other material approved by the Planning Commission. Screening provisions in this ordinance shall control.
  - 2) Every such off-street parking area shall be surfaced in accordance with this ordinance. Any lighting in connection with off-street parking shall be so arranged as to reflect the light away from all adjoining residential buildings zones and streets. Lighting provisions of this ordinance shall control.
  - 3) The off-street parking area shall be subject to the approval of the Planning Commission to insure its adequacy in relation to traffic safety, lighting and protection of the adjacent property.

- f. **Parking Lots in Residential Zones:** Any person desiring to establish a parking area as an accessory use in a residential zone shall submit plans to the Planning Commission showing the location, size, shape, design, landscape, curb cuts, and other features of the parking lot. The establishment and operation of a parking area accessory to a commercial or industrial use in such parts of any residential district that abut either directly or across the street or alley from a commercial or industrial district is not permitted. All such parking areas and parking areas required for new multiple family dwellings and non-residential buildings in all residential zones may then be authorized, subject to the following conditions:
- 1) All parking areas shall be landscaped, screened, surfaced, and drained as provided in this Ordinance.
  - 2) No part of such parking areas shall extend into the required front yard more than one-half ( $\frac{1}{2}$ ) of the yard required for a residential building, and where the lot or a portion of the lot lies between two (2) privately owned residential properties, the full front yard set-back shall be observed. In either case, the front yard area not occupied by the access drive shall be landscaped.
  - 3) All such parking areas shall be at least forty (40) feet in width.
  - 4) Such parking areas shall be used solely for the parking of passenger automobiles, and no commercial repair work or sales or service of any kind shall be conducted on such parking lot. No sign, other than entrance, exit, and condition of use signs, shall be maintained, and the aggregate area of all such signs shall not exceed twelve (12) square feet.
  - 5) Each entrance to and exit from such parking lot shall be at least twenty (20) feet distance from any adjacent property located in any residential zone, and the location and design of entrances, exit, surfacing, landscaping, marking, and lighting shall be subject to the approval of the Planning Commission to insure adequate relation to traffic safety, lighting and protection of the adjacent residential area.
  - 6) The Township Building Inspector shall thereafter issue a permit, which may be revoked at any time that the aforementioned requirements are not complied with. Any person operating the premises to which said permit relates in violation of any of the conditions specified by this Ordinance or  
  
fixed to such permit, shall be deemed in violation of this Ordinance and shall be subject to the penalties prescribed in this Ordinance.
- g. **Parking and Storage of Unlicensed Vehicles:** Automotive vehicles of any kind or type without current license plates shall be in accordance with all local regulations.
- h. **Table of Parking Requirements:** The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings as specified above, shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with the initial part of this Section.

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
1. <u>Residential</u>	
a. Residential, One-Family and Two-Family	Two (2) for each dwelling unit.
b. Residential, Multiple-Family	Two (2) for each dwelling unit for developments of 1-24 units. One point seven five (1.75) space for each dwelling unit for developments of 24+ units.
c. Mobile Home Park	Two (2) for each trailer or mobile home site and one (1) for each employee of the trailer or mobile home court.
d. Boarding and Rooming House and Bed & Breakfast Facility	One (1) for each sleeping room.
e. Senior Citizen Apartments	One (1) space for each unit .
2. <u>Institutional</u>	
a. Churches, Temples or Synagogues	One (1) for each three (3) seats, maximum seating capacity in the main unit of worship; or one (1) space for each thirty-five (35) sq. ft. of gross floor area whichever is greater.
b. Hospitals	One (1) per six hundred (600) sq. ft. of gross floor area.
c. Sanitariums, Convents, Homes for the Aged, Convalescent Homes, Children's Homes	One (1) per six hundred (600) feet of gross floor area.
d. Adult Foster Care Facilities	One space per every two (2) beds based on maximum capacity.
e. Public or Private Elementary and Junior High Schools	One (1) for each classroom plus one (1) space for each five (5) fixed seats of any area used for auditorium purposes or for each thirty-five (35) sq. ft. of seating area where there are no fixed seats.
f. Senior High Schools	One (1) space for each classroom and each other room used by students plus one (1) for each ten (10) full-time students in addition to the requirements for auditorium. (See k)
g. Private Clubs, Lodges and Rental Hall Facilities	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, County, or State fire, building, or health codes.

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
h. Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or Racquetball Clubs	One (1) for each two (2) member families or individuals.
i. Golf Course open to the general public, except miniature or "par 3" courses.	Six (6) for each one (1) gold hole and one (1) for each one (1) employee on premises at one time.
j. Stadium, Sport Arena, or similar place of outdoor assembly.	One (1) for each three (3) seats or ten (10) feet of bench.
k. Theaters and Auditoriums (Indoor)	One (1) for each four (4) seats plus one (1) for each two (2) employees.
l. Libraries, Museums, and Non-Commercial Art Galleries.	One (1) for each two hundred and (250) sq. ft. of gross floor area.
m. Day-care, Pre-school and Nursery Schools	One (1) space for each staff member plus one (1) space for every five (5) children or one (1) space for every ten (10) children if adequate drop-off facilities are provided.
n. Jails	One (1) space for each staff member plus one (1) space for every five (5) cells, in addition to off street loading spaces for delivery and transport vehicles.
3. <u>Business and Commercial</u>	
a. Automobile Service Stations, Gasoline Stations, Convenience Stores in Conjunction with service or gas station.	Two (2) for each lubrication stall, rack, pit or pump plus one for every two hundred (200) sq. ft. of gross floor area devoted to retail sales; plus one (1) for each employee on premises.
b. Auto Wash, Auto Reconditioning, Auto Cleaning	One (1) for each one (1) employee, plus one (1) for each two hundred (200)
c. Beauty Parlor or Barber Shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1-1/2) spaces for each additional chair.
d. Bowling Alleys	Five (5) for each one (1) bowling lane.

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
e. Dance Halls, Pool or Billiard Parlors, Roller or Ice Rinks, Exhibition Halls and Assembly Halls without fixed seats	One (1) for each three (3) seats or One (1) for each one hundred (100) sq. ft. of gross floor area whichever is greater.
f. Drive-in Establishments	One (1) for each forty (40) feet of gross floor area, with a minimum of twenty-five (25) parking spaces.
g. Establishments for Sale and Consumption on the Premises of Beverages, Food or Refreshments	One (1) for every six (6) seats or eighty (80) sq. ft. whichever requires the greater amount of parking.
h. Furniture and Appliance, Household Equipment, or Repair Shop, Showroom of a Plumber, Decorator, Electrician Similar Trade, Shoe Repair and Other Similar Uses.	One (1) for each eight hundred (800) sq. ft. of floor area, occupied in processing manufacturing.
i. Laundromats and Coin Operated Dry Cleaners	One (1) for each two (2) washing machines.
j. Miniature Golf Courses	Three (3) for each one (1) hole plus one (1) for each one (1) employee.
k. Mortuary Establishments	One (1) for each fifty (50) sq. ft. of gross floor area, plus one (1) space for each fleet vehicle.
l. Motel, Hotel or Other Commercial Lodging Establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus extra spaces for dining rooms, ballrooms, or meeting rooms based upon maximum occupancy load.
m. Motor Vehicles Sales and Service Establishments, Trailer Sales and Rental, Boat Showrooms	One (1) for each four hundred (400) sq. ft. of gross floor area of sales room.

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
n. Open Air Business	One (1) for each six hundred (600) sq. ft. of lot area.
o. Restaurant, Carry-Out	One (1) for each one hundred (100) sq. ft. of gross floor area.
p. Retail Stores, Except as Otherwise Specified Herein	One (1) for each three hundred (300) sq. ft. of gross floor area.
q. Shopping Center or Clustered Commercial	One (1) for each three hundred (300) sq. ft. of gross floor area.
r. Auto Body Shop	One (1) space for each five hundred (500) sq. ft. of gross floor area plus one (1) space for each employee.
s. Auto/Truck Sales	One (1) space for each five hundred (500) sq. ft. of gross floor area for automobile sales.
t. Cocktail Lounges and Taverns	One (1) space for each seventy-five (75) feet of gross floor area.
u. Health Spas, Gymnasiums, and Health Clubs	Ten (10) plus one (1) space for each two hundred (200) sq. ft. of gross floor area in excess of one thousand (1000) gross sq. ft.
4. <u>Offices</u>	
a. Banks, Savings and Loan Offices	One (1) for each two hundred (200) sq. ft. of gross floor area.
b. Business Offices or Professional Offices Except as indicated in the Following Item (c) but including courthouses and governmental offices.	One (1) for each four hundred (400) sq. ft. of gross floor area.
c. Medical or Dental Clinics, Professional Offices of Doctors, Dentist or Similar Professions	One (1) for each one hundred seventy-five (175) sq. ft. of gross floor area.

<u>Use</u>	<u>Number of Minimum Parking Spaces Per Unit of Measure</u>
5. <u>Industrial</u>	
a. General Manufacturing Establishments	One (1) space for every six hundred and fifty (650) square feet of gross floor area, plus one (1) space per each three-hundred fifty (350) square feet of office space.
b. Light and limited Industrial Manufacturing	One (1) space for every five hundred (500) sq. ft. of gross floor devoted to manufacturing plus one (1) space per each three hundred fifty (350) sq. ft. of office, sales or similar space.
c. Research and Development	One (1) space for every three hundred fifty (350) sq. ft. of gross floor area plus one (1) space per each three hundred fifty (350) sq. ft. of office sales or similar space.
d. Warehousing	One (1) space for every two thousand (2000) sq. ft of gross floor area.



- i. Required Off-Street Loading Berths: In all districts every building, or part thereof, hereafter erected, which is to be occupied by manufacturing, storage, warehouse, group of stores, or other use similarly requiring the receipt of distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises with such buildings, off-street loading spaces in relation to floor area as follows:

5,000 to 20,000 square feet.....1 space  
 20,000 to 50,000 square feet.....2 spaces  
 50,000 to 100,000 square feet.....3 spaces  
 1 additional space for each additional 100,000 square feet  
 or part thereof; provided that:

- 1) Each loading space shall be at least (12) feet in width, forty-four (44) feet in length, and have a clearance of fourteen (14) feet above grade.
- 2) Such space may occupy all or any part of any required yard or court space, except the front yard.

- j. Increased Parking, Surfacing: When the floor area, dwelling units or other unit of measure employed to determine off-street parking requirements shall be increased, it shall be the duty and obligation of the owner and occupant of such residence, business or other use to provide additional off-street parking space of sufficient area. Such parking space may be on the same lot or lots, with the main building or within a maximum distance of three-hundred fifty (350) feet from any such lot, whichever may have been originally required under this Ordinance. All such parking spaces herein required shall be surfaced as provided in this ordinance.

- k. Surfacing: All open parking spaces required in commercial, industrial office and multiple family Districts shall be paved with concrete or bituminous material in accordance with plans approved by the Building Inspector. Such concrete pavement shall be of a minimum thickness of six (6) inches and any bituminous paving shall be of a minimum thickness of two (2) inches, or shall be a triple sealcoat and shall be placed upon a base of cinders or gravel of a minimum thickness of four (4) inches. Paving of parking area may be phased with the approval of the Township Board. All parking paving shall be complete within a period of 12 months after site plan approval. Off-street parking for one (1) and two (2) family dwellings need not be surfaced with concrete or bituminous material.

9.40.7 Animals, Bees, Livestock & Fowl-Use, Shelter & Storage:

No animals, livestock or fowls, or structures for the same, other than common household pets shall be permitted as an accessory use in residentially zoned areas. This shall not apply to agriculturally zoned areas.

9.40.8 Non-Commercial Antennas and Satellite Receiving Stations:

Antennas and satellite receiving stations, when not utilized for commercial broadcasting, are permitted as accessory uses in all zoning districts, except the Parking District.

9.41.1 Building Permit Required - Conformance to Zoning:

No building shall hereafter except as otherwise provided by other Township codes and ordinances be erected, relocated or altered in its exterior or interior dimension or use, and no excavation for any building shall be begun until a building permit has been issued.

9.41.2 Certificate of Occupancy Required:

No new principal building or dwelling subject to the provisions of this Ordinance shall be occupied, inhabited or used until a Certificate of Occupancy is issued by the Township Building Inspector.

9.41.3 Structures:

- a. **Restoring Unsafe Buildings:** Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the Township Building Inspector or the County Health Department. A building or structure condemned by the Township Building Inspector may be restored to safe condition provided change of use or occupancy is not contemplated nor compelled by reason of such reconstruction or restoration; except that if the damage or cost of reconstruction or restoration is equal to or in excess of its State Equalized value, the structure shall be made to comply in all respects with the requirements for materials and methods of construction of structures hereafter erected.
- b. **Structure to Have Access:** Every principal structure hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing fire protection, and required off-street parking.
- c. **One Single-Family Structure Per Lot:** No single family detached residential structure shall be erected upon a lot with another single family detached residential structure, unless it is part of an approved site condominium project. In addition, every building hereafter erected or structurally altered to provide dwelling units shall be located on a lot as herein defined.
- d. **Accessory Building:** No accessory building shall be erected in any required front yard, and no separate accessory building shall be erected closer than six (6) feet to an abutting property line. Any accessory building must be located on the same site, parcel, or lot as the principal use.
- e. **Exceptions to Height Regulation:** The height limitations contained in the Ordinance do not apply to spires, belfries, cupolas, antennae, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- f. **Health/Construction Standards:**
  1. If central water and sanitary sewage facilities are available, the new dwellings shall be connected to such facilities.

2. Conventional site built dwellings and all other manufactured dwellings shall comply with State Building Code standards and other applicable fire, plumbing, electrical, etc. codes and regulations.
3. All dwellings shall have a foundation complying with the State Building Code standards including a foundation wall constructed of such materials and type as required in the State Building Code.
4. Conventional site built dwellings shall have an anchoring system complying with the State Building Code, and manufactured housing shall be secured to the premises by an anchoring system or devices compatible with those required by the Michigan Mobile Home Commission.

g. Aesthetic Standards:

1. Dwellings shall have a foundation wall around the home as specified in 9.41.3 (f).
2. Dwellings shall not have exposed wheels, touring mechanisms, undercarriage as chassis, and shall have an aesthetically suitable foundation or skirting around the outside perimeter.
3. Dwellings shall have a roof drainage system with suitable gutters and proper downspouts.
4. All additions to the original dwellings shall have a similar appearance in quality or workmanship as the original dwelling including an appropriate foundation and permanent attachment to the principal structure.
5. There shall be a minimum of two (2) exterior doors with one being in the front of the home and the other in the rear or side of the home connected to permanently attached steps.
6. All new dwellings located on platted lots within the Township should be designed and constructed so as to be compatible and enhance the surrounding structures and be of an architectural style to compliment the neighborhood.

9.41.4 Lots:

- a. **New Lots to be Buildable:** All newly created lots shall have buildable area. The net buildable area of a lot shall be at least 75% of the minimum lot area of the respective zoning district and a continuous piece of land excluding land subject to flooding six (6) months of the year, wetlands, poor drainage, steep slopes, rock outcrops and land encumbered by easements preventing the use of the land.
- b. No new lots shall be created which do not meet the minimum lot size regulations of this Ordinance.

- c. **Corner Lots:** On a corner lot, each lot line which abuts a street shall be deemed to be a front lot line, and the required yard along both lot frontages shall be a required front yard. The owner shall elect and so designate in his application for permit, which of the remaining two (2) required yards shall be the required side yard and which the required rear yard.
- d. **Existing Platted Lots:** Any residential lot laid out on an approved plat or existing at the time of adoption of this ordinance, that fails to comply with the minimum requirements of this ordinance may be used for single-family dwelling, provided said lot can meet the setback requirements of the respective zoning district.

SECTION 9.50      ADDITIONAL GENERAL REGULATIONS

9.50.1      General Lighting, Screening Requirements, and Fences:

a.      Lighting:

All private lights used for the illumination of dwellings or business establishments or for the illumination of business buildings or areas surrounding them, or the illumination or display of merchandise or products of business establishments shall be completely shielded from the view of vehicular traffic using the road or roads abutting such business property. Lighting which is designed to illuminate the premises shall be installed in a manner which will not cast direct illuminations on adjacent properties.

b.      Non-Residential Uses Abutting Residentially Zoned Lots:

Except as otherwise provided in this Zoning Ordinance, all premises used for business, commercial or industrial purposes shall be screened from abutting residential districts. Screening shall be any of the following and shall apply to side and rear setbacks:

1.      A natural buffer planted with evergreens or shrubbery which maintains their density and screening effect throughout the calendar year, not less than four (4) feet in height at the time of planting and maintained in a neat and attractive manner commensurate with the adjoining residential district.
2.      A wall or fence of sufficient density or compactness to screen the structures and activities of the business from the view of occupants of adjoining premises, not less than five (5) feet in height and maintained in a neat and attractive manner, commensurate with the adjoining residential district.
3.      An earth berm not less than four (4) feet in height and planted.
4.      For side yard screening, no such wall plant material or fence shall impair safe site distances. No planting or fences shall exceed two (2) feet in height, twenty five (25) feet from a road or street intersection. Also see sketch for guidance.

INSERT VISIBILITY TRIANGLES DIAGRAM

c. Fences:

1. Front yard retaining walls and fences not more than four (4) feet in height are permitted in the required yards of all zones, provided said fences are not more than fifty percent (50%) solid.
2. Walls and solid fences of not more than six (6) feet in height are permitted only in side or rear yards in Residential zone.
3. When installed, the decorative side of the fence shall face the abutting property.
4. In all districts, the frontages for corner lots shall comply with the provisions for residential front yard fencing. In addition, no fence, structure or planting over two (2) feet in height above the curb line except deciduous trees shall be erected or maintained within twenty-five (25) feet of intersecting street right-of-way lines so as to interfere with traffic visibility across the corner.
5. Barbed wire fences are prohibited in all zoning districts. However, barbed wire strands may be used to enclose storage areas or other similar industrial and commercial uses. The strands shall be restricted to the upper most portion of the fence and shall not extend lower than a height of eight (8) feet from the nearest ground level.
6. In the event of any controversy to the adequacy of any proposed or existing screening or the creation of any nuisance or annoyance by artificial lighting, the Board of Appeals shall have the right and is hereby given the authority to interpret and determine the screening and lighting provisions and the purpose herein sought to be accomplished.

SECTION 9.60 NON-CONFORMITIES:

9.60.1 Continuance of Non-Conforming Uses and Structures:

Only lawful non-conforming uses or structures in existence at the time of passage of this Ordinance or amendments thereof, may be continued, but shall not be extended, added to or altered unless each such extension, alteration or addition is in conformity with the provisions of this Ordinance. Land now occupied by an illegal non-conforming use or structure shall not be eligible for any variance or zoning permit until the illegal non-conformity is removed.

9.60.2 Discontinuance of Non-Conforming Uses:

If the non-conforming use of any land shall terminate for a continuous period of over twelve (12) months or more, such use shall not be re-established and any future use of such land or structure shall be in conformity with this Ordinance.

9.60.3 Restoration and Repair:

- A. Such repairs and maintenance work as are required to keep a non-conforming building or structure in a sound condition may be made.

- B. In the event any non-conforming use or structure shall be damaged by fire, wind or an Act of God or Act of War, it may be rebuilt or restored provided the cost of restoration thereof shall not equal or exceed the Assessed Value of such building or structure. Such determination shall be made by either the Township Building Inspector or Township Assessor.
- C. Non-conforming buildings or structure may be restored, provided it does not exceed the floor area size, height, and placement of the original building or structure.

9.60.4 Change of Use or Structure:

A non-conforming use may be changed to another non-conforming use if the Board of Appeals find that such a new use would markedly decrease the degree of non-conformance and would enhance the desirability of adjacent conforming uses.

This shall not be construed to permit the conversion of a non-conforming use to a prior non-conforming use, nor to waive the other provisions of this Ordinance.

9.60.5 Non-Conforming Due to Reclassification:

The foregoing provisions of this Ordinance shall also apply to buildings, land or uses which hereafter become non-conforming due to any reclassification of districts of any subsequent change in the regulations of this Ordinance.

SECTION 9.70 TEMPORARY PERMITS:

Temporary Permits may be authorized by the Township Board after a hearing, for a period not to exceed six (6) months, for non-conforming uses incidental to construction projects on the same premises and including such uses as storage of building supplies and machinery, signs and the assembly of building materials. In addition, the Township Board, after a hearing, may authorize a certificate for a dwelling house to be temporarily used as a sales and management office for the sale of homes within a subdivision for a period of one (1) year, provided all of the following requirements are complied with:

- 9.70.1 The house to be used as such office is built upon a lot approved as part of the approved subdivision and is of substantially similar design as those houses to be sold within the subdivision.
- 9.70.2 No retail sales or business other than that accessory to the management and sales of the land in the subdivision owned by the applicant shall be permitted.
- 9.70.3 Said dwelling house shall meet all other zoning restrictions of the zone in which it is located.

**TABLE 1**  
**Major Plant Types and Their Appropriate Uses**

Tree Type	Adjacent to walkways	Adjacent to buildings	Parking areas	Service areas	Front yard greenbelt	Landscape buffer	Site landscaping	Retention areas	Speciman plantings	Steep slopes
Evergreens										
Fir		X		X	X	X	X			
Spruce		X		X	X	X	X			
Pine		X				X	X	X		
Hemlock		X				X	X			
Douglas Fir		X				X	X		X	
Narrow Evergreen Trees										
Red Cedar		X		X		X	X	X		
Arbor Vitae		X		X	X	X	X			
Juniper (selected varieties)		X								
Large Deciduous Trees										
Oak	X	X	X	X	X	X	X	X		
Maple		X				X	X	X		
Beech	X	X	X	X	X	X	X	X		
Linden	X	X	X	X	X	X	X	X		
Ash	X	X	X	X	X	X	X	X		
Ginkgo (male only)	X	X	X	X	X	X	X	X		
Honeylocust (seedless, thornless)		X	X	X	X	X	X	X		
Birch		X	X	X	X	X	X	X		
Sycamore		X	X	X	X	X	X	X		



**TABLE 1**  
**Major Plant Types and Their Appropriate Uses**

Tree Type	Adjacent to walkways	Adjacent to buildings	Parking areas	Service areas	Front yard greenbelt	Landscape buffer	Site landscaping	Retention areas	Speciman plantings	Steep slopes
Small Deciduous Trees (ornamental)										
Flowering Dogwood (disease resistant)	X	X					X		X	
Flowering Cherry		X			X		X		X	
Plum, Pear		X			X		X	X	X	
Hawthorne (thornless)		X			X		X	X	X	
Redbud	X	X			X		X	X	X	
Magnolia	X	X			X		X	X	X	
Flowering Crabapple		X			X		X	X	X	
Mountain Ash		X			X		X	X	X	
Hornbeam		X			X		X	X	X	
Russian Olive		X			X	X	X	X	X	X
Large Evergreen Shrubs										
Irish Yew		X				X	X			
Hicks Yew		X				X	X			
Upright Yew		X				X	X			
Spreading Yew		X				X	X			X
Pfitzer Juniper		X				X	X			X
Savin Juniper		X			X		X		X	
Mugo Pine		X				X	X			
Small Evergreen Shrubs										
Brown's, Ward's		X					X			X
Dwarf Mugho Pine		X					X			
Euonymous Varieties		X			X	X	X			

**TABLE 1**

**Major Plant Types and Their Appropriate Uses**

Tree Type	Adjacent to walkways	Adjacent to buildings	Parking areas	Service areas	Front yard greenbelt	Landscape buffer	Site landscaping	Retention areas	Speciman plantings	Steep slopes
Large Deciduous Shrubs										
Honeysuckle		X			X	X	X			X
Lilac		X			X	X	X			X
Border Privet (hedge planting)		X			X	X	X	X		X
Sumac										
Buckthorn		X			X	X	X			
Pyracantha		X			X	X	X			
Weigela		X			X	X	X			
Flowering Quince		X			X	X	X			
Barberry		X			X	X	X			
Cotoneaster (Peking and Spreading)		X			X	X	X			X
Sargent Crabapple		X			X	X	X			
Dogwood (Red Oster and Grey)		X			X	X	X	X	X	X
Euonymus Varieties		X			X	X	X	X		
Viburnum Varieties		X			X	X	X	X		
Tall Hedge (hedge planting)	X	X		X	X	X	X			
Small Deciduous Shrubs										
Draft Winged		X				X	X			X
Regal Privet		X				X	X			X
Fragrant Sumac		X				X	X			X
Japanese Quince		X				X	X			X
Cotoneaster (Rockspray, Cranberry)		X	X			X	X	X		X
Potentilla		X				X	X			X
Ground Cover										
Periwinkle	X	X			X	X	X		X	X
Baltic Ivy	X	X			X	X	X		X	X
Euonymus Varieties	X	X			X	X	X		X	X
Hall Honeysuckle	X	X			X	X	X		X	X
Pachysandra	X	X			X	X	X		X	X

**TABLE 1**

**Major Plant Types and Their Appropriate Uses**

Tree Type	Adjacent to walkways	Adjacent to buildings	Parking areas	Service areas	Front yard greenbelt	Landscape buffer	Site landscaping	Retention areas	Speciman plantings	Steep slopes
Vines										
Euonymous Varieties		X					X			
Virginia Creeper		X					X			
Baltic Ivy		X					X		X	
Wisteria		X					X		X	

**TABLE 2**  
**Plant Material Size Requirements**

Tree Type	Height					Caliper		18"-2' Spread	2" Peat Pot	2 Gallon Container
	5'-6'	3'-4'	2'-3'	18"-2'	2"	2 1/2"				
	Evergreens									
Fir	X									
Spruce	X									
Pine	X									
Hemlock	X									
Douglas Fir	X									
Narrow Evergreen Trees										
Red Cedar	X									
Arbor Vitae	X									
Juniper (selected varieties)	X									
Large Deciduous Trees										
Oak						X				
Maple						X				
Beech						X				
Linden						X				
Ash						X				
Ginkgo (male only)						X				
Honeylocust (seedless, thornless)						X				
Birch						X				
Sycamore						X				

**TABLE 2**

**Plant Material Size Requirements**

Tree Type	Height				Caliper		18"-2' Spread	2" Peat Pot	2 Gallon Container
	5'-6'	3'-4'	2'-3'	18"-2'	2"	2 1/2"			
Small Deciduous Trees (ornamental) Flowering Dogwood (disease resistant) Flowering Cherry Plum, Pear Hawthorne (thornless) Redbud Magnolia Flowering Crabapple Mountain Ash Hornbeam Russian Olive					X X X X X X X X X X				
Large Evergreen Shrubs Irish Yew Hicks Yew Upright Yew Spreading Yew Pfitzer Juniper Savin Juniper Mugho Pine	X X X						X X X X		
Small Evergreen Shrubs Brown's, Ward's Sebion Yews Dwarf Spreading Juniper Dwarf Mugho Pine Euonymous Varieties							X X X X X		

**TABLE 2**  
**Plant Material Size Requirements**

Tree Type	Height					Caliper		18"-2' Spread	2" Peat Pot	2 Gallon Container
	5'-6'	3'-4'	2'-3'	18"-2'	2"	2 1/2"				
Deciduous Shrubs										
Honeysuckle			X							
Lilac			X							
Border Privet (hedge planting)				X						
Sumac		X								
Buckthorn		X								
Pyracantha		X								
Weigela		X								
Flowering Quince		X								
Barberry		X								
Cotoneaster (Peking and Spreading)		X								
Sargent Crabapple		X								
Dogwood (Red Oster and Grey)		X								
Euonymus Varieties		X								
Viburnum Varieties		X								
Tail Hedge (hedge planting)			X							
Small Deciduous Shrubs										
Draft Winged							X			
Regal Privet							X			
Fragrant Sumac							X			
Japanese Quince							X			
Cotoneaster (Rockspray)							X			
Cranberry							X			
Potentilla							X			

SECTION 9.80

MINIMUM LANDSCAPE AND SCREENING REQUIREMENTS:

- 9.80.1 For all Multiple-Family Residential Districts, 25% of the site shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every 1,000 square feet of portion thereof, plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Ground cover or lawn is required in all landscaped areas. (See Table 1 for appropriate uses of plant materials).
- 9.80.2 For permitted and conditional nonresidential uses in the AE and R-1 Districts, 30% of the site under development shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 1,500 square feet or portion thereof.
- (Plant materials existing on the site prior to development may be included as part of the requirement). Twenty-five (25) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 40% of the required open space between the building and the street. (See Table 1 for appropriate uses of plant materials).
- 9.80.3 For permitted and conditional uses in the OS, C-1, C-2, I-1, and I-2 Districts, 15% of the site shall be in landscaped open space with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Thirty (30) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 60% of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s). (See Table 1 for appropriate uses of plant materials).
- 9.80.4 All areas shall be landscaped and shall meet the following standards:
- a. No synthetic plant materials such as artificial grass, shrubs, trees, or flowers shall be used to fulfill any landscaping requirements.
  - b. Berms, whenever utilized shall be designed and landscaped to minimize erosion. Berms adjacent public rights-of-way shall have a slope no greater than 3:1, unless designed as part of a retaining wall.
  - c. All landscaping materials shall consist of healthy specimens compatible with local climate, soil characteristics, drainage, and water supply. All plant material shall be reasonably resistant to drought and disease. Non-nursery derived stock shall not be used to satisfy these requirements.
  - d. Grass or other living plants shall be primary ground cover in required landscaped areas. Both sod planting and seeding are acceptable.

- e. Ground covers other than grass shall be planted in required areas to provide complete coverage within two (2) growing seasons. Vines shall not be used adjacent to pedestrian areas.
- f. Unless otherwise specified, materials such as river rock, cobble, boulders, paving stone, patterned concrete, bark and wood chips shall be limited to small areas and shall not exceed 25% of the required landscape area. All loose ground covers shall be at least six (6) inches deep. Loose gravel less than three (3) inch minimum aggregate size shall not be used in areas abutting public streets or sidewalks.
- g. Maintenance shall include all reasonable and regular irrigation, weeding, fertilizing and pruning. Plant materials which show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material shall be replaced immediately or as soon as practical under the seasonal conditions existing and according to the approved site plan. The developer and subsequent owner(s) shall be responsible for maintaining all on-site landscaping.
- h. Plant materials and their minimum size requirements shall be installed in accordance with Table 1 and 2.
- i. Landscaping plans may be submitted to the Township Building Inspector for technical review and to the Planning Commission for approval within ninety (90) days after final approval of the site plan. Plans may be submitted as an amendment to the site plan, thereby not requiring an additional review fee. On projects in excess of two (2) acres, the developer may file a phased plan for completing the landscaping pursuant to these standards.

**SECTION 9.90 SITE PLAN APPROVAL:**

A site plan review procedure is hereby established for Raisin Charter Township. The purpose of a site plan review is to determine compliance with the provisions set forth herein and to promote the orderly development of the Township, the stability of land values and investments in the general welfare, and to help prevent impairment of depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting and appearance.

The following provisions in this section shall apply to all use requiring site plan review by this Ordinance, including platted subdivisions, site condominium developments, multiple family developments, mobile home parks, commercial developments industrial developments, and all uses requiring a conditional use permit (single family and duplex units are not subject to site plan review). Approved plans shall regulate the development on the premises, unless modified in the same manner as the plans were originally approved. A site plan approval is required in any District for any private, public or commercial use, such as churches, libraries, playgrounds and parks, schools, rental halls, etc., where a Site Plan is not usually required.

**9.90.1 Submission Requirements:**

All site plans as required by this Ordinance shall be submitted to the Township in ten (10) copies. These copies will be distributed to the Township Planning Commission and Township Supervisor.

- A. All site plan reviews shall use the following procedures:



1. Professional review by approved architect, planner or engineer may be obtained by the Township. The cost of review will be passed along to the applicant.
2. The Planning Commission shall review the site plan at its next regularly scheduled meeting. The Planning Commission may elect to postpone a decision on the site plan until its next regularly scheduled meeting if the site plan is determined to be incomplete or has been submitted within seven (7) calendar days of the meeting.
3. The Planning Commission shall recommend, with specified changes and/or conditions, or disapprove the applicant's request, using the standards described in Section 9.90.4 of this Ordinance.
4. Conditions or changes stipulated by the Planning Commission shall be recorded in the minutes of the meeting and made available to the applicant in writing. One (1) copy of an approved site plan containing the signature of the Planning Commission Chairperson and the appropriate date, shall be kept on file in the township hall.
5. Of the ten (10) copies submitted, one shall be kept on file by the Planning Commission, one retained by the Township Building Inspector and one returned to the applicant.

9.90.2 The following information shall accompany all plans submitted for review:

- A. A legal description of the property under consideration.
- B. A map indicating the gross land area of the development, the present zoning classification thereof and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements.
- C. The names and addresses of the architect, planner, designer, or engineer responsible for the preparation of the Site Plan.
- D. Drawings or sketches of the exterior and elevations, and/or perspective drawings of the building or structures under consideration.

9.90.3 The following information shall be included on the Site Plan:

- A. A scale of not less than 1" = 40', if the subject property is less than three (3) acres, and 1" = 100', if it is three (3) acres or more.
- B. Date, north point and scale.
- C. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
- D. The siting of all structures on the subject property and abutting properties.

- E. The location of each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building areas, distances between structures and lot lines, setback lines, and approximate location of vehicular entrances and loading points.
- F. The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided.
- G. All pedestrian walks, mall and open areas.
- H. Location and height of all walls, fences and screen planting, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and be maintained. (Plant materials shall be chosen and installed in accordance with standards recommended by the Lenawee County Cooperative Extension Service or American Nursery Association).  
  
The location and right-of-way widths of all abutting streets.
- J. Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
- K. A grading plan with topographic elevations of the area, showing method of storm drainage.
- L. Size and location of proposed sewer and water lines and connections.
- M. The number of proposed units (for multiple family developments).
- N. Significant environmental features such as wetlands, shoreline, streams, woodlots, existing trees and vegetation.
- O. Information as may be required by the Planning Commission and Township Board to assist in the consideration of the proposed development.

9.90.4 In order that building, open space and landscaping will be in harmony with other structures and improvements in the area, and to assure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether the site plan meets the following criteria, unless the Planning Commission determines that one or more of such criteria are inapplicable:

- A. The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment.
- B. Pedestrian walkways shall be provided as deemed necessary by the Planning Commission for separating pedestrian and vehicular traffic.
- C. Recreation and open space areas shall be provided in all multiple family residential developments.

- D. The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements as set forth in this Ordinance, unless otherwise provided.
  - E. The requirements for fencing, walks, and other protective barriers shall be complied with as provided in this Ordinance and as deemed appropriate by the Planning Commission.
  - F. The site plan shall provide for adequate storage space for the use therein.
  - G. Security measures shall be provided as deemed necessary in conformance with all applicable laws of the State of Michigan for the protection of residents and/or occupants of the structures.
  - H. Fire protection measures shall be provided as deemed necessary in conformance with all applicable laws of the State of Michigan for the protection of residents and/or occupants of the structures.
  - I. The site plan shall comply with all requirements of the applicable zoning district, unless otherwise provided.
- 9.90.5 The Planning Commission shall have the function and power to approve or disapprove the site plan subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of these regulations and other Ordinances.
- 9.90.6 The Planning Commission shall have the function and power to request additional professional review from the Township Attorney, Engineering Consultant and/or Planning Consultant, and the permittee shall be responsible for any and all charges incurred therefor.
- 9.90.7 The Building Permit may be revoked in any case where the conditions of such permit have not been or are not being complied with, in which case the Planning Commission shall give the permittee notice of intention to revoke such permit at least ten (10) days prior to review of the permit by the Planning Commission. After conclusion of such review the Planning Commission may revoke such permit if it feels that a violation in fact exists and has not been remedied prior to such hearing.
- 9.90.8 Site Change:  
 Any structure, use, or field change added subsequent to the initial site plan approval must be approved by the Planning Commission. Incidental and minor variations of the approved site plan with the written approval of the Township Building Inspector shall not invalidate prior site plan approval. (See Section 13.70 Administrative Variance).
- 9.90.9 Phased Construction / Expiration of Site Plan Approval:
- 1. Phased Construction

Where phases or staged construction is contemplated for the development of a project, the site plan submitted must show the inter-relationship of the proposed project to the future stages, including the following:

- A. Relationship and identification of future structures, roadways, drainage, water, and sewer.
- B. Pedestrian and vehicular circulation.
- C. Time schedule for completion of the various phases of the proposed construction.
- D. Temporary facilities or construction of same as required to facilitate the stated development.

2. Expiration of Site Plan Approval

A site plan shall expire, and be of no effect, three hundred and sixty-five (365) days after the approval thereof, unless within such time the building inspector has issued a building permit for proposed work authorized under the provisions of the Zoning Ordinance. If, following issuance of a building permit, work has not been commenced, or if work ceases for a period of one hundred eighty (180) days or more, site plan approval shall expire. The Planning Commission shall be permitted to extend the period of effectiveness of a site plan approval for a period not to exceed one hundred eighty (180) days upon application made by the property owner within the period of effectiveness of the original site plan approval. Such extension may be granted upon determination by the Planning Commission that, following site plan approval, there have been no zoning ordinance changes which would have an impact upon the development. In the event of such ordinance changes, an extension may nonetheless be granted by the Planning Commission upon agreement by the property owner to comply with such ordinance changes, and the site plan has been modified and approved accordingly.

SECTION 9.100 SIGNS AND SIGN REGULATIONS:

9.100.1 A building permit shall be required for the erection, construction, or alteration of any sign, except as hereafter provided, and all such signs shall be approved by the Building Inspector as to their conforming to the requirements of the Zoning district wherein said sign or signs are to be located and the requirements of this section.

9.100.2 Signs in the A-I District:

- A. One only, double-faced, non-illuminated sign, 12 square feet in area, the subject matter of which is limited to the name of the owner and the nature of the farm products grown on the premises, which sign shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.
- B. Home Occupation - one only, double-faced, non-illuminated sign, limited to four (4) square feet in area, the subject matter limited to the name of the owner and/or the nature of the home occupation on the premises, which sign shall not be closer to any

**9.100.2.3 Location:** No sign shall be erected at any location where by reason of the position, size, shape or color, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead or confuse traffic.

**9.100.3 Signs allowed in the A-1 District:**

- A. **Agriculture** - One only, double-faced, non-illuminated sign, limited to twelve (12) square feet in area, the subject matter of which is limited to the name of the owner and/or the nature of the farm products grown on the premises, which sign shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.
- B. **Home Occupation** - One only, double-faced, non-illuminated sign, limited to four (4) square feet in area, the subject matter of which is limited to the name of the owner and the nature of the home occupation on the premises, which sign shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.

**9.100.4 Signs allowed in the AE, R-1, RM-1 and RMH Districts:**

- A. One non-illuminated sign advertising the rental, sale or lease of the lot or building.
- B. One non-illuminated sign announcing a home-occupation not to exceed four (4) square feet in area and it shall be attached flat against a building wall.
- C. One non-illuminated sign advertising a recorded subdivision or development not to exceed thirty-two (32) square feet in area. Sign shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.
- D. One non-illuminated sign advertising public, charitable, or religious institutions not to exceed twelve (12) square feet in area. Sign shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.

**9.100.5 Signs in the C-1, C-2, OS, I-1, I-2 and P Districts:**

In any commercial or industrial district, a sign is permitted only where it advertises a business occupying the same lot or parcel of land upon which the sign is erected. Signs shall conform to the building setback and height requirements, except for, and in addition to, the following requirements.

- A. In a commercial or industrial district a sign may be affixed flat against the wall of the building, or may project there from not more than forty-eight (48) inches. No sign may project over public property. The total sign area shall not exceed one-half (1/2) square foot for each foot in length and height of wall, whichever is greater, to which it is affixed. No sign shall extend above the building wall to which it is affixed.
- B. One freestanding identification sign may be erected for a shopping center or other integrated group of commercial buildings. The area of said sign shall be based on one (1) square foot for each front foot of the building, or buildings, for which it is established; however, it shall not exceed two hundred (200) square feet in area, nor be closer to any side and back property line than ten (10) feet, nor be placed closer to any street right-of-way than ten (10) feet, nor exceed sixteen (16) feet in height.
- C. One freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed fifty (50) square feet in area, nor be closer to any side and back property line than ten (10) feet, nor be placed closer to any street right-of-way than ten (10) feet, nor exceed sixteen (16) feet in height.

## SECTION 9.100 SIGN REGULATIONS

**9.100.1 Sign Definitions:** The following definitions are related to signs:

**9.100.1.1 Sign:** Any announcement, declaration, display, billboard, illustration and insignia when designed and placed so as to attract general public attention. Such shall be a single sign whenever the proximity, design, content or continuity reasonable suggests a single unit, regardless of any physical separation between parts. Signs shall include banners, bulbs, other lighting devices, streamers, pennants, balloons, flags or similar devices.

**9.100.1.2 Illuminated sign:** Any sign artificially illuminated by electricity or other similar power source.

**9.100.1.3 Reader board sign:** A permanent sign capable of displaying words, symbols, figures, or images which allows for the sign face to change the image by physical, mechanical, or electronic means.

An electronic reader board sign is a permanent sign capable of displaying words, symbols, figures, or images that uses an electronic display created through the use of a pattern of lights in a dot matrix configuration, LED (light emitting diode) or digital technology which allows for the sign face to intermittently change the image without having to physically or mechanically replace the sign face.

**9.100.1.4 Portable sign:** A sign structure which is not attached to a building and is capable of being moved within the zoning lot on which it is located or from one zoning lot to another.

**9.100.1.5 Temporary sign:** A display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display, but not including decorative displays for holidays or public demonstration.

**9.100.1.6 Construction sign:** A temporary sign denoting the business name of the building, architect, engineer, or contractor involved in any building construction or renovation.

**9.100.1.7 Political sign:** A temporary sign announcing the candidacy of persons running for public office or issues to be voted upon at an election and other information pertinent thereto.

**9.100.1.8 Real Estate sign:** A temporary sign denoting the rental, sale or lease of the lot or building upon which the sign is located.

### 9.100.2 General Requirements for all Signs:

**9.100.2.1 Permits:** A building permit shall be required for the erection, construction, replacement or alteration of any sign, except as hereafter provided, and all such signs shall be approved by the Building Inspector as to their conforming to the requirements of the Zoning district wherein said sign or signs are to be located and the requirements of this section. Additionally, an electrical permit shall be required for all illuminated signs or signs in which electrical wiring will be used in connection with the structure.

**9.100.2.2 Illumination:** All signs except for those permitted in agricultural and residential may be illuminated. However, such illumination shall be subject to approval by the Planning Commission. In considering such illumination, the Planning Commission shall give special consideration to traffic visibility and injurious effects on adjacent districts. Light used to illuminate signs shall be arranged to avoid glare from the light source and reflected light on adjoining premises and streets.

Electronic reader board signs are considered to be illuminated signs.

**9.100.6 Signs for Automobile Service Stations:** Notwithstanding other provisions of this ordinance, one (1) permanently installed sign shall be allowed but shall not be closer to any side and back property line than ten (10) feet, nor placed closer to any street right-of-way than ten (10) feet, and shall be installed so that a clear view of the street traffic by motorists and pedestrians is not obstructed in any way except for necessary supports. Such sign shall not exceed sixteen (16) feet in height, or fifty (50) square feet in area. An appropriate identification sign or legend may also be placed flat on the main building or fuel pump canopies.

**9.100.7 Exceptions:**

- 9.100.7.1** Portable signs and temporary signs, other than construction signs, political signs or real estate signs, are allowed without permit for a time limit not to exceed thirty (30) days. Such signs shall not exceed thirty-two (32) square feet in area, nor be closer to any side and back property line than ten (10) feet, nor be placed closer to any street right-of-way than ten (10) feet.
- 9.100.7.2** Construction signs are allowed without permit and shall not exceed sixteen (16) square feet in any agriculture or residential district or forty-eight (48) square feet in any non-residential district. Such signs shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet. All such signs shall be removed from the site within ten (10) days after completion of the construction project or the issuance of an occupancy permit.
- 9.100.7.3** Political signs are allowed without permit and shall be removed after the election to which they pertain. Such signs shall not exceed sixteen (16) square feet in any agriculture or residential district or forty-eight (48) square feet in any non-residential district and shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.
- 9.100.7.4** Real estate signs are allowed without permit and shall not exceed six (6) square feet in any agriculture or residential district or thirty-two (32) square feet in any non-residential district. Such signs shall not be closer to any side and back property line than ten (10) feet and placed no closer to any street right-of-way than ten (10) feet.

side and back property line than ten (10) feet and placed no closer to any street right-of-way line than ten (10) feet.

9.100.3 Signs in the AE, R-1, RM-1, and RMH Districts:

- A. One non-illuminated sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one lot. Such sign to be placed no closer to the street right-of-way line than one-half ( $\frac{1}{2}$ ) the minimum authorized front yard depth.
- B. One non-illuminated sign announcing a home-occupation or professional service not to exceed one and one-half ( $1 \frac{1}{2}$ ) square feet in area and it shall be attached flat against a building wall.
- C. One non-illuminated sign advertising a recorded subdivision or development not to exceed fifty (50) square feet in area and placed no closer to any street right-of-way line than twenty-five (25) feet; such sign shall be removed upon the completion and occupancy of the subdivision development.
- D. Public, charitable, or religious institutions may have a sign which shall not exceed twelve (12) square feet in area, placed no closer to any street right-of-way line than twenty-five (25) feet.
- E. No billboard, ground sign, advertising sign, or sign board except as noted in Section 9.100.3 shall be permitted in R-1 Districts.

9.100.4 Signs in the C-1, C-2, OS, I-1, I-2, and P Districts:

In any commercial or industrial district, a sign is permitted only where it advertises a business occupying the same lot or parcel of land upon which the sign is erected. Signs shall conform to the building setback and height requirements, except for, and in addition to, the requirements provided below.

- A. In an commercial or industrial district a sign may be affixed flat against the wall of the building, or may project therefrom not more than forty-eight (48) inches. No sign may project over public property. The total sign area shall not exceed one-half ( $\frac{1}{2}$ ) square foot for each foot in length and height of the wall, whichever is greater, to which it is affixed. No sign shall extend above the building wall to which it is affixed.
- B. One free-standing identification sign may be erected for a shopping center or other integrated group of stories or commercial buildings. The area of said sign shall be based on one (1) square foot for each front foot of building, or buildings, for which it is established; however, it shall not exceed two hundred (200) square feet in area, nor be closer to the front, side or rear property line, than one-half ( $\frac{1}{2}$ ) the distance of the required building set-back.
- C. One free-standing identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed fifty (50) square feet in area, nor be closer to the front, side or rear property line, than one-half ( $\frac{1}{2}$ ) the distance of the required building set-back, nor exceed in height sixteen (16) feet.



9.100.5 No sign shall be erected at any location where by reason of the position, size, shape or color, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead or confuse traffic. All signs except for those permitted in agricultural and residential districts may be illuminated; however, such illumination shall be subject to the approval of the Planning Commission. In considering such illumination the Planning Commission shall give special consideration to traffic visibility and injurious effects on adjacent districts. Light used to illuminate signs shall be arranged to avoid glare from the light source and reflected light on adjoining premises and streets.

9.100.6 Signs for Automobile Service Stations: Notwithstanding other provisions of this Ordinance, one (1) permanently installed sign shall be permitted but shall not be closer to the property line than five (5) feet and shall be installed so that a clear view of street traffic by motorists and pedestrians is not obstructed in any way except by necessary supports. Such sign shall not exceed in height sixteen (16) feet nor fifty (50) square feet

in area. An appropriate identification sign or legend may also be placed flat on the main building or fuel pump canopies.

#### SECTION 9.110 SITE CONDOMINIUM REGULATIONS

Pursuant to authority conferred by the Condominium Act (P.A. 59 of 1978, as amended), all condominium plats must be approved by the Raisin Charter Township Board of Trustees, after review and recommendation by the Planning Commission. A site plan in accordance with Section 9.90 shall be required for all site condominium projects. Each condominium development shall be located within a zoning district that permits the proposed use.

##### 9.110.1 Definitions

1. Condominium Documents - the master deed, recorded pursuant to the Condominium Act, and any other instrument referred to in the master deed or bylaws which affects the rights and obligations of a co-owner in the condominium.
2. Condominium Lot - the land in a condominium unit, together with the land in the adjacent and appurtenant limited common element, if there is such a limited common element.
3. Condominium Subdivision Plan - the drawings and information prepared in accordance with Section 66 of the Condominium Act.
4. Condominium Unit - the portion of a condominium project designed and intended for separate ownership and use, as described in the master deed.
5. Consolidating Master Deed - the final amended master deed for a contractable or expandable condominium project, or a condominium project containing convertible land or convertible space, which final amended master deed fully describes the condominium project as completed.
6. Contractable Condominium - a condominium project from which any portion of the submitted land or buildings may be withdrawn in accordance with this ordinance and the Condominium Act.

7. Conversion Condominium - a condominium project containing condominium units some or all of which were occupied before the filing of a notice of taking reservations under Section 7 of the Condominium Act.
8. Expandable Condominium - a condominium project to which additional land may be added in accordance with this ordinance and the Condominium Act.
9. Master Deed - the condominium document recording the condominium project to which are attached as exhibits and incorporated by reference the bylaws for the project and the condominium subdivision plan for the project, and all other information required by Section 8 of the Condominium Act.
10. Notice of Proposed Action - the notice required by Section 71 of the Condominium Act, to be filed with Raisin Charter Township and other agencies.
11. Site Condominium - a condominium development containing residential, commercial, office, industrial, or other structures or improvements for uses permitted in the zoning district in which located, in which each co-owner owns exclusive rights to a volume of space within which a structure or structures may be constructed, herein defined as a condominium unit, as described in the master deed.

9.110.2 Approval Required

Pursuant to authority conferred by Section 141 of the Condominium Act, the Planning Commission shall review all site condominium projects in accordance with this section as well as Section 9.90 (Site Plan Review) of this ordinance, and recommend approval, approval with conditions, or denial of preliminary and final site plans to the Raisin Charter Township Board of Trustees. The Board of Trustees has the authority to approve, approve with conditions, or deny preliminary and final site plans after receiving the recommendation of the Planning Commission. In reviewing a site condominium project, the Planning Commission and the Board of Trustees shall consider the adequacy of the master deed, utility systems, streets, site layout and design, and compliance with all requirements of the Condominium Act and this ordinance.

9.110.3 General Requirements

- A. No permits for erosion control, building construction, grading, or installation of water or sanitary sewage facilities or other construction activity shall be issued for property in a site condominium development until a final site plan therefore has been approved by the Raisin Charter Township Board of Trustees and is in effect. This requirement shall include contractible, conversion, and expandable site condominiums.
- B. If a building, structure, or use to be placed on a condominium lot requires site plan approval under Section 9.90 herein, a site plan for that building, structure, or use shall be approved in accordance with Section 9.90 before a certification of zoning compliance may be issued.
- C. Preliminary and final site plans shall be submitted in accordance with Section 9.90 provided that preliminary and final site plans shall not be combined for site

condominiums. A dimensionally stable copy of the as-built drawings shall be submitted to the Township Clerk.

- D. Each condominium unit shall be located within a zoning district that permits the proposed use.
- E. For the purpose of this ordinance, each condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which located. In the case of a site condominium containing single-family detached dwelling units, not more than one dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use, except in a planned unit development. Required yards shall be measured from the boundaries of a condominium lot. Ground floor coverage and floor area ratio shall be calculated using the area of the condominium lot.
- F. Each condominium lot shall meet the requirements of the Lenawee County Health Department Sanitary Code.
- G. Relocation of boundaries between adjoining condominium lots, if permitted in the condominium documents, as provided in Section 48 of the Condominium Act, shall comply with all regulations of the zoning district in which located and shall be approved by the Building Inspector. These requirements shall be made a part of the bylaws and recorded as part of the master deed.
- H. Each condominium lot that results from a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, shall comply with all regulations of the zoning district in which located and shall be approved by the Building Inspector. These requirements shall be made part of the condominium bylaws and recorded as part of the master deed.
- I. All information required by this ordinance shall be updated and furnished to the Building Inspector until all applicable certificates of zoning compliance have been issued.

#### 9.110.4 Preliminary Site Plan Requirements

- A. Concurrent with the submittal to the Township of the "Notice of Proposed Action" (as addressed in Section 71 of the Condominium Act), a preliminary site plan shall be submitted to the Township.
- B. The preliminary site plan shall include all land that the developer intends to include in the site condominium project.
- C. The preliminary site plan shall include all information required in Section 9.90 except that proposed buildings on the subject property need not be shown on the preliminary site plan as is usually required under Section 9.90.3 (D). However, the display of off-site buildings is required on the preliminary site plan. In addition to the requirements of Section 9.90 of this ordinance and the Condominium Act, the location and dimensions of condominium lots and all required yards shall be shown on the preliminary site plan.

9.110.5 Final Site Plan Requirements

- A. A final site plan shall be filed for review and approval for each phase of development shown on the approved preliminary site plan.
- B. A final site plan for any phase of development shall not be filed for review by the Planning Commission and approval by the Township Board of Trustees unless a preliminary site plan has been approved by the Township Board of Trustees and is in effect.
- C. A final site plan shall include all information required in Section 66 of the Condominium Act, and the master deed and bylaws. As with the preliminary site plan, the final site plan shall also include all information required in Section 9.90 except that proposed buildings on the subject property need not be shown on the final site plan as is usually required under Section 9.90.3 (D). However, the display of off-site buildings is required on the final site plan. In addition to the requirements of Section 9.90 of this ordinance and the Condominium Act, the location and dimensions of condominium lots and all required rear yards shall be shown on the final site plan.
- D. The applicant shall provide proof of approvals by all county and state agencies having jurisdiction over the improvements in the site condominium development, including but not limited to the Lenawee County Drain Commissioner, the Lenawee County Health Department, the Lenawee County Road Commission, the Michigan Department of Environmental Quality, and the Michigan Department of Transportation. The Township Board of Trustees shall not approve a final site plan until each county and state agency having such jurisdiction has approved that portion of the final site plan that is subject to its jurisdiction.

9.110.6 Revision of Site Condominium Plan

If the condominium subdivision plans are revised, the final site plan shall be revised accordingly and submitted for review and approval or denial by the Township Board of Trustees before any building permit may be issued, where such permit is required.

9.110.7 Streets

All streets proposed for any site condominium, shall meet or exceed the standards set forth in the Raisin Charter Township amended Road and Private Drive Special Ordinance passed October 13th, 2003. The standards to be met are Section 2: Private Roads.

9.110.8 Amendment to Master Deed or Bylaws

Any amendment to a master deed or bylaws that affects the approved preliminary or final site plan, or any conditions of approval of a preliminary or final site plan, shall be reviewed and approved by the Township Board of Trustees before any building permit may be issued, where such permit is required. The Township Board of Trustees may require its review of any amended site plan if, in its opinion, such changes in the master deed or bylaws require corresponding changes in the approved site plan.

9.110.9 Construction Located in General Common Element

Any application for a building permit for construction to be located in a general common element shall include written authorization by the condominium association for the application.

9.110.10 Monuments and Lot Irons

Monuments shall be set at all boundary corners and deflection points and at all road right-of-way intersection corners and deflection points. Lot irons shall be set at all condominium lot corners and deflection points of condominium lot lines.

The Township may grant a delay in the setting of required monuments or irons for reasonable time, but not to exceed one year, on condition that the developer deposit with the Township Clerk cash, a certified check, or any irrevocable bank letter of credit running to Raisin Charter Township, whichever the developer selects, in an amount as determined from time to time by resolution of the Raisin Charter Township Board of Trustees. Such deposit shall be returned to the developer upon receipt of a certificate by a surveyor to set the monuments and irons in the ground as shown on the condominium site plans, at a cost not to exceed the amount of the security deposit.

9.110.12 Rights-of-Way and Utility Easements

All right-of-way and utility easements shall be described separately from individual condominium lots and shall be accurately delineated by bearings and distances on the condominium subdivision plan and the final site plan. The rights-of-way and utility easements shall be separately designed for their individual purpose, such as access, roadway, location, installation, maintenance and replacing of public utilities. The developer shall dedicate to Raisin Charter Township all easements for public water, sanitary sewer lines and appurtenances, and electric utilities. All streets shall be dedicated to the Lenawee County Road Commission and shall be constructed to their standards.