

## TABLE OF CONTENTS

<b>ARTICLE 1.0</b>	<b>TITLE, PURPOSES, AND ENABLING AUTHORITY.....</b>	<b>1 - 1</b>
Section 1.01	Title.....	1 - 1
Section 1.02	Enabling Authority .....	1 - 1
Section 1.03	Purposes .....	1 - 1
Section 1.04	Scope .....	1 - 2
Section 1.05	Adoption .....	1 - 3
Section 1.06	Effective Date.....	1 - 3
Section 1.07	Severability .....	1 - 3
Section 1.08	Repeal of Previous Ordinances .....	1 - 3
Section 1.09	Conflict With Other Laws .....	1 - 3
<b>ARTICLE 2.0</b>	<b>ADMINISTRATION AND ENFORCEMENT .....</b>	<b>2 - 1</b>
Section 2.01	Compliance Required .....	2 - 1
Section 2.02	Authority, Duties, and Responsibilities .....	2 - 1
Section 2.03	Zoning Permits .....	2 - 4
Section 2.04	Building Permits.....	2 - 6
Section 2.05	Certificates of Occupancy .....	2 - 6
Section 2.06	Records .....	2 - 7
Section 2.07	Fees and Performance Guarantees .....	2 - 7
Section 2.08	Compliance with Plans and Applications .....	2 - 9
Section 2.09	Violations and Penalties.....	2 - 9
Section 2.10	Public Hearing Procedures .....	2 - 11
<b>ARTICLE 3.0</b>	<b>GENERAL PROVISIONS.....</b>	<b>3 - 1</b>
Section 3.01	Building Regulations.....	3 - 1
Section 3.02	Completion of Construction.....	3 - 1
Section 3.03	Dumping and Filling of Land .....	3 - 2
Section 3.04	Ponds, Excavations, and Holes .....	3 - 2
Section 3.05	Grade .....	3 - 3
Section 3.06	Fences and Walls .....	3 - 4
Section 3.07	Accessory Structures .....	3 - 6
Section 3.08	Occupied Spaces.....	3 - 10
Section 3.09	Essential Services.....	3 - 10
Section 3.10	Qualified Space.....	3 - 10
Section 3.11	Property Maintenance .....	3 - 10
Section 3.12	Property Between Lot Line and Road .....	3 - 10
Section 3.13	Voting Place .....	3 - 11
Section 3.14	Approval of Plats .....	3 - 11
Sections 3.15 – 3.20	Reserved	
Section 3.21	Sidewalks.....	3 - 11
Section 3.22	Exterior Lighting .....	3 - 11

## TABLE OF CONTENTS

<b>ARTICLE 4.0</b>	<b>ZONING DISTRICTS.....</b>	<b>4 - 1</b>
<b>SECTION 4.100</b>	<b>PURPOSE OF DISTRICTS.....</b>	<b>4 - 1</b>
Section 4.101	Zoning Districts.....	4 - 1
Section 4.102	Agricultural (AG) District.....	4 - 1
Section 4.103	Rural Small Farm (SF) District .....	4 - 2
Section 4.104	Single-Family Residential (R-1, R-2, R-3) Districts.....	4 - 2
Section 4.105	Two-Family Residential (R-T) District.....	4 - 2
Section 4.106	Multiple-Family Residential (RM) District .....	4 - 2
Section 4.107	Manufactured Housing Park (RMH) District.....	4 - 3
Section 4.108	Neighborhood Commercial (C-1) District .....	4 - 3
Section 4.109	Community Commercial (C-2) District .....	4 - 4
Section 4.110	General Commercial (C-3) District .....	4 - 4
Section 4.111	Light Industrial (LI) District.....	4 - 4
Section 4.111	Public/Recreational (PR) District.....	4 - 4
<b>SECTION 4.200</b>	<b>GENERAL STANDARDS .....</b>	<b>4 - 5</b>
Section 4.201	Principal Uses and Special Land Uses.....	4 - 5
Section 4.202	Prohibited Uses.....	4 - 5
Section 4.203	Design and Development Requirements.....	4 - 5
Section 4.204	District Boundaries.....	4 - 5
Section 4.205	Official Zoning Map .....	4 - 5
<b>ARTICLE 5.0</b>	<b>SCHEDULE OF REGULATIONS.....</b>	<b>5 - 1</b>
Section 5.101	Table of Dimensional Standards by District.....	5 - 1
<b>SECTION 5.200</b>	<b>ADDITIONAL STANDARDS AND EXCEPTIONS.....</b>	<b>5 - 3</b>
Section 5.201	General Standards .....	5 - 3
Section 5.202	Height Standards and Exceptions .....	5 - 3
Section 5.203	Lot and Dwelling Unit Density Standards.....	5 - 4
Section 5.204	Yard Standards.....	5 - 5
Section 5.205	Permitted Yard Encroachments .....	5 - 7
Section 5.206	Number of Principal Dwellings per Lot.....	5 - 8
Section 5.207	Frontage and Access Required .....	5 - 8
Section 5.208	Corner Clearance Areas .....	5 - 9
Section 5.209	Compliance with Dimensional Standards .....	5 - 9
<b>ARTICLE 6.0</b>	<b>LAND USE TABLE.....</b>	<b>6 - 1</b>
Section 6.01	Key Designations in Table of Uses .....	6 - 1
Section 6.02	Table of Permitted Uses by District.....	6 - 1
<b>ARTICLE 7.0</b>	<b>USE STANDARDS – RURAL USES .....</b>	<b>7 - 1</b>
Section 7.01	Intent .....	7 - 1
Section 7.02	Farm-Based Tourism or Entertainment Activities.....	7 - 1
Section 7.03	Farm Markets and Agricultural Services.....	7 - 2
Section 7.04	Farm Products Direct Marketing Businesses.....	7 - 2
Section 7.05	Greenhouse.....	7 - 2

## TABLE OF CONTENTS

Section 7.06	Keeping of Livestock and Bees, Non-Farm.....	7 - 3
Section 7.07	Kennel .....	7 - 3
Section 7.08	Landscape Operations and Snowplow Businesses .....	7 - 4
Section 7.09	Nursery.....	7 - 5
Section 7.10	Roadside Stands .....	7 - 5
Section 7.11	Stables and Related Equestrian Facilities.....	7 - 6
Section 7.12	Veterinary Clinics and Hospitals.....	7 - 7
<b>ARTICLE 8.0</b>	<b>USE STANDARDS – RESIDENTIAL USES.....</b>	<b>8 - 1</b>
Section 8.01	Intent .....	8 - 1
Section 8.02	Accessory Dwelling .....	8 - 1
Section 8.03	Bed and Breakfast Inn.....	8 - 2
Section 8.04	Boarding House or Rooming House .....	8 - 4
Section 8.05	Dormitory Housing, Fraternity or Sorority Housing or Similar Living Facilities.....	8 - 4
Section 8.06	Farm Labor Housing.....	8 - 5
Section 8.07	Home Occupations.....	8 - 5
Section 8.08	Manufactured Housing Parks.....	8 - 7
Section 8.09	Multiple-Family Housing.....	8 - 10
Section 8.10	Single-Family and Two-Family Dwellings .....	8 - 13
<b>ARTICLE 9.0</b>	<b>USE STANDARDS – OFFICE AND SERVICE USES .....</b>	<b>9 - 1</b>
Section 9.01	Intent .....	9 - 1
Section 9.02	Accessory OFFICE, SERVICE AND COMMUNITY USES .....	9 - 1
Section 9.03	Cemetery .....	9 - 1
Section 9.04	Funeral Parlor or Mortuary .....	9 - 2
Section 9.05	Day Care and Group Home Facilities.....	9 - 2
Section 9.06	Institutional Uses .....	9 - 3
Section 9.07	Recreational Facilities.....	9 - 4
Section 9.08	Resort, Group Camp Facility or Conference Center .....	9 - 5
Section 9.09	Recreational Vehicle Parks and Campgrounds.....	9 - 6
Section 9.10	Therapeutic Massage .....	9 - 6
Section 9.11	Workshops or Studios.....	9 - 7
Section 9.12	Medical Marihuana Primary Caregiver.....	9 - 8
<b>ARTICLE 10.0</b>	<b>USE STANDARDS – COMMERCIAL USES.....</b>	<b>10 - 1</b>
Section 10.01	Intent .....	10 - 1
Section 10.02	Accessory COMMERCIAL USES.....	10 - 1
Section 10.03	Amusement Center .....	10 - 2
Section 10.04	Bakeries.....	10 - 2
Section 10.05	Big Box COMMERCIAL USES .....	10 - 2
Section 10.06	Car Washes .....	10 - 3
Section 10.07	Drive-in or Drive-through Facilities .....	10 - 4
Section 10.08	Motion Picture Cinema.....	10 - 5
Section 10.09	Motor Vehicle Service Centers, Repair Stations, and Fueling Stations .....	10 - 6
Section 10.10	Outdoor Cafes and Eating Areas.....	10 - 8
Section 10.11	Outdoor Sales or Display Areas .....	10 - 9

## TABLE OF CONTENTS

<b>ARTICLE 11.0</b>	<b>USE STANDARDS – INDUSTRIAL, RESEARCH, AND LABORATORY USES .....</b>	<b>11 - 1</b>
Section 11.01	Intent .....	11 - 1
Section 11.02	Intensive Industrial Operations .....	11 - 1
Section 11.03	Junkyards.....	11 - 3
Section 11.04	Outdoor Storage, General .....	11 - 5
Section 11.05	Self-Storage Warehouses.....	11 - 5
<b>ARTICLE 12.0</b>	<b>USE STANDARDS OTHER USES .....</b>	<b>12 - 1</b>
Section 12.01	Intent .....	12 - 1
Section 12.02	Aircraft Landing Strips .....	12 - 1
Section 12.03	Composting Centers .....	12 - 2
Section 12.04	Controlled Uses .....	12 - 5
Section 12.05	Private Off-Road Courses.....	12 - 6
Section 12.06	Racetracks .....	12 - 7
Section 12.07	Temporary Concrete or Asphalt Batch Plants .....	12 - 7
Section 12.08	Temporary Uses Not Otherwise Regulated .....	12 - 8
Section 12.09	Topsoil Removal or Stockpiling.....	12 - 9
Section 12.10	Utility Transmission and Distribution Lines.....	12 - 10
Section 12.11	Volatile Biofuel Production .....	12 - 10
Section 12.12	Solar Energy Facilities and Devices.....	12 - 13
<b>ARTICLE 13.0</b>	<b>SIGN REGULATIONS .....</b>	<b>13 - 1</b>
Section 13.01	Purpose .....	13 - 1
Section 13.02	General Standards .....	13 - 1
Section 13.03	Signs Allowed Without a Permit.....	13 - 4
Section 13.04	Signs Allowed With a Permit .....	13 - 6
Section 13.05	Building Mounted Signs .....	13 - 7
Section 13.06	Ground Signs.....	13 - 8
Section 13.07	Billboards .....	13 - 10
Section 13.08	Prohibited Signs.....	13 - 11
Section 13.09	Sign Permits .....	13 - 12
Section 13.10	Nonconforming Signs .....	13 - 13
Section 13.11	Sign Removal by Township Action .....	13 - 14
<b>ARTICLE 14.0</b>	<b>OFF-STREET PARKING AND LOADING .....</b>	<b>14 - 1</b>
Section 14.01	Purpose and Scope .....	14 - 1
Section 14.02	Use of Parking Facilities.....	14 - 1
Section 14.03	Residential Parking Standards .....	14 - 1
Section 14.04	Shared Facilities.....	14 - 2
Section 14.05	Schedule of Required Parking By Use.....	14 - 2
Section 14.06	Design Requirements .....	14 - 7
Section 14.07	Off-Street Loading .....	14 - 8
Section 14.08	Modification of Standards .....	14 - 9
Section 14.09	Construction and Maintenance .....	14 - 10

## TABLE OF CONTENTS

<b>ARTICLE 15.0</b>	<b>PLANNING COMMISSION .....</b>	<b>15 - 1</b>
Section 15.01	Township Planning Commission.....	15 - 1
Section 15.02	Membership .....	15 - 1
Section 15.03	Bylaws, Records, and an Annual Report .....	15 - 3
Section 15.04	Township Planner and Professional Advice .....	15 - 3
Section 15.05	Officers and Meetings.....	15 - 3
Section 15.06	Committees.....	15 - 3
Section 15.07	Responsibility for the Master Plan.....	15 - 3
Section 15.08	Capital Improvements Program.....	15 - 4
Section 15.09	Approval of Public Improvements .....	15 - 4
Section 15.10	Land Division Responsibilities.....	15 - 4
<b>ARTICLE 16.0</b>	<b>SUPPLEMENTARY DEVELOPMENT REGULATIONS.....</b>	<b>16 - 1</b>
Section 16.01	Wireless Communication Facilities .....	16 - 1
Section 16.02	Access Management.....	16 - 14
Section 16.03	Stormwater Management Facilities .....	16 - 17
Section 16.04	Natural Resources Protection .....	16 - 18
Sections 16.05–16.06	Reserved	
Section 16.07	Wind Energy Conversion Systems.....	16 - 24
Sections 16.08–16.09	Reserved	
Section 16.10	Landscaping and Screening.....	16 - 31
Section 16.11	Development Agreement .....	16 - 41
Section 16.12	Building Form and Composition .....	16 - 42
Section 16.13	Private Roads .....	16 - 44
<b>ARTICLE 17.0</b>	<b>SITE PLAN REVIEW.....</b>	<b>17 - 1</b>
Section 17.01	Purpose .....	17 - 1
Section 17.02	Site Plan Approval Required .....	17 - 1
Section 17.03	Pre-Application Meeting .....	17 - 5
Section 17.04	Applications for Site Plan Approval.....	17 - 5
Section 17.05	Planning Commission Action .....	17 - 6
Section 17.06	Combining Preliminary and Final Site Plans .....	17 - 8
Section 17.07	Required Site Plan Information.....	17 - 8
Section 17.08	Expiration of Site Plan Approval.....	17 - 12
Section 17.09	Phasing of Development.....	17 - 13
Section 17.10	Standards for Site Plan Approval .....	17 - 13
Section 17.11	Compliance with an Approved Site Plan .....	17 - 15
Section 17.12	Amendment and Revision .....	17 - 15
Section 17.13	Rescinding Site Plan Approval .....	17 - 15
Section 17.14	Conforming to Construction Drawings.....	17 - 16
Section 17.15	Inspection .....	17 - 16
Section 17.16	Violations .....	17 - 16
<b>ARTICLE 18.0</b>	<b>SPECIAL LAND USES.....</b>	<b>18 - 1</b>
Section 18.01	Purpose .....	18 - 1
Section 18.02	Pre-Application Meeting .....	18 - 1

## TABLE OF CONTENTS

Section 18.03	Special Use Review Procedure.....	18 - 1
Section 18.04	Conditions of Approval .....	18 - 3
Section 18.05	Standards for Special Use Approval .....	18 - 4
Section 18.06	Compliance with Special Land Use Approval .....	18 - 5
Section 18.07	Alteration and Expansion .....	18 - 5
Section 18.08	Re-Application .....	18 - 5
Section 18.09	Rescinding Special Land Use Approval .....	18 - 6

**ARTICLE 19.0**

	<b>CONDOMINIUM REGULATIONS.....</b>	<b>19 - 1</b>
Section 19.01	Purpose .....	19 - 1
Section 19.02	Scope .....	19 - 1
Section 19.03	Types of Permitted Condominium Units .....	19 - 1
Section 19.04	Condominium Site Plan Requirements.....	19 - 2
Section 19.05	Changes to an Approved Condominium.....	19 - 2
Section 19.06	Effect of Condominium Site Plan Approval.....	19 - 2
Section 19.07	Condominium Site Plan Expiration .....	19 - 3
Section 19.08	Rescinding Approval of a Condominium Site Plan.....	19 - 3
Section 19.09	Density Regulations .....	19 - 3
Section 19.10	Design and Development Standards .....	19 - 4
Section 19.11	Manufactured Housing Park Condominium .....	19 - 10
Section 19.12	Non-Residential Condominium.....	19 - 10
Section 19.13	Planned Unit Development District Condominium Developments ....	19 - 11
Section 19.14	Relocation and Subdivision of Lot Boundaries .....	19 - 11
Section 19.15	Monuments .....	19 - 12
Section 19.16	Construction in a General Common Element.....	19 - 13
Section 19.17	Recording of Condominium Documents.....	19 - 13

**ARTICLE 20.0**

	<b>PLANNED UNIT DEVELOPMENT (PUD) DISTRICT .....</b>	<b>20 - 1</b>
Section 20.01	Intent .....	20 - 1
Section 20.02	Scope .....	20 - 1
Section 20.03	Eligibility Criteria .....	20 - 1
Section 20.04	Regulatory Flexibility .....	20 - 2
Section 20.05	Use Standards .....	20 - 3
Section 20.06	Residential Development Standards.....	20 - 4
Section 20.07	Development Standards .....	20 - 7
Section 20.08	Project Phasing.....	20 - 8
Section 20.09	Fees and Performance Guarantees .....	20 - 8
Section 20.10	Summary of the PUD Approval Process .....	20 - 9
Section 20.11	Pre-Application Meeting.....	20 - 9
Section 20.12	PUD Area Plan and Rezoning Review .....	20 - 10
Section 20.13	Site Plan Approval.....	20 - 12
Section 20.14	Subdivision Plat Approval.....	20 - 12
Section 20.15	Development Agreement .....	20 - 13
Section 20.16	Appeals.....	20 - 14
Section 20.17	Amendments .....	20 - 14
Section 20.18	Conforming to Construction Drawings.....	20 - 15
Section 20.19	Expiration of PUD Approval.....	20 - 15

## TABLE OF CONTENTS

Section 20.20	Rescinding PUD Approval.....	20 - 16
Section 20.21	Violations .....	20 - 16
<b>ARTICLE 21.0</b>	<b>NONCONFORMITIES.....</b>	<b>21 - 1</b>
Section 21.01	Intent .....	21 - 1
Section 21.02	Nonconforming Use Determinations.....	21 - 2
Section 21.03	Unlawful Uses.....	21 - 3
Section 21.04	Nonconforming Single-Family Detached Dwellings .....	21 - 3
Section 21.05	Nonconforming Lots .....	21 - 4
Section 21.06	Nonconforming Uses .....	21 - 5
Section 21.07	Nonconforming Structures .....	21 - 6
Section 21.08	Nonconforming Sites .....	21 - 8
Section 21.09	Expansion and Substitution .....	21 - 8
Section 21.10	Change of Tenancy or Ownership.....	21 - 12
Section 21.11	Cessation of Nonconformities by Township Action.....	21 - 12
<b>ARTICLE 22.0</b>	<b>PERFORMANCE STANDARDS .....</b>	<b>22 - 1</b>
Section 22.01	Scope .....	22 - 1
Section 22.02	Procedure for Determining Compliance .....	22 - 1
Section 22.03	Appeals.....	22 - 2
Section 22.04	Performance Standards .....	22 - 2
<b>ARTICLE 23.0</b>	<b>ZONING BOARD OF APPEALS .....</b>	<b>23 - 1</b>
Section 23.01	Board Established .....	23 - 1
Section 23.02	Membership and Terms.....	23 - 1
Section 23.03	General Rules .....	23 - 2
Section 23.04	Powers and Duties of the ZBA.....	23 - 3
Section 23.05	Applications.....	23 - 4
Section 23.06	Interpretations .....	23 - 5
Section 23.07	Administration Appeals.....	23 - 5
Section 23.08	Variances .....	23 - 6
Section 23.09	Site Plan Requirements.....	23 - 8
Section 23.10	Conditions of Approval .....	23 - 8
Section 23.11	Appeals to Circuit Court.....	23 - 8
<b>ARTICLE 24.0</b>	<b>AMENDMENTS.....</b>	<b>24 - 1</b>
Section 24.01	Initiating Amendments .....	24 - 1
Section 24.02	Fees .....	24 - 1
Section 24.03	Amendment Procedure.....	24 - 1
Section 24.04	Information Required .....	24 - 2
Section 24.05	Findings of Fact Required .....	24 - 3
Section 24.06	Notice of Adoption .....	24 - 5
Section 24.07	Referendum .....	24 - 6
Section 24.08	Conformance to Court Decree .....	24 - 6
Section 24.09	Conditional Rezoning.....	24 - 6

## TABLE OF CONTENTS

<b>ARTICLE 25.0</b>	<b>DEFINITIONS.....</b>	<b>25 - 1</b>
Section 25.01	Purpose .....	25 - 1
Section 25.02	Rules of Construction .....	25 - 1
Section 25.03	Definitions.....	25 - 2
Section 25.04	Undefined Terms .....	25 - 52

## NOTICE OF ADOPTION