

TABLE OF CONTENTS

ARTICLE 1.0	TITLE, PURPOSES, AND ENABLING AUTHORITY.....	1 - 1
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
ARTICLE 2.0	ADMINISTRATION AND ENFORCEMENT	2 - 1
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
ARTICLE 3.0	GENERAL PROVISIONS.....	3 - 1
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

ARTICLE 4.0	ZONING DISTRICTS.....	4 - 1
SECTION 4.100	PURPOSE OF DISTRICTS.....	4 - 1
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
SECTION 4.200	GENERAL STANDARDS	4 - 5
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
ARTICLE 5.0	SCHEDULE OF REGULATIONS.....	5 - 1
Section 5.101	Table of Dimensional Standards by District.....	5 - 1
SECTION 5.200	ADDITIONAL STANDARDS AND EXCEPTIONS.....	5 - 3
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
ARTICLE 6.0	LAND USE TABLE.....	6 - 1
Section 6.01	Key Designations in Table of Uses	6 - 1
Section 6.02	Table of Permitted Uses by District.....	6 - 1
ARTICLE 7.0	USE STANDARDS – RURAL USES	7 - 1
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
ARTICLE 8.0	USE STANDARDS – RESIDENTIAL USES.....	8 - 1
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
ARTICLE 9.0	USE STANDARDS – OFFICE AND SERVICE USES	9 - 1
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
ARTICLE 10.0	USE STANDARDS – COMMERCIAL USES.....	10 - 1
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

ARTICLE 11.0	USE STANDARDS – INDUSTRIAL, RESEARCH, AND LABORATORY USES	11 - 1
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
ARTICLE 12.0	USE STANDARDS OTHER USES	12 - 1
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
ARTICLE 13.0	SIGN REGULATIONS	13 - 1
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
Section 13.12	Exceptions.....	13 - 15
ARTICLE 14.0	OFF-STREET PARKING AND LOADING	14 - 1
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

ARTICLE 15.0	PLANNING COMMISSION	15 - 1
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
ARTICLE 16.0	SUPPLEMENTARY DEVELOPMENT REGULATIONS.....	16 - 1
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
ARTICLE 17.0	SITE PLAN REVIEW	17 - 1
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
ARTICLE 18.0	SPECIAL LAND USES	18 - 1
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

	CONDOMINIUM REGULATIONS.....	19 - 1
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

	PLANNED UNIT DEVELOPMENT (PUD) DISTRICT	20 - 1
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
ARTICLE 21.0	NONCONFORMITIES.....	21 - 1
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
ARTICLE 22.0	PERFORMANCE STANDARDS	22 - 1
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
ARTICLE 23.0	ZONING BOARD OF APPEALS	23 - 1
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
ARTICLE 24.0	AMENDMENTS.....	24 - 1
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

ARTICLE 25.0	DEFINITIONS.....	25 - 1
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 - 47

NOTICE OF ADOPTION